

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 27, 2001
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 000535 ZSX	10	Scheduled to be Heard 7/11/01	18	C 010460 ZSM	5	Hearing Closed
2	C 010394 PSX	9	" "	19	C 010585 PPM	5	" "
3	C 990141 MMX	7, 12	" "	20	C 000444 ZSX	8	Fav. Rpt. Adopt w/Conditions
4	C 010551 HAX	1	" "	21	C 851115 MMX	8	Favorable Report Adopted
5	C 000023 ZSK	3	" "	22	C 970578 ZMX	7	Laid Over
6	C 010026 MMK	14	" "	23	N 010624 HKK	2	Forward Rep't to City Council
7	C 010483 ZMK	14	" "	24	N 010625 HKK	11	" "
8	C 010484 ZSK	14	" "	25	N 010626 HKM	5	" "
9	C 010486 ZSK	14	" "	26	N 010633 HKM	5	" "
10	C 010139 PPK	5	" "	27	N 010634 HKM	5	" "
11	C 000413 MMM	1	" "	28	C 010107 ZSM	1	Favorable Report Adopted
12	C 010524 HAM	11	" "	29	C 010162 MMQ	6	" "
13	N 010629 ZRM	1	" "				
14	C 010356 PCK	18	Hearing Closed				
15	N 010564 ZRK	1,2 4	" "				
16	C 010200 ZSM	7	" "				
17	N 010459 ZRM	4,5	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		20	21	22	23	24	25	26	27	28	29				
Joseph B. Rose, Chairman	P	Y	Y		Y	Y	Y	Y	Y	Y	Y				
Albert Abney	A			L											
Angela M. Battaglia	P	Y	Y	A	Y	Y	Y	Y	Y	Y	Y				
Amanda M. Burden, A.I.C.P.	P	Y	Y	I	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	D	Y	Y	Y	Y	Y	Y	Y				
Angela R. Cavaluzzi, R.A.	P	Y	Y		Y	Y	Y	Y	Y	Y	Y				
Kathy Hirata Chin, Esq.	P	Y	Y	O	Y	Y	Y	Y	Y	Y	Y				
Alexander Garvin	P	Y	Y	V	Y	Y	Y	Y	Y	Y	Y				
Marilyn G. Gelber	P	Y	Y	E	Y	Y	Y	Y	Y	Y	Y				
William J. Grinker	P	Y	Y	R	AB	AB	AB	AB	AB	AB	Y	N			
Kenneth J. Knuckles, Esq.	P	N	N		Y	Y	Y	Y	Y	Y	Y				
John Merolo, Commissioners	P	N	N		Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 12: 50 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 27, 2001

MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor

City of New York

[No. 12]

Prepared by Rosa R. Romero, Calendar Officer

**To view the Planning Commission Calendar and/or the Zoning Resolution
on the World Wide Web, visit the Department of City Planning (DCP)
home page at: nyc.gov/planning**

A

CITY PLANNING COMMISSION

**GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$100.00 for a one year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

JOSEPH B. ROSE, *Chairman*

ALBERT ABNEY

ANGELA M. BATTAGLIA

AMANDA M. BURDEN, *A.I.C.P.*

IRWIN G. CANTOR, *P.E.*

ANGELA R. CAVALUZZI, *R.A.*

KATHY HIRATA CHIN, *Esq.*

ALEXANDER GARVIN

MARILYN G. GELBER

WILLIAM J. GRINKER

KENNETH J. KNUCKLES, *Esq.*

JOHN MEROLO, *Commissioners*

ROSA R. ROMERO, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JUNE 27, 2001

Roll Call; approval of minutes	1
I. Scheduling of July 11, 2001	1
II. Public Hearings	16
III. Reports	34
IV. Schedule of Meetings: July 1, 2001 to December 31, 2001	40

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for July 11, 2001 at Spector Hall, 22 Reade Street, Manhattan, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JUNE 27, 2001

APPROVAL OF MINUTES OF Regular Meeting of June 13, 2001

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JULY 11, 2001
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 10

C 000535 ZSX

IN THE MATTER OF an application submitted by the Little Sisters of The Poor pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to permit the development of a 30-bed nursing home on portions of the first, second and third floors of a proposed 4-story community facility building on property bounded by Monsignor Halpin Place, Throggs Neck Boulevard, Schurz Avenue and Hollywood Avenue (Block 5452, Lot 90), in an R4 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

No. 2

CD 9

C 010394 PSX

IN THE MATTER OF an application by the Fire Department and the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for site selection of property located on Zerega and Havemeyer avenues, north of Lacombe Avenue (Block 3540, part of lot 1), for use as an ambulance station.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

No. 3

CD 7,12

C 990141 MMX

IN THE MATTER OF an application submitted by the Bronx Borough Presidents's Office and 3170 Webster Avenue Associates, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving the elimination, discontinuance and closing of Burke Avenue between Webster Avenue and Bronx Boulevard, the elimination of the Bronx River Parkway Reservation, the layout of a park addition, the adjustment of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with map No 13087, dated April 3, 2001 and signed by the Borough President.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

No. 4

CD 1

C 010551 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property generally located on the eastern portion of the block bounded by Third and Elton avenues and E. 157th and E. 158th streets, Site 9 within the Melrose Commons Urban Renewal Area (Block 2379, Lots 49-57 and 60), as an Urban Development Action Area;

- b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a seven story building, tentatively known as La Casa de Felicidad, with 84 units of housing for elderly persons of low income, plus one superintendent's unit, to be developed under the federal Section 202 program.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

BOROUGH OF BROOKLYN

No. 5

CD 3

C 000023 ZSK

IN THE MATTER OF an application submitted by Dekalb Avenue Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow a supermarket (Use Group 6) in excess of 10,000 square feet and Use Group 10A uses with no limitation on floor area on a portion of the ground floor of an existing 2-story building on property located at 585 DeKalb Avenue (Block 1764, Lot 1, 20 24 and 29), in an M1-5 District, within the Bedford-Stuyvesant I Urban Renewal Area.**

Plans for this proposed development are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

Nos. 6, 7, 8, and 9

(Applications for amendments to the City and Zoning Maps, and the grant of special permits to facilitate the construction of a retail and parking complex)

No. 6

CD 14

C 010026 MMK

IN THE MATTER OF an application submitted by Triangle Equities Development, LLC, and the New York City Economic Development Corporation, pursuant to sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of a public place, generally located south of Avenue H, between Nostrand and Flatbush avenues, the adjustment of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with map No. X-2647, dated December 21, 2000 and Map No. X- 2749, dated March 30, 20001, and signed by the Borough President

Resolution for adoption scheduling July 11, 2001 for a public hearing.

 No. 7

CD 14

C 010483 ZMK

IN THE MATTER OF an application submitted by Triangle Equities Development Company LLC and the Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a, changing from a C8-2 District to a C8-4 District property bounded by Avenue H, Flatbush Avenue, the former southerly line of a public place* and its easterly and westerly prolongations, and Nostrand Avenue, as shown on a diagram (for illustrative purposes only) dated March 26, 2001.

* Note: Refer to related application for an amendment of the city map, C 010026 MMK for proposed changes to public place.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

No. 8

CD 14

C 010484 ZSK

IN THE MATTER OF an application submitted by the Triangle Equities Development Company LLC and the Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to permit an unattended public parking garage with a maximum capacity of 552 spaces on a zoning lot, bounded by Avenue H, Flatbush Avenue, the former southerly boundary line of a public place* and its easterly and westerly prolongations, and Nostrand Avenue (Block 7576, Lots 27, 29, and 33 and Block 7577, Lots 50 and 56), in a proposed C8-4 District**.

- * Refer to related application for an amendment to the City Map, C 010026 MMK for proposed changes to the public place.
- ** A C8-4 District is proposed to be mapped under related application for an amendment of the Zoning Map C 010483 ZMK.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

 No. 9

CD 14

C 010486 ZSK

IN THE MATTER OF an application submitted by the Triangle Equities Development Company LLC and the Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(1) of the Zoning Resolution to permit portions of a railroad right-of-way which will be completely covered over by a permanent platform to be included in the lot area for the development of a retail and parking complex on a zoning lot, bounded by Avenue H, Flatbush Avenue, the former southerly boundary line of a public place* and its easterly and westerly prolongations, and Nostrand Avenue (Block 7576, Lots 27, 29, and 33 and Block 7577, Lots 50 and 56), in a proposed C8-4 District**.

- * Refer to related application for an amendment to the City Map, C 010026 MMK for proposed changes to the public place.
- ** A C8-4 District is proposed to be mapped under related application for an amendment of the Zoning Map C 010483 ZMK.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

No. 10

CD 5

C 010139 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, **for the disposition of fifty-eight (58) city-owned properties pursuant to zoning.**

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

BOROUGH OF MANHATTAN

No. 11

CD 1

C 000413 MMM

IN THE MATTER OF an application submitted by the Battery Park City Authority (BPCA) pursuant to Sections 197-c and 199 of the New York City Charter, **for an amendment to the City Map** involving the elimination of Park Place West between River Terrace and Marginal Street Wharf or Place, the adjustment of legal grades necessitated thereby, **and any acquisition or disposition of real property related thereto**, located in Battery Park City, in accordance with Map Acc No.30208, dated February 28, 2001, and signed by the Borough President.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

No. 12

CD 11

C 010524 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 169/71, 173/75, 177 & 179 E. 109th Street (Block 1637, Lots 28, 30, 31, and 32), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a six story building, tentatively known as the Ortiz Wittenberg Residence, with 44 units of housing for low income families and formally homeless persons, to be developed under the New York State Supportive Housing Program.

Resolution for adoption scheduling July 11, 2001 for a public hearing.

 No. 13

(Amendment of the Zoning Resolution concerning the proposed expansion of the Museum of Jewish Heritage in the Special Battery Park City District)

CD 1

N 010629 ZRM

IN THE MATTER OF an application submitted by the Battery Park City Authority, pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Article VIII, Chapter 4 concerning the mandatory front building walls, curb cut location and mandatory arcades regulations of Sections 84-132, 84-144 and Appendices 2.4 and 2.6 of the *Special Battery Park City District*.

Matter in Graytone is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Sections 12-10 of the Zoning Resolution

*** indicates where unchanged text appears in the Zoning Resolution

84-132**Mandatory front building walls**

Except as set forth in paragraph (f) and (i) of this Section, where Appendices 2.1 or 3.1 shows a requirement for a #development# in Zone A to be built to a #mandatory front building wall line#, any such #development# shall have a mandatory front building wall coincident with and constructed along such #mandatory front building wall line#, which shall rise without setback for a height above #curb level# as specified in this Section, except that, at building entrances, openings below the second #story# ceiling in the mandatory front building walls will be permitted to provide access to courtyards:

- (a) except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet;
- (b) with respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet. However, a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#;
- (c) on the portion of any #zoning lot# designated as a #special height location# in Appendix 2.2, a height of not less than the applicable amount set forth in paragraphs (a) or (b) of this Section and not more than the maximum height indicated in Appendix 2.2 or in paragraph (d)(1) of Section 84-135 (Limited height of buildings);
- (d) with respect to any #zoning lot# south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above #curb level#;
- (e) with respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet;
- (f) with respect to any 110-230 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 230 feet, except that:
 - (1) the length of the mandatory front building wall in excess of a height of 135 feet shall not exceed 120 feet along any frontage;
 - (2) where the length of the #mandatory front building wall line# along #street lines# intersecting North End Avenue exceeds 100 feet, the mandatory front building wall in excess of a height of 135 feet shall not exceed a length of 75 feet along North End Avenue. However, the length of the mandatory front building wall along #street lines# intersecting North End Avenue may be reduced to not less than 100 feet in order to accommodate landscaping and other improvements within or adjacent to the public open space areas shown in Appendix 3.6;

- (3) a setback of ten feet at a height of 135 feet is required along all street frontages, except Park Place West, at a height of 135 feet;
- (4) a setback of not less than five feet and not more than ten feet is required in other locations at a height of 135 feet, as shown in Appendix 3.1; and
- (5) a setback of not less than five feet is required at a height of 210 feet on all sides of the building, except for #special height locations# provided in Section 84-135 (Limited height of buildings) and shown in Appendix 3.2;
- (g) with respect to any 150-250 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 feet; except that the height may not exceed either 150 feet for more than 120 feet or 75 percent of the length of the site's western property line, whichever is less, and a setback of not less than five feet and not more than ten feet is required at a height of 150 feet. Where Appendix 3.1 shows a requirement for a #development# to be built to a #mandatory front building wall line# along frontage on River Terrace, any such #development# may have a mandatory front building wall coincident with and constructed along a line set back one and one-half feet from the #street line# along River Terrace to accommodate landscaping treatment as required by the Battery Park City Authority; and
- (h) on the portion of any #zoning lot# designated as a #special height location# in Appendix 3.2, a height of not less than the applicable amount set forth in paragraphs (e), (f) or (g) of this Section and not more than the height shown in Appendix 3.2.
- (i) on the #zoning lot# south of First Place and west of Battery Place, the eastern mandatory front building wall may be located within 30 feet from the eastern #mandatory front building wall line#, and the southern mandatory front building wall may be reduced in length up to 30 feet along the southern #mandatory front building wall line# within 30 feet from the intersection with the eastern #mandatory building wall line#.

Subject to the provisions of Section 84-133 (Front wall recesses), the mandatory front building wall requirements set forth in this Section shall also apply to all #developments# along all #street lines# within 50 feet of their intersection with any #mandatory front building wall line#. For the next 20 feet along the #street line#, the mandatory front building wall requirements are optional except that, for any #development# north of Vesey Street and Vesey Place, the mandatory front building wall requirements are optional for the next 25 feet. The height limit of 85 feet shall apply along #street lines# or to #developments# not subject to the mandatory front building wall requirements.

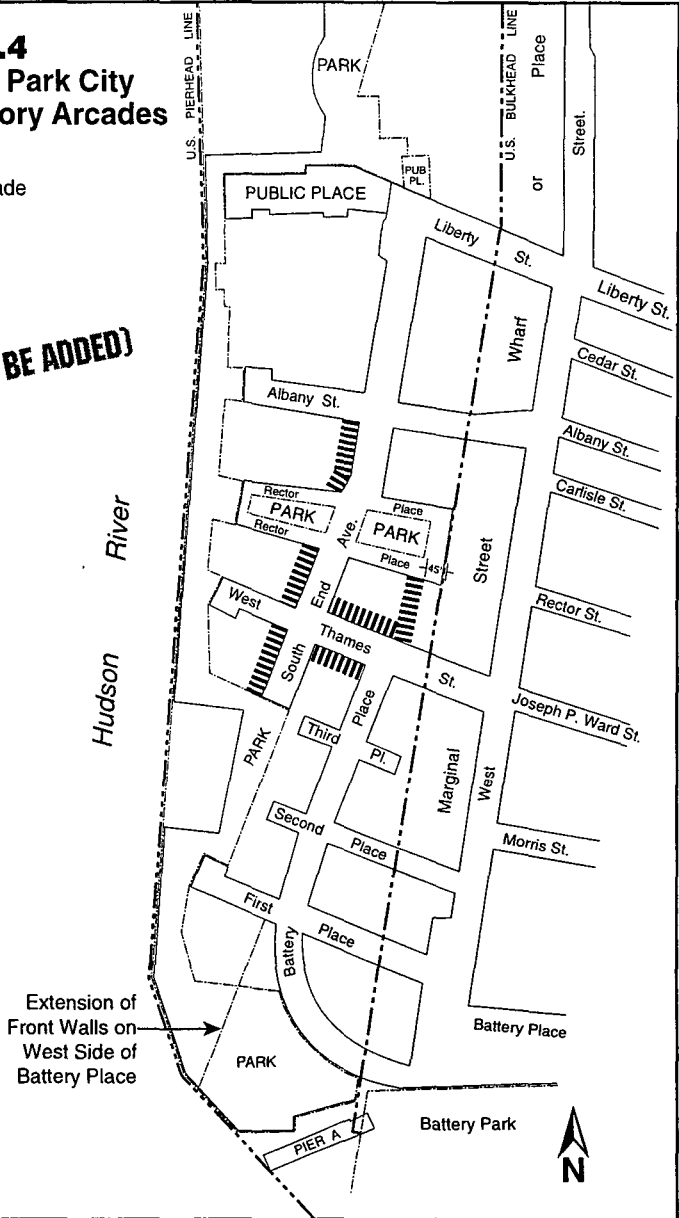
Curb cuts are permitted only in the areas or locations indicated in Appendix 2.6 and Appendix 3.5. The aggregate width of all curb cuts provided for any #development# shall not exceed 20 feet, except that:

- (a) for the #zoning lot# bounded to the north by a mapped public place, to the west by North Park, to the south by Chambers Street, and to the east by Marginal Street, the aggregate width of all curb cuts shall not exceed 40 feet;
- (b) for the #zoning lot# bounded by Warren Street to the north, River Terrace to the west, North End Avenue to the east and Park Place West to the south, the aggregate width of all curb cuts shall not exceed 30 feet, comprised of two 15 foot curb cuts;
- (c) for the #zoning lot# bounded by Murray Street to the north, River Terrace to the west, North End Avenue to the east and Vesey Place to the south, the aggregate width of all curb cuts shall not exceed 40 feet, including a 25 foot wide curb cut to the #accessory# off-street parking facility;
- (d) for the #zoning lot# south of First Place and east of Battery Place, the aggregate width of all curb cuts shall not exceed 50 feet; and
- (e) for each #zoning lot# located on the east side of Battery Place between First Place and Third Place, the aggregate width of all curb cuts shall not exceed 40 feet.
- (f) for the #zoning lot# south of First Place and west of Battery Place, the aggregate width of all curb cuts shall not exceed 24 feet.

APPENDIX 2.4 Special Battery Park City District Mandatory Arcades

||||||| Mandatory Arcade
Locations

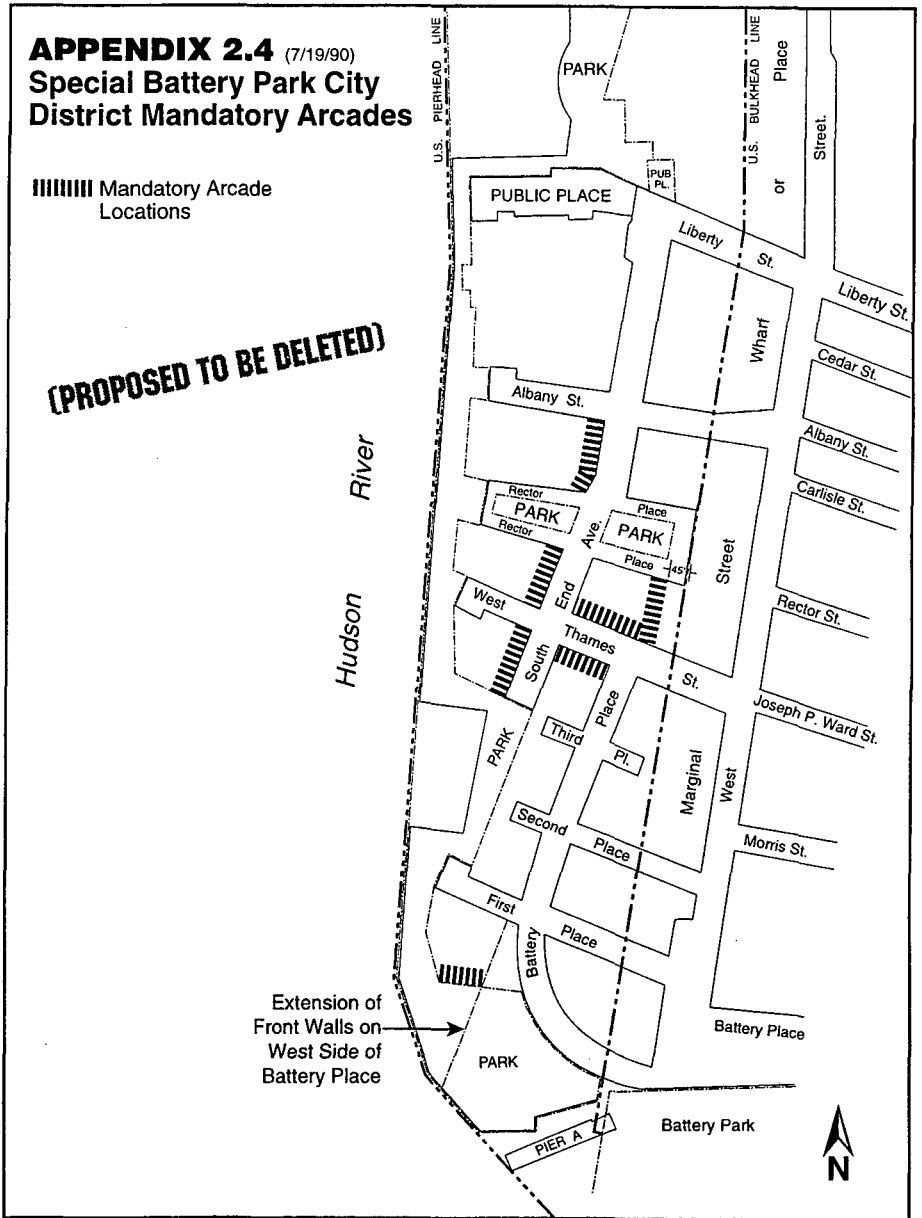
(PROPOSED TO BE ADDED)



APPENDIX 2.4 (7/19/90) Special Battery Park City District Mandatory Arcades

||||| Mandatory Arcade Locations

(PROPOSED TO BE DELETED)



APPENDIX 2.6 Special Battery Park City District Curb Cut Locations

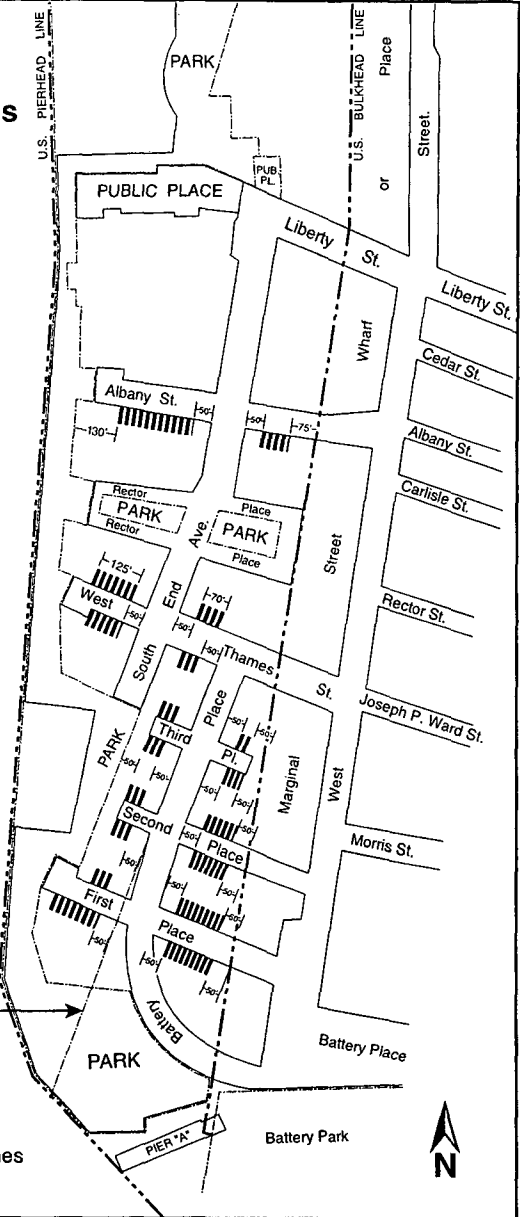
||||||| Permitted Curb Cut Locations

(PROPOSED TO BE ADDED)

Extension of Property Line on West Side of Battery Place

NOTE:
All setbacks are from property lines

Hudson River

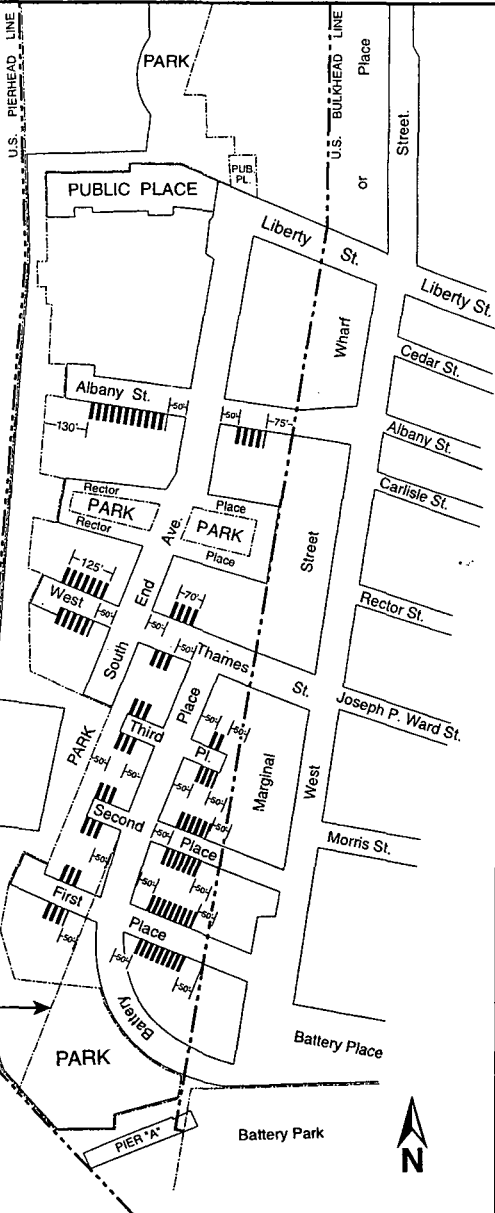


APPENDIX 2.6 (7/19/90) Special Battery Park City District Curb Cut Locations

||||||| Permitted Curb Cut Locations

(PROPOSED TO BE DELETED)

Hudson River



Extension of Property Line on West Side of Battery Place

NOTE:
All setbacks are from property lines

Resolution for adoption scheduling July 11, 2001 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 14

CD 18

C 010356 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for acquisition of property located at 850 East 59th Street (Block 7762, Lot 53), and site selection and acquisition of adjacent property (Block 7762, Lot 46), for continued use as a library.**

(On June 13, 2001, Cal. No. 1, the Commission scheduled June 27, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CDs 1, 2 and 4

N 010564 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, **for amendment of the Zoning Resolution of the City of New York concerning Article I, Chapter 5, and related Sections, that would permit the legalization of certain loft residences in specified manufacturing areas in Brooklyn.**

Matter in Graytone is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter in *italics* or within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

**Chapter 2
Construction of Language and Definitions**

**12-00
RULES FOR CONSTRUCTION OF LANGUAGE**

* * *

**12-10
DEFINITIONS**

Words in the text or tables of this Resolution which are #*italicized*# shall be interpreted in accordance with the provisions set forth in this Section.

* * *

Incidental alteration - see Alteration, incidental

~~**Industrial Loft Advisory Council**~~

~~The "Industrial Loft Advisory Council" shall be the council in the Mayor's Office for Economic Development created by Executive Order of the Mayor and composed of representatives of local industry, which may advise the Mayor, the City Planning Commission and its Chairperson, or the Board of Standards and Appeals concerning applications pursuant to the Zoning Resolution. The ILAC shall be an interested party for the purpose of Section 668(e) of the New York City Charter.~~

* * *

**Chapter 5
Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens**

* * *

**15-00
GENERAL PURPOSES**

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, ~~3~~ 6 and 8, and Queens Community Districts 1 and 2, special regulations for the conversion to dwelling units of non-residential buildings or portions thereof erected prior to December 15, 1961, have been established in order to promote and protect public health, safety and general welfare. These goals include, among others, the following specific purposes:

* * *

15-01 Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, and in Brooklyn Community District 4 in accordance with the provisions of paragraph (f) of Section 15-021, the conversion to #dwelling units# of non-#residential buildings# or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of this Chapter. In addition, in Manhattan Community District 1, in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, the conversion to #dwelling units# of non-#residential buildings#, or portion thereof, erected prior to January 1, 1977 shall be subject to the provisions of this Chapter. Existing floor space used for mechanical equipment and not counted as #floor area# in non-#residential buildings# built prior to January 1, 1977 may be converted to #dwelling units# under the provisions of this Chapter.

* * *

15-011 Special Districts

The Preservation Area of the #Special Clinton District# is excluded from the applicability of the provisions of this Chapter.

For the purposes of this Chapter, ~~R(M) Districts indicated on the #zoning maps# for the Special Northside Mixed Use District as M(R) shall be considered #Manufacturing Districts#, and districts indicated on the #zoning map# as R(M) or for any Special Mixed Use Districts specified in Section 123-90 shall be considered #Residential Districts#.~~

* * *

15-02 General Provisions

15-021 Special use regulations

- (a) In C5 and C6 Districts in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, all existing lawful #uses# in Use Groups 17B or E in #buildings# erected prior to December 15, 1961, shall be considered conforming. Such #uses# may be extended within such #buildings#.
- (b) In C6-2M and C6-4M Districts in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, all new #uses# listed in Use Groups 17B or E are permitted as-of-right in #buildings# erected prior to December 15, 1961, subject to the provisions of Section 32-42 (Location within Buildings).
- (c) In M1-5 and M1-6 Districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted

#use# provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

All #dwelling units# permitted pursuant to this paragraph (c) shall be required to comply with the requirements of Section 15-22 (Number of Permitted Dwelling Units) or Section 15-026 where applicable, and with Section 15-23 (Light and Air Provisions).

Where the Chairperson of the City Planning Commission has determined that #floor area# was occupied as #dwelling units# on September 1, 1980, and where such #dwelling units# are located in a #building# which, on the date of application to the Department of City Planning under the provisions of this Section, also has #floor area# which is occupied by a #use# listed in Section 15-50 (REFERENCED COMMERCIAL AND MANUFACTURING USES), the Chairperson may permit that any #floor area# in the #building# be used for #dwelling units# provided that:

- (1) the total amount of #floor area# to be used for #dwelling units# does not exceed the amount of #floor area# occupied as #dwelling units# on September 1, 1980;
 - (2) any #use# listed in Section 15-50 which is located on #floor area# to be used for #dwelling units# has been offered a new or amended lease within the #building#, with a minimum term of two years from the date of application, at a fair market rental for the same amount of #floor area# previously occupied, and such lease is not subject to cancellation by the landlord;
 - (3) any #residential# tenant who occupied a #dwelling unit# shall be relocated to a #dwelling unit# within the #building# with a #floor area# equal to not less than 95 percent of the amount of #floor area# in the #dwelling unit# previously occupied; and
 - (4) as a result of such action by the Chairperson #residential uses# will be located on #stories# above #manufacturing uses#.
- (d) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:
- (1) #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#.
 - (2) in any #building# for which an alteration application for conversion of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor

~~#enlargement#~~ of existing ~~#residential use#~~, was filed prior to May 18, 1981, ~~#dwelling units#~~ shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to ~~#dwelling units#~~ or ~~#extend#~~ or ~~#enlarge#~~ existing ~~#residential use#~~ pursuant to the provisions of this paragraph (d) shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued.

- (e) In C6-1G and C6-2G Districts, in all manufacturing and ~~#commercial buildings#~~ except police stations, courthouses and fire houses, or portions thereof, erected prior to December 15, 1961, ~~#residential use#~~ shall not be permitted unless the City Planning Commission has granted a special permit pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts). However, if the Chairperson of the City Planning Commission determines that ~~#floor area#~~ in such ~~#buildings#~~ was occupied for ~~#residential use#~~ on April 1, 1984, such ~~#residential use#~~ shall be permitted to remain and no special permit shall be required, provided that a complete application for determination of occupancy is filed by the owner of the ~~#building#~~ or the occupant of a ~~#dwelling unit#~~ in such ~~#building#~~ not later than April 17, 1985.

- (f) In C8 and M1 Districts, no new ~~#dwelling units#~~ are permitted. However, within such districts, ~~#dwelling units#~~ in the following areas ~~shall be considered a permitted #use#~~, provided the requirements of either paragraph (f)(1) or (f)(2) of this Section have been met:

(1) ~~Areas in Brooklyn Community District 1~~

- (i) ~~bounded by South 10th Street, Berry Street, Division Avenue and Wythe Avenue;~~
 (ii) ~~bounded by South 6th Street, Broadway, Driggs Avenue, South 8th Street and Wythe Avenue;~~
 (iii) ~~bounded by South 4th Street, Driggs Avenue, South 5th Street and Berry Street;~~
 (iv) ~~bounded by North 4th Street, Berry Street, North 3rd Street and Wythe Avenue;~~
 (v) ~~bounded by Metropolitan Avenue, Havemeyer Street, Hope Street and Roebling Street; and~~

(2) ~~An Area in Brooklyn Community District 2, bounded by Water Street, Washington Street, Plymouth Street, Bridge Street, Front Street, Jay Street, York Street, Washington Street, Front Street and Dock Street;~~

~~#dwelling units#~~ which the Commissioner of the Department of Buildings determines:

- (i) ~~were occupied on June 4, 1981; and~~
 (ii) ~~are located in a #building# in which more than 45 percent of the #floor area# consists of #dwelling units# that were occupied on June 4, 1981;~~

shall be a permitted #use#, provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than May 30, 1986.

- (1) In the areas bounded by South 4th Street, Driggs Avenue, South 5th Street and Berry Street in Community District 1, Brooklyn, where the Commissioner of Buildings has determined that #dwelling units# were occupied on June 4, 1981, and are located in a #building# in which more than 45 percent of the #floor area# consists of #dwelling units# that were occupied on June 4, 1981, such #dwelling units# shall be a permitted #use#, provided that a complete application for a determination of occupancy has been filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than May 30, 1986:

For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a filing of determination of #residential# occupancy on June 4, 1981 shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

- (2) In the areas shown on the maps in Appendix A (Loft Conversion Areas in Brooklyn), where the Department of Housing Preservation and Development has determined that #floor area# was occupied as #dwelling units# for a continuous 30 day period between September 1, 2000 and November 30, 2000, such #dwelling units# shall be a permitted #use#, provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than (18 months after the effective date of this amendment).

For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy between September 1, 2000 and November 30, 2000, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

The provisions of Section 15-0253 (Double glazed windows) shall not apply to #dwelling units# permitted pursuant to this paragraph; (f). All #dwelling units# permitted pursuant to this paragraph (f) shall be required to have double glazed windows.

15-022

Location within building

#Dwelling units# converted under the provisions of this Chapter are not subject to the provisions of Section 32-42 (Location Within Buildings).

15-023

Notice to residential tenants in mixed use buildings

The owner or developer of a #building# converted under the provisions of this Chapter and containing one or more #dwelling units# and one or more #commercial# or #manufacturing uses# above the first #story# shall be required to notify all prospective #residential# occupants of such #dwelling units# that:

- (a) ~~such #dwelling units# are located in a mixed #use building# containing #commercial# or #manufacturing uses# which the City is committed to maintain; and~~
- (b) ~~such prospective occupants should make any investigation they deem necessary to determine that the conditions existing or permitted to exist are not offensive to such prospective occupant.~~

Prior to the issuance of a building permit, the owner or developer shall file an affidavit with the Department of Buildings that such notice will be provided in all #residential# leases and offering plans:

15-024

~~Notice of filing to create dwelling units~~

Within ten days of filing an application with the Department of Buildings for an alteration permit for #dwelling units#, a duplicate copy of such application shall be sent to the Department of City Planning by the applicant for information purposes.

15-025 ~~15-023~~

Double glazed windows

All #dwelling units# in #buildings# which contain one or more #uses# listed in Section 15-50 (REFERENCED COMMERCIAL AND MANUFACTURING USES) and converted under the provisions of this Chapter shall be required to have double glazing on all windows. However, #dwelling units# occupied by #residential# tenants on September 1, 1980, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, or in Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, shall not be required to have double glazed windows.

15-026 ~~15-024~~

Special bulk regulations for certain pre-existing dwelling units, joint living-work quarters for artists and loft dwellings

- (a) The minimum size, #yard#, and density requirements of Sections 15-111, 15-22, 43-17 and 111-111 may be replaced by the requirements of this Section for #dwelling units#, #joint living-work quarters for artists# or #loft dwellings#:
- (1) existing on September 1, 1980, for which a determination of #residential# or #joint living-work quarters for artists# occupancy has been made pursuant to Sections 15-021[§] paragraph (c), 15-215, 42-133[§] paragraph (a), 42-141[§] paragraph (b), 74-782; or 111-201[§] paragraph (a); ~~or~~ [§]
 - (2-1) that are registered Interim Multiple Dwellings or ~~are~~ ^{were} found covered by the New York City Loft Board[§] pursuant to Article 7C of the New York State Multiple Dwelling Law; or
 - (3-2) that the New York City Loft Board determines ~~it~~ ^{it} were occupied for #residential use# or as #joint living-work quarters for artists# on September 1, 1980.

- (b) Unless required by the Department of Buildings or Loft Board for the legalization of Interim Multiple Dwelling Units in the implementation of Article 7C of the New York State Multiple Dwelling Law, #dwelling units# or #joint living-work quarters for artists# described in paragraph (a) and existing on such dates may not be divided subsequently into units or quarters of less than 1,200 square feet, and #loft dwellings# may not be divided subsequently into dwellings that do not meet the requirements of Section 111-111, paragraphs (a), (b)(1) and (c).

No #building# that meets the density requirements of Sections 15-111 or 111-111, paragraph (c), may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of this Section have been applied may subsequently add additional units or quarters except in accordance with the requirements of Sections 15-111 or 111-111, paragraph (c).

- (c) In lieu of the stated minimum size, #yard#, and density requirements of Sections 15-111, 15-22, 43-17 and 111-111, the following regulations shall apply:

- (1) The minimum size of a #dwelling unit#, #joint living-work quarters for artists#, or #loft dwelling# may be no less than 415 square feet of #floor area#, provided that all of the following requirements are met:

- (i) the unit or quarters shall contain one or more windows that open onto a #street# or thirty foot #yard#;
- (ii) the area of such required window shall be not less than eight percent of the #floor area# of the unit or quarters and 50 percent of the area of such required window shall be openable; and
- (iii) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width; or

- (2) The minimum size of a #dwelling unit#, #joint living-work quarters for artists#, or #loft dwelling# may be no less than 600 square feet of #floor area#, provided that all of the following requirements are met:

- (i) the unit or quarters shall contain one or more windows that open onto either:
 - (a) a ten foot #yard#, where the window sill of such required window is at least 23 feet above #curb level#, or
 - (b) a 15 foot #yard#, where the window sill of such required window is less than 23 feet above #curb level#; or
 - (c) a #court# with a minimum dimension of 15 feet perpendicular to such required window and 375 square feet or more in area; or
 - (d) a #street#; and

- (ii) the minimum horizontal distance between such required window opening onto a #yard# and any wall opposite such window on the same or another #zoning lot# shall be at least 15 feet;
- (iii) the area of such required window shall be no less than five percent of the #floor area# of the unit or quarters, and 50 percent of the area of such required window shall be openable;
- (iv) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width;
- (v) the average width of such unit or quarters shall be no less than 14 feet; and
- (vi) not less than two-thirds of the #floor area# of the unit or quarters shall have a floor-to-ceiling height of nine feet or more.

* * *

15-21

Use Regulations - Transfer of Preservation Obligations and Conversion Rights

In C6-2M, C6-4M, M1-5M and M1-6M Districts, the conversion of #floor area# to #dwelling units# in existing non-#residential buildings#, or portions thereof is permitted subject to the certification by the Chairperson of the City Planning Commission that #floor area# has been preserved for #commercial# or #manufacturing uses# in accordance with the provisions of this Section. ~~The applicant shall provide a copy of any application for a certification under this Section to the #Industrial Loft Advisory Council#, c/o Mayor's Office of Economic Development.~~ For the purposes of this Section only, the following mixed-#use# areas are defined:

* * *

74-782

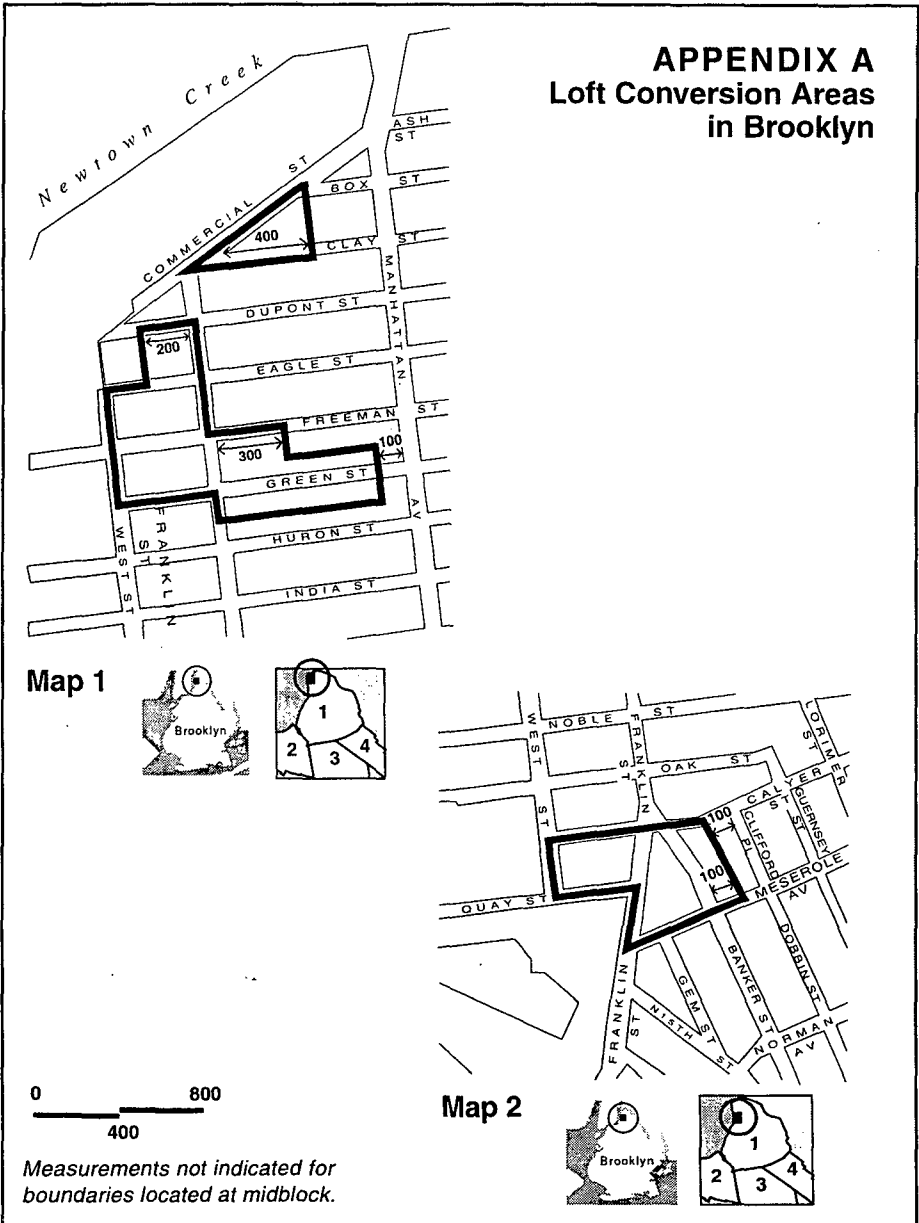
Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts

* * *

~~The applicant shall provide a copy of any application for a special permit under this Section to the #Industrial Loft Advisory Council#, c/o Mayor's Office of Economic Development.~~

* * *

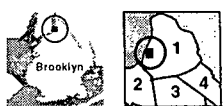
APPENDIX A Loft Conversion Areas in Brooklyn



APPENDIX A Loft Conversion Areas in Brooklyn



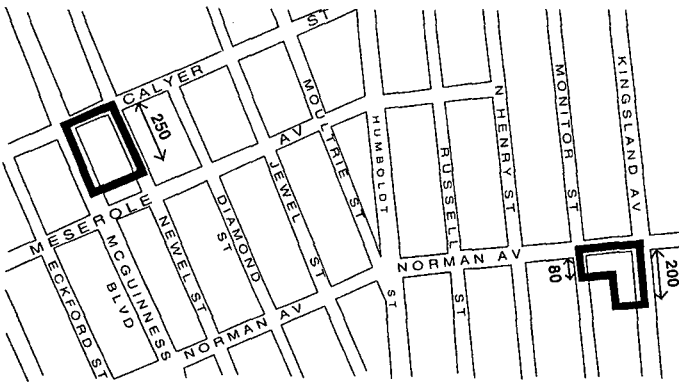
Map 3



Measurements not indicated for boundaries located at midblock.

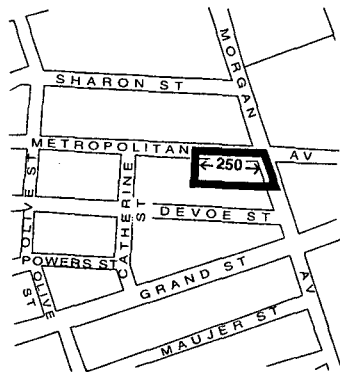
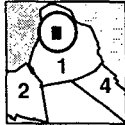
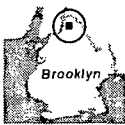


APPENDIX A Loft Conversion Areas in Brooklyn

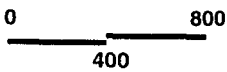
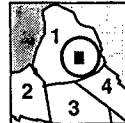


Map 4

Corrected
5/4/01

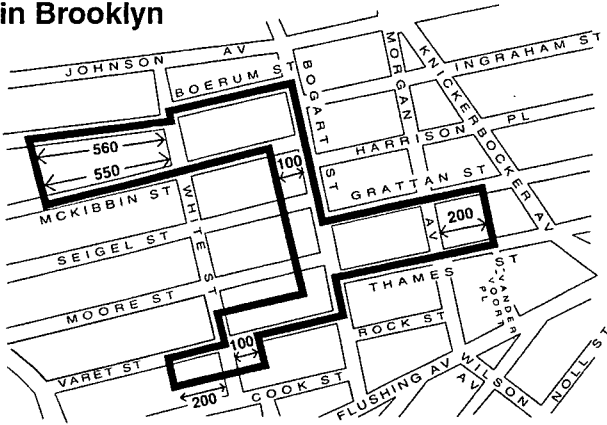


Map 5

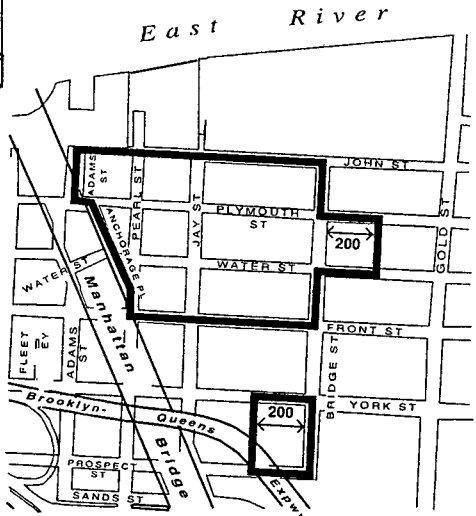
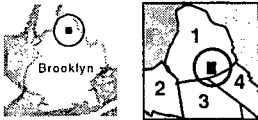


Measurements not indicated for
boundaries located at midblock.

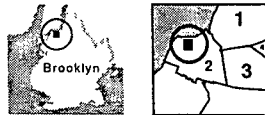
APPENDIX A Loft Conversion Areas in Brooklyn



Map 6

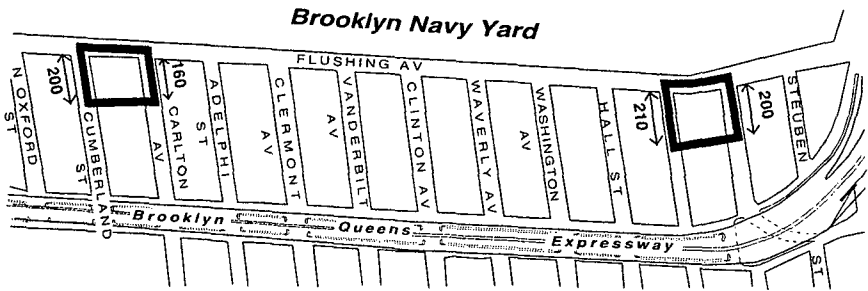


Map 7

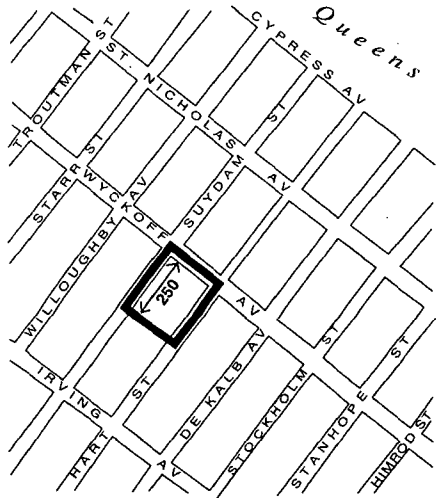
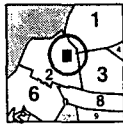


Measurements not indicated for
boundaries located at midblock.

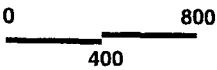
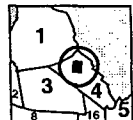
APPENDIX A Loft Conversion Areas in Brooklyn



Map 8



Map 9



Measurements not indicated for boundaries located at midblock.

(On June 13, 2001, Cal. No. 2, the Commission scheduled June 27, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 16

CD 7

C 010200 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Carol Management Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Sections 82-60, 13-562 and 74-52 of the Zoning Resolution to allow a below-grade attended public parking garage with a maximum capacity of 140 spaces at the northeasterly corner of Amsterdam Avenue and West 61st Street in the cellar and subcellar (Lot 30) of an existing building (Lot 1001-1226) located at 161 West 61st Street (Block 1132, Lots 30 and 1001-1226), in a C4-7 District, within the Special Lincoln Center District.**

Plans for this proposed development are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On June 13, 2001, Cal. No. 3, the Commission scheduled June 27, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 17, 18, and 19

(Proposed amendment to the Zoning Resolution to add two findings to the special permit text for a floor area bonus for the rehabilitation of existing listed theaters, the request for a special permit pursuant to said text, and the disposition of city-owned property in the Special Midtown District's Theater Subdistrict.)

No. 17

CDs 4 and 5

N 010459 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Biltmore 47 Associates, LLC, pursuant to Section 201 of the New York City Charter **for amendment of the Zoning Resolution of**

the City of New York, concerning Article VIII, Chapter 1 (Special Midtown District), adding findings to Section 81-745 Floor area bonus for the rehabilitation of existing listed theaters, as follows:

Matter in greytone is new, to be added;
Matter in ~~strikeout~~ is existing text, to be deleted;
*** indicates where unchanged text appears in the Resolution

* * *

81-745
Floor area bonus for rehabilitation of existing listed theaters

The Commission by special permit may authorize bonus #floor area# for substantial rehabilitation or restoration of any theater listed as a listed theater in Section 81-742 (~~Restriction on demolition of theaters~~) (Listed Theaters), in accordance with the provisions of this Section.

(a) Conditions for rehabilitation bonus

As a condition for the issuance of a special permit under the provisions of this Section, the following requirements shall be satisfied:

(1) Location of development

The #development# for which a theater rehabilitation bonus is granted shall be located on the same #zoning lot# as the listed theater.

(2) Qualification of substantial rehabilitation

Substantial rehabilitation work qualifying for a #floor area# bonus shall consist of major interior structural changes for the purpose of improving a theater's design and its commercial viability for legitimate theater #use#, or historic restoration of the interior of a theater which has been designated as an interior landmark.

Substantial rehabilitation may include, without limitations, such work as expanding stage wings, re-raking the orchestra, increasing rehearsal, dressing room or lobby space, or historic restoration. It may also include reconversion to legitimate theater #use# of an original legitimate theater currently in other #use#. Substantial rehabilitation does not mean normal theater maintenance, painting or improvements to mechanical systems alone.

(3) Timing and commitment

(i) There shall be a contractual commitment or commitments for the construction work involved in the substantial rehabilitation;

- (ii) the requirements of Section 81-743 (Required assurances for continuance of legitimate theater use) shall be satisfied;
- (iii) a rehabilitation bonus shall not be granted for a substantial rehabilitation completed before May 13, 1982.

(b) Amount of rehabilitation bonus

The amount of bonus #floor area# granted for a qualifying theater rehabilitation shall be at the discretion of the City Planning Commission after consideration of the following findings by the Commission:

- (1) how and to what extent the proposed rehabilitation will improve the theater's suitability for #use# as a legitimate theater;
- (2) how the proposed rehabilitation will contribute toward satisfying the needs of the Theater Subdistrict;
- ~~(3) whether the bonus #floor area# will unduly increase the bulk of any new #development# or #enlargement#, density of population, or intensity of #use# on any #block# to the detriment of occupants of #buildings# on the #block# or the surrounding area; and~~
- ~~(4) whether the distribution and location of such #floor area# bonus will adversely affect the surrounding area by restricting light and air or otherwise impair the essential character or future #development# of the surrounding area.~~

Such bonus #floor area# shall not exceed 20 percent of the basic maximum #floor area# permitted on the development's #zoning lot# by the regulations of the underlying district, except that in the case of a C6-4, C6-5, or M1-6 underlying District, the bonus #floor area# shall not exceed 44 percent of the basic maximum #floor area# permitted in such underlying District.

~~The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding areas.~~

(On June 13, 2001, Cal. No. 4, the Commission scheduled June 27, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 5

C 010460 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Biltmore 47 Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit pursuant to Section 81-745* of the Zoning Resolution to permit bonus floor area for the substantial rehabilitation and restoration of the Biltmore Theater, which is designated as a "listed theater" pursuant to Section 81-742, to apply to a new 61-story mixed building which is to be constructed at the northeast corner of West 47th Street, and Eighth Avenue (Block 1019, Lots 1, 2, 3, 63 and 64), on a zoning lot generally bounded by West 47th Street, Eighth Avenue, and West 48th Street (Block 1019, Lots 1, 2, 3, 5, 8, 59, 60, 61, 63, and 64), within the Special Midtown District, Theater Subdistrict Core (TC) and Theater Subdistrict Eighth Avenue Corridor (TE), in C6-4 and C6-5 Districts.**

- Note: Section 81-745 of the Zoning Resolution is proposed to be amended under a related application for a text amendment (N 010459 ZRM).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

(On June 13, 2001, Cal. No. 5, the Commission scheduled June 27, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 5

C 010585 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for **disposition to the Economic Development Corporation of development rights from city-owned property located at 784/86 Eighth Avenue (Block 1019, Lot 61), pursuant to zoning.**

(On June 13, 2001, Cal. No. 6, the Commission scheduled June 27, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 20 and 21

*(Applications for the grant of a special permit, authorizations, certification,
and an amendment to the City Map to facilitate development of
single family residences)*

No. 20

CD 8

C 000444 ZSX

IN THE MATTER OF an application submitted by Chapel Farm Estates, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit, authorizations and a certification pursuant to the following sections of the Zoning Resolution:**

1. Section 105-433: a special permit to allow the alteration of steep slopes and the removal of rock outcrops;
2. Section 105-421: an authorization to allow the modification of the existing natural topography;
3. Section 105-423: an authorization to allow the removal of 455 trees of six inches or more caliper; and
4. Section 105-90: a certification to allow the subdivision of the existing property into 14 new zoning lots;

to facilitate the first-phase development of four single-family residences and the construction of an internal vehicular and pedestrian circulation system to serve the new zoning lots on property generally bounded by Fieldston Road, West 250th Street, Iselin Avenue, Delafield Avenue and West 253rd Street (Block 5829, Lot 3630, Block 5830, Lot 3912, Block 5831, Lots 10 and 3983, Block 5837, Lot 3701, and Block 5839, Lot 4018), in R1-2 and R4 Districts, within the Special Natural Area District (NA-2).

Note: Implementation of this proposal also requires a related Amendment of the City Map (C 851115 MMX) which is under review concurrently with this application.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 25, 2001, Cal. No. 2, the Commission scheduled May 9, 2001 for a public hearing. On May 9, 2001, Cal. No. 5, the hearing was closed.)

For consideration.

No. 21

CD 8

C 851115 MMX

IN THE MATTER OF an application submitted by Chapel Farm Estates, Inc. pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the city map eliminating a portion of West 252nd Street between Grosvenor Avenue and Fieldston Road, Grosvenor Avenue from West 250th Street to Iselin Avenue, a portion of Goodridge Avenue between West 250th Street and Delafield Avenue, Longview Place from Grosvenor Avenue to West 253rd Street, the establishment of turn-arounds at the termini of the newly-formed Goodridge Avenue dead-ends and the adjustment of legal grades necessitated thereby, and any acquisition or disposition of property related thereto, in accordance with Map No. 13074 dated February 9, 2001 and signed by the Borough President.

(On April 25, 2001, Cal. No. 3, the Commission scheduled May 9, 2001 for a public hearing. On May 9, 2001, Cal. No. 6, the hearing was closed.)

For consideration.

No. 22

CD 7

C 970578 ZMX

IN THE MATTER OF an application submitted by Jimmy Rodriguez pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c, changing from an R6 District to a C8-3 District property bounded by a southerly boundary line of a park and its westerly prolongation, a westerly boundary line of a park and its southerly prolongation, Landing Road, and the westerly street line of the Major Deegan Expressway, as shown on a diagram (for illustrative purposes only) dated February 12, 2001.

(On May 9, 2001, Cal. No. 1, the Commission scheduled May 23, 2001 for a public hearing. On May 23, 2001, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of Duffield Street Houses)*

No. 23

CD 2

N 010624 HKK

IN THE MATTER OF a communication dated May 2, 2001 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **Duffield Street Houses**, 182-188 Duffield Street (aka 182,184, 186, 188 Duffield Street), by the Landmarks Preservation Commission, whether of a historic district or landmark, on April 24, 2001 (List No. 326/LP No. 2089), Borough of Brooklyn, Community District 2.

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Magen David Synagogue)*

No. 24

CD 11

N 010625 HKK

IN THE MATTER OF a communication dated May 2, 2001 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **Magen David Synagogue**, 2017 67th Street (aka 2017-2023 67th Street), by the Landmarks Preservation Commission, whether of a historic district or landmark, on April 24, 2001 (List No.326/LP No. 2090), Borough of Brooklyn, Community District 11.

For consideration.

BOROUGH OF MANHATTAN

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the New York Times Building (originally the New York Times Annex)*

No. 25

CD 5

N 010626 HKM

IN THE MATTER OF a communication dated May 2, 2001, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of **New York Times Building (originally the New York Times Annex)**, 217-247 West 43rd Street, (Block 1015, Lot 12), by the Landmarks Preservation Commission on April 24, 2001 (List No. 326/ LP No. 2091), Borough of Manhattan, Community District 5.

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the William and Helen Martin Murphy Ziegler, Jr. House)*

No. 26

CD 5

N 010633 HKM

IN THE MATTER OF a communication dated May 10, 2001, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of **William and Helen Martin Murphy Ziegler, Jr. House**, 116-118 East 55th Street (Block 1309, Lot 65), by Landmarks Preservation Commission on May 1, 2001 (List No. 327/ LP No. 2084), Borough of Manhattan, Community District 5.

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Mary Hale Cunningham House)*

No. 27

CD 5

N 010634 HKM

IN THE MATTER OF a communication dated May 10, 2001, from the Executive Director of Landmarks Preservation Commission regarding **the landmark designation of Mary Hale Cunningham House**, 124 East 55th Street (Block 1309, Lot 62), by Landmarks Preservation Commission on May 1, 2001 (List No. 327/ LP No. 2085), Borough of Manhattan, Community District 5.

For consideration.

No. 28

CD 1

C 010107 ZSM

IN THE MATTER OF an application submitted by Founders Albatross Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 111-50 of the Zoning Resolution to permit the modification of the use provisions of Section 111-101 to allow a loft dwelling unit on the ground floor of an existing seven-story building with Interim Multiple Dwelling units on floors two through six, located at 430 Greenwich Street** (Block 218, Lot 9), within the Tribeca West Historic District, in Area B2 of the Special Tribeca Mixed Use District (TMU), in an M1-5 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

(On May 23, 2001, Cal. No. 5, the Commission scheduled June 13, 2001 for a public hearing. On June 13, 2001, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 29

CD 6

C 010162 MMQ

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map establishing a park addition on the easterly side of the existing park within the block bounded by 68th Avenue, 108th Street, 68th Road, and Yellowstone Boulevard and any acquisition or disposition of property related thereto, in accordance with Map No. 4959 dated December 26, 2000 and signed by the Borough President.

(On April 25, 2001, Cal. No. 9, the Commission scheduled May 9, 2001 for a public hearing. On May 9, 2001, Cal. No. 12, the hearing was closed.)

For consideration.

IV. CITY PLANNING COMMISSION 2001 SCHEDULE OF MEETINGS July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY	1	2	3	4 INDEPENDENCE DAY	5	6	7	*Public Meeting will be held in Spector Hall at 22 Reade Street on Wednesday, July 11 th .
	8	9 REVIEW SESSION	10	11 CPC * PUBLIC MEETING	12	13	14	
	15	16	17	18	19	20	21	
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28	
	29	30	31					
AUGUST				1	2	3	4	
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	
	12	13	14	15	16	17	18	
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25	
	26	27	28	29	30	31		
SEPTEMBER							1	*Review Session will be held on Tuesday, Sept. 4 th only if needed. **Public Meeting will be held in Spector Hall at 22 Reade St. on Wednesday, Sept. 12 th . ***Public Meeting at City Hall will be held on Tuesday, September 25 th .
	2	3 LABOR DAY	4 * REVIEW SESSION	5	6	7	8	
	9	10 REVIEW SESSION	11	12 ** PUBLIC MEETING	13	14	15	
	16	17 ROSH HASHANAH	18	19	20	21	22	
	23	24 REVIEW SESSION	25 *** CPC PUBLIC MEETING	26	27 YOM KIPPUR	28	29	
OCTOBER		1	2	3	4	5	6	*Review Session will be held on Tuesday, October 9 th .
	7	8 COLUMBUS DAY OBSERVED	9 * REVIEW SESSION	10 CPC PUBLIC MEETING	11	12	13	
	14	15	16	17	18	19	20	
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27	
	28	29	30	31				
NOVEMBER					1	2	3	
	4	5 REVIEW SESSION	6 ELECTION DAY	7 CPC PUBLIC MEETING	8	9	10	
	11	12 VETERANS DAY	13	14	15	16	17	
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22 THANKSGIVING	23	24	
	25	26	27	28	29	30		
DECEMBER							1	*Public Meetings will be held in Spector Hall at 22 Reade Street on both Wednesday, December 5 th and Wednesday, December 19 th .
	2	3 REVIEW SESSION	4	5 CPC * PUBLIC MEETING	6	7	8	
	9	10 HANUKKAH	11	12	13	14	15	
	16	17 REVIEW SESSION	18	19 CPC * PUBLIC MEETING	20	21	22	
	23	24	25 CHRISTMAS	26	27	28	29	

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.

Public meetings are held on the second floor of City Hall in Room 16 (former Board of Estimate Chambers) starting at 10:00 A.M. except on July 11th, September 12th, December 5th and December 19th when they'll be held in Spector Hall at 22 Reade Street.