

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 20, 2007  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 070404 HAX	1	S. & J. SHEET METAL SUPPLY	Scheduled to be Heard 7/11/07
2	C 030093 ZMK	12	12 <sup>TH</sup> AVENUE REZONING	" "
3	C 960515 MMK	11	AVENUE P BRIDGE	" "
4	C 960535 MMK	11	KINGS HIGHWAY BRIDGE	" "
5	C 050317 ZMK	15	SAHARA RESTAURANT REZONING	" "
6	C 070432 ZMK	1	COOK STREET HOUSING	" "
7	C 070433 HAK	1	" "	" "
8	C 070434 ZSK	1	" "	" "
9	C 040161 ZMK	12	KINGS MATERIAL	" "
10	C 040162 ZSK	12	" "	" "
11	C 070046 PPM	3	BASKETBALL CITY/PIER 36	" "
12	C 070211 ZSM	4	200 11 <sup>TH</sup> AVENUE	" "
13	N 070467 HAM	10	BRADHURST URA SITE 27/PS 90	" "
14	C 070427 ZMM	7	UPPER WEST SIDE REZONING	" "
15	N 070428 ZRY	CW	" "	" "
16	C 070409 ZMX	12	WAKEFIELD/EASTCHESTER REZONING	Favorable Report Adopted
17	C 070387 ZMK	10	DYKER HEIGHTS/FT. HAMILTON REZONING	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		16	17	18	19	20	21	22	23	30					
Amanda M. Burden, AICP, Chair	P	Y	Y			Y	Y	Y	Y	Y					
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y			Y	Y	Y	Y	Y					
Angela M. Battaglia	P	Y	Y	L	L	Y	Y	Y	Y	Y					
Irwin Cantor, P.E.	P	Y	Y	A	A	Y	Y	Y	Y	Y					
Angela R. Cavaluzzi, R.A.	P	Y	Y	I	I	Y	Y	Y	Y	Y					
Alfred C Cerullo, III	P	Y	Y	D	D	Y	Y	Y	Y	Y					
Betty Y. Chen	A														
Richard W. Eaddy	P	Y	Y	O	O	Y	Y	Y	Y	Y					
Lisa Gomez	P	Y	Y	V	V	Y	Y	Y	Y	Y					
Nathan Leventhal	P	Y	Y	E	E	Y	Y	Y	Y	Y					
John Merolo	A			R	R										
Karen A. Phillips	P	Y	Y			Y	Y	Y	Y	Y					
Dolly Williams, Commissioners	P	Y	Y			Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 11:59 A.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 20, 2007  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 070345 PCQ	10	SHELLBANK BASIN DESTRATIFICATION FACILITY	Laid Over
19	N 070346 ZAQ	10	" "	" "
20	C 070077 MMQ	12	ATLANTIC AVENUE EXTENSION	Favorable Report Adopted
21	C 070078 MMQ	12	STATION PLAZA/ARCHER AVENUE	" "
22	N 030342 RAR	3	PAGE AVENUE	Authorization Approved
23	N 040079 ZAR	2	HELENA ROAD	" "
24	C 070065 ZMQ	4	PLAZA 75	Hearing Closed
25	N 070487 HKM	7	MANHATTAN AVENUE HISTORIC DISTRICT	" "
26	C 070312 ZSK	5	LIBERTY AVENUE APARTMENTS	" "
27	C 070313 HAK	5	" "	" "
28	C 070430 ZMK	2	FORT GREENE REZONING	" "
29	N 070431 ZRY	CW	" "	" "
30	N 070459 HKK	8	CROWN HEIGHTS NORTH HISTORIC DISTRICT	*Hearing Closed/Fav. Rept. Adpt.

<b>COMMISSION ATTENDANCE:</b> Present (P) Absent (A)  Calendar Numbers:		<b>COMMISSION VOTING RECORD:</b> In Favor - Y    Oppose - N    Abstain - AB    Recuse - R													
Amanda M. Burden, AICP, Chair															
Kenneth J. Knuckles, Esq., Vice Chairman															
Angela M. Battaglia															
Irwin Cantor, P.E.															
Angela R. Cavaluzzi, R.A.															
Alfred C Cerullo, III															
Betty Y. Chen															
Richard W. Eaddy															
Lisa Gomez															
Nathan Leventhal															
John Merolo															
Karen A. Phillips															
Dolly Williams, Commissioners															

MEETING ADJOURNED AT:

\*A motion was granted by unanimous consent to waive Section 1-01 (e) of the Rules of Practice & Procedure of the CPC to vote on Cal. #30.

**COMPREHENSIVE  
CITY PLANNING CALENDAR  
of  
The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JUNE 20, 2007**

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**MEETING AT 10:00 A.M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 12]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,  
visit the Department of City Planning (DCP) home page at:

**[nyc.gov/planning](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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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: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the 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.

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

**Note to Subscribers:** Notify us of change of address including E-mail 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

- AMANDA M. BURDEN, *AICP, Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- ANGELA M. BATTAGLIA
- IRWIN G. CANTOR, *P.E.*
- ANGELA R. CAVALUZZI, *R.A.*
- ALFRED C. CERULLO, *III*
- BE TTY Y. CHEN
- RICHARD W. EADDY
- LISA A. GOMEZ
- NATHAN LEVENTHAL
- JOHN MEROLO
- KAREN A. PHILLIPS
- DOLLY WILLIAMS, *Commissioners*
- YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**WEDNESDAY, JUNE 20, 2007**

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**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, 2007 at Spector Hall 22 Reade Street, 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 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 support of the proposal and those speaking in opposition.

**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 20, 2007**

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**APPROVAL OF MINUTES OF the Regular Meeting of June 6, 2007**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JULY 11, 2007  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***S. & J. SHEET METAL SUPPLY***

**CD 1  
C 070404 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 located at 544 East 134<sup>th</sup> Street (Block 2261, Lot 37) as an Urban Development Action Area; and
  - 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 the New York City Economic Development Corporation;

to facilitate the expansion of an existing business.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

***12<sup>th</sup> AVENUE REZONING***

**CD 12**

**C 030093 ZMK**

**IN THE MATTER OF** an application submitted by G & P Realty of New York, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, establishing within an existing R6 District a C2-3 District bounded by 12th Avenue, 48th Street, a line 100 feet southeasterly of 12<sup>th</sup> Avenue, and 49<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated March 12, 2007.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 3**

***AVENUE P BRIDGE***

**CD 11**

**C 960515 MMK**

**IN THE MATTER OF** an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- a change in legal grades in the Avenue P Bridge between West 7<sup>th</sup> and West 8<sup>th</sup> streets, and
- any acquisition or disposition of real property related thereto;

in accordance with Map No. X-2686 dated October 14, 2005 and signed by the Borough President.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 4**

***KINGS HIGHWAY BRIDGE***

**CD 11**

**C 960535 MMK**

**IN THE MATTER OF** an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- a change in legal grades in the Kings Highway Bridge between West 7<sup>th</sup> and West 8<sup>th</sup> streets, and
- any acquisition or disposition of real property related thereto;

in accordance with Map No. X-2685 dated October 14, 2005 and signed by the Borough President.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 5**

***SAHARA RESTAURANT REZONING***

**CD 15**

**C 050317 ZMK**

**IN THE MATTER OF** an application submitted by 2329-2347 Coney Island Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5 District to an R6A District property bounded by Avenue T, a line midway between Coney Island Avenue and East 12<sup>th</sup> Street, a line 100 feet southerly of Avenue U, and Coney Island Avenue; and
2. establishing within the proposed R6A District a C2-3 District bounded by a line 150 feet southerly of Avenue T, a line midway between Coney Island Avenue and East 12<sup>th</sup> Street, a line 150 feet northerly of Avenue U, and Coney Island Avenue;

as shown on a diagram (for illustrative purposes only) dated March 26, 2007 and subject to the conditions of CEQR Declaration E-177

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**Nos. 6, 7 & 8**

***COOK STREET HOUSING***

**No. 6**

**CD 1**

**C 070432 ZMK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. eliminating from within an existing R6 District a C1-3 District bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and a line 100 feet westerly of Graham Avenue/ Avenue of Puerto Rico;
2. eliminating from within an existing R6 District a C2-3 District bounded by Varet Street, a line 100 feet westerly of Graham Avenue/Avenue of Puerto Rico, Cook Street, and Manhattan Avenue;
3. changing from an R6 District to an R7A District property bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and Manhattan Avenue;
4. establishing within a proposed R7A District a C1-4 District bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and a line 100 feet easterly of Manhattan Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by Varet Street, a line 100 feet easterly of Manhattan Avenue, Cook Street, and Manhattan Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7<sup>th</sup> 2007, and subject to the conditions of CEQR Declaration E-184.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 7**

**CD 1**

**C 070433 HAK**

**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 located at 34, 40, 42, and 46 Varet Street (Block 3113, Lots 9, 11, 13, and 15), and 25, 23, 21, 19, 13, and 5 Cook Street (Block 3113, Lots 26-29, 32, and 33) as an Urban Development Action Area; and
  - 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 34, 40, 42, and 46 Varet Street (Block 3113, Lots 9, 11, 13, and 15); and 25, 23, 21 and 19 Cook Street (Block 3113, Lots 26-29) to a developer selected by HPD;

to facilitate development of two eight-story buildings, tentatively known as Cook Street, with approximately 152 residential units.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 8**

**CD 1**

**C 070434 ZSK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 94 spaces on the ground floor of a proposed mixed use development on property located at 34-46 Varet Street a.k.a. 19-25 Cook Street (Block 3113, Lots 9, 11, 13, 15, 26, 27, 28 & 29), in an R7A/C1-4\* District.

\* Note: The site is proposed to be rezoned from R6/C2-3 District to R7A/C1-4 District under a related application C 070432 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, 2007 for a public hearing.**

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**Nos. 9 & 10**

***KINGS MATERIAL***

**No. 9**

**CD 12**

**C 040161 ZMK**

**IN THE MATTER OF** an application submitted by the Kings Material Co., Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No.22c, changing from an M1-2 District to an R6 District property bounded by 37th Street, 15th Avenue, 38th Street, and a line 100 feet northwesterly of 15th Avenue, as shown on a diagram (for illustrative purposes only) dated April 9, 2007, and subject to the conditions of CEQR Declaration E-176.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 10**

**CD 12**

**C 040162 ZSK**

**IN THE MATTER OF** an application submitted by Kings Material Co., Inc. 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)(2) of the Zoning Resolution to allow a portion of a railroad or transit right-of-way that has been permanently discontinued or terminated to be included in the lot area for a proposed six-story residential development on property located northwesterly of 15<sup>th</sup> Avenue between 37<sup>th</sup> Street and 38<sup>th</sup> Street (Block 5348, Lots 20, 41, 42, 44, 45, 46 and 47), in an R6\* District.

\*Note: A portion of the site is proposed to be rezoned by changing an M1-2 District to an R6 District, under a related application (C 040161 ZMK) for a change in the zoning map.

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, 2007 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 11**

***BASKETBALL CITY/ PIER 36***

**CD 3**

**C 070046 PPM**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property on Pier 36 (Block 241, Lot 13), as well as portions of Marginal Street, Wharf or Place, adjacent to Block 241, Lot 13, pursuant to zoning.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**No. 12**

***200 11<sup>TH</sup> AVENUE***

**CD 4**

**C 070211 ZSM**

**IN THE MATTER OF** an application submitted by Gaia House, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an accessory parking facility with a maximum of 15 spaces on a portion of the ground floor, portions of the 2<sup>nd</sup> - 11<sup>th</sup> floors, 13<sup>th</sup> - 14<sup>th</sup> floors, 16<sup>th</sup> floor and 18<sup>th</sup> floor of a proposed 18-story residential building on property located at 200 Eleventh Avenue (Block 695, Lots 67, 68, 69 & 70), in a C6-3 District within the Special West Chelsea District (Subarea D).

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, 2007 for a public hearing.**

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**No. 13**

***BRADHURST URA SITE 27/PS 90***

**CD 10**

**N 070467 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 property located at 217 West 147<sup>th</sup> Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area, as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area;

to facilitate the development of a 6-story mixed-use building, tentatively known as P. S. 90, with approximately 75 residential units and community facility space.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**Nos. 14 & 15**

***UPPER WEST SIDE REZONING***

**No. 14**

**CD 7**

**C 070427 ZMM**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5d:

1. changing from an R7-2 District to an R8 District property bounded by Cathedral Parkway, Manhattan Avenue, West 109<sup>th</sup> Street, and a line 250 feet westerly of Columbus Avenue;
2. changing from an R7-2 District to an R8A District property bounded by West 109<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, a line midway between Duke Ellington Boulevard-West 106<sup>th</sup> Street and West 107<sup>th</sup> Street, Manhattan Avenue, Duke Ellington Boulevard-West 106<sup>th</sup> Street, a line 75 feet westerly of Manhattan Avenue, a line midway between West 105<sup>th</sup> Street and

Duke Ellington Boulevard-West 106<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, West 104<sup>th</sup> Street, and Amsterdam Avenue;

3. changing from an R8 District to an R8A District property bounded by a line midway between West 109<sup>th</sup> Street and Cathedral Parkway, Amsterdam Avenue, West 104<sup>th</sup> Street, a line 100 feet westerly of Amsterdam Avenue, a line midway between West 105<sup>th</sup> Street and Duke Ellington Boulevard-West 106<sup>th</sup> Street, a line 100 feet easterly of Broadway, a line midway between Duke Ellington Boulevard-West 106<sup>th</sup> Street and West 107<sup>th</sup> Street, and a line 100 feet westerly of Amsterdam Avenue;
4. changing from an R7-2 District to an R8B District property bounded by:
  - a. West 109<sup>th</sup> Street, Manhattan Avenue, a line midway between Duke Ellington Boulevard-West 106<sup>th</sup> Street and West 107<sup>th</sup> Street, and a line 100 feet easterly of Amsterdam Avenue; and
  - b. a line midway between West 105<sup>th</sup> Street and Duke Ellington Boulevard-West 106<sup>th</sup> Street, a line 75 feet westerly of Manhattan Avenue, West 105<sup>th</sup> Street, a line 50 feet westerly of Manhattan Avenue, West 104<sup>th</sup> Street, and a line 100 feet easterly of Amsterdam Avenue;
5. changing from an R8 District to an R8B District property bounded by:
  - a. West 109<sup>th</sup> Street, a line 100 feet westerly of Broadway, West 107<sup>th</sup> Street, a line 100 feet westerly of West End Avenue; West 97<sup>th</sup> Street, a line 100 feet easterly of Riverside Drive, West 98<sup>th</sup> Street, and a line 100 feet easterly of Riverside Drive;
  - b. a line midway between West 103<sup>rd</sup> Street and West 104<sup>th</sup> Street, a line 100 feet westerly of Broadway, West 97<sup>th</sup> Street, and a line 100 feet easterly of West End Avenue;
  - c. a line midway between Cathedral Parkway and West 109<sup>th</sup> Street, a line 100 feet westerly of Amsterdam Avenue, a line midway between Duke Ellington Boulevard-West 106<sup>th</sup> Street and West 107<sup>th</sup> Street, and a line 100 feet easterly of Broadway;
  - d. a line midway between West 105<sup>th</sup> Street and Duke Ellington Boulevard-West 106<sup>th</sup> Street, a line 100 feet westerly of Amsterdam Avenue, West 97<sup>th</sup> Street, and a line 100 feet easterly of Broadway; and
  - e. West 105<sup>th</sup> Street, a line 100 feet westerly of Central Park West, West 100<sup>th</sup> Street, and a line 95 feet easterly of Manhattan Avenue; and
6. changing from an R8 District to an R9A District property bounded by:

- a. Cathedral Parkway, a line 100 feet easterly of Broadway, a line midway between West 107<sup>th</sup> Street and West 108<sup>th</sup> Street, and a line 100 feet westerly of Broadway; and
- b. Duke Ellington Boulevard-West 106<sup>th</sup> Street, a line 100 feet easterly of Broadway, West 97<sup>th</sup> Street, a line 100 feet westerly of Broadway, West 105<sup>th</sup> Street, and West End Avenue;

as shown on a diagram (for illustrative purposes only) dated April 23<sup>rd</sup> 2007, and subject to the conditions of CEQR Declaration E-182.

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**



**No. 15**

**CITY WIDE**

**N 070428 ZRY**

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, Article 2, Chapter 3, concerning Section 23-90 (Inclusionary Housing), inclusive, sections relating to Inclusionary Housing designated areas, and the application of the Inclusionary Housing program to proposed R9A districts in the Borough of Manhattan, Community District 7.

Matter underlined is new, to be added;  
Matter within # # is defined in Section 12-10;  
Matter in ~~strikeout~~ is text to be deleted;  
\*\*\* indicates where unchanged text appears in the zoning resolution

**ARTICLE I  
GENERAL PROVISIONS**

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*



**Inclusionary Housing designated area**

An “Inclusionary Housing designated area” is a specified area in which the Inclusionary Housing Program is applicable, pursuant to the regulations set forth in Section 23-90, inclusive. Such #Inclusionary Housing designated areas# are identified in Section 23-922 or in Special Purpose Districts, as applicable.

\* \* \*

**Article II  
Residence District Regulations**

\* \* \*

**Chapter 3  
Bulk Regulations for Residential Buildings in Residence Districts**

\* \* \*

**23-00  
APPLICABILITY AND GENERAL PURPOSES**

\* \* \*

**23-142  
In R6, R7, R8 or R9 Districts**

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

Section 23-144 (In ~~R6, R7, and R8 Districts~~ designated areas where the Inclusionary Housing Program is applicable)

\* \* \*

**23-144**

**In ~~R6, R7 and R8~~ Districts designated areas where the Inclusionary Housing Program is applicable**

In ~~R6, R7 and R8~~ Districts #Inclusionary Housing designated areas# where the Inclusionary Housing Program is applicable, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8~~ Districts Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (~~Certain R6, R7 and R8~~ Districts Inclusionary Housing designated areas).

Community District	Zoning District
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 3, Brooklyn	R7D
Community District 7, Brooklyn	R8A
<u>Community District 7, Manhattan</u>	<u>R9A</u>
Community District 2, Queens	R7X

\* \* \*

**23-90  
INCLUSIONARY HOUSING**

**23-921  
R10 Districts**

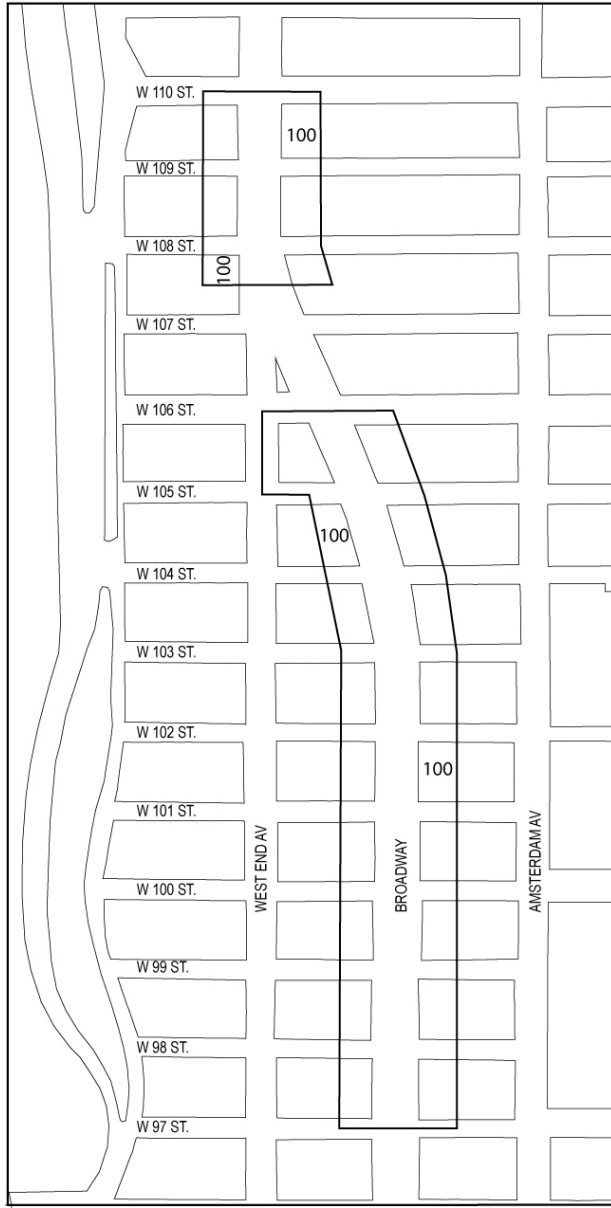
The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions relating to such designated areas, and in all other R10 Districts, subject to the provisions of Section 23-941 (In R10 Districts other than Inclusionary Housing designated areas), as applicable.

**23-922  
~~Certain R6, R7 and R8~~ Districts Inclusionary Housing designated areas**

The Inclusionary Housing Program shall apply in the following areas:

\* \* \*

(e) In Community District 7, in the Borough of Manhattan, in the R9A Districts within the areas shown on the following Map 7:



Map 7  
Portion of Community District 7, Manhattan

The Inclusionary Housing Program shall apply in special purpose districts when specific zoning districts or areas are defined as #Inclusionary Housing designated areas# within the special purpose district, pursuant to this Section.

**23-93**

**Definitions**

For the purposes of the Inclusionary Housing program, matter in italics is defined either in Section 12-10 (DEFINITIONS) or in this Section.

Administering agent

\* \* \*

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful. However, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the Commissioner may approve an entity that is responsible for compliance monitoring pursuant to City, State or Federal funding sources, to serve as the #administering agent# during such compliance period.

Fair rent

\* \* \*

However, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas# , the Commissioner of Housing Preservation and Development may determine that rents satisfying the requirements of City, State or Federal programs assisting #lower income housing# will be considered #fair rent#, provided that such rents do not exceed 30 percent of #lower income household's# income, as applicable, and provided further that upon expiration or termination of the requirements of the City, State or Federal program, rent increases and re-rentals shall be subject to the higher of the then-currently applicable Section 8 Standard or the Rent Stabilization Standard.

\* \* \*

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95, paragraph (c), and provided that the lender agrees to enter into a written agreement which subordinates such debt to the provisions of the #lower income housing plan#.

Inclusionary Housing designated areas

“Inclusionary Housing designated areas” shall be those areas specified in Section 23-922 (Inclusionary Housing designated areas).

Lower income household

\* \* \*

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City or State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments, consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

\* \* \*

However, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

\* \* \*

~~R6, R7 and R8~~ designated areas

~~“R6, R7 and R8 designated areas” shall be those areas specified in Section 23-922 (Certain R6, R7 and R8 Districts).~~

\* \* \*

**23-941**

**In R10 Districts other than Inclusionary Housing designated areas**

The #floor area ratio# of a #development# may be increased from 10.0 to a maximum of 12.0 at the rate set forth in this Section, if the developer of such #development# provides #lower income housing# pursuant to Section 23-95 (Lower Income Housing Requirements).

\* \* \*

**23-942**

**In R6, R7 and R8 Districts Inclusionary Housing designated areas**

The provisions of this Section shall apply in the #Inclusionary Housing designated areas# set forth in Section 23-922, except within Waterfront Access Plan BK-1 and in R7-3 Districts within Community District 1, Borough of Brooklyn.

\* \* \*

(a) Maximum #floor area ratio#

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#. In addition, the following rules shall apply:

<u>District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>
R6*	2.2	2.42
R6**	2.7	3.6
R6A	2.7	3.6
R6B	2.0	2.2
R7A	3.45	4.6
R7X	3.75	5.0
R8A	5.40	7.2
<u>R9A</u>	<u>6.5</u>	<u>8.5</u>

-----  
 \* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

\*\* for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

\* \* \*

**23-951  
On-site new construction option**

\* \* \*

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, if the #lower income housing# is subject to the requirements of City, State or Federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

**23-952  
Substantial rehabilitation and off-site new construction options**

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

- (a) The #lower income housing# shall be located either:

\* \* \*

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

\* \* \*

**23-953  
Preservation option**

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located either:

\* \* \*

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in

tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

\* \* \*

**24-161  
Maximum floor area ratio for zoning lots containing community facility and residential uses**

\* \* \*

In the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

\* \* \*

**35-31  
Maximum Floor Area Ratio for Mixed Buildings**

\* \* \*

In the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

\* \* \*

**123-63  
Maximum Floor Area Ratio and Lot Coverage Requirements for Residential Buildings in R6, R7, R8 and R9 Districts**

\* \* \*

However, in ~~designated R6, R7 or R8 Districts where the Inclusionary Housing Program is applicable~~ #Inclusionary Housing designated areas#, as listed ~~below in the following table~~, the maximum permitted #floor area ratio# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8 Districts~~ Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas).

Special Mixed Use District	Designated Residence District
MX 8-Community District 1, Brooklyn	R6 R6A R6B R7A



**123-64  
Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings**

(a) Maximum #floor area ratio#

\* \* \*

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the #Inclusionary Housing designated areas# set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply.

\* \* \*

**Resolution for adoption scheduling July 11, 2007 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 16**

***WAKEFIELD/EASTCHESTER REZONING***

**CD 12**

**C 070409 ZMX**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 2a and 2b:

1. **eliminating from within an existing R5 District a C1-2 District** bounded by a line midway between East 235<sup>th</sup> Street and 236<sup>th</sup> Street, a line 80 feet northwesterly of White Plains Road, East 235<sup>th</sup> Street, and a line 150 feet northwesterly of White Plains Road;
2. **eliminating from within an existing R5 District a C2-2 District** bounded by:
  - a. East 239<sup>th</sup> Street, a line 95 feet northwesterly of White Plains Road, a line 140 feet southwesterly of East 239<sup>th</sup> Street, and a line 125 feet southeasterly of Richardson Avenue;
  - b. a line 100 feet northeasterly of Nereid Avenue, a line 175 feet southeasterly of Richardson Avenue, Nereid Avenue, and a line 125 feet southeasterly of Richardson Avenue;
  - c. Nereid Avenue, a line 120 feet southeasterly of Richardson Avenue, East 237<sup>th</sup> Street, and a line 100 feet southeasterly of Richardson Avenue;
  - d. East 237<sup>th</sup> Street, a line 115 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly of East 236<sup>th</sup> Street, a line 160 feet southeasterly of Richardson Avenue, East 236<sup>th</sup> Street, and a line 100 feet southeasterly of Richardson Avenue;
  - e. East 239<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road, Nereid Avenue, and a line 95 feet northwesterly of Furman Avenue;
  - f. Nereid Avenue, a line 100 feet southeasterly of White Plains Road, and a line 100 feet northwesterly of Furman Avenue; and
  - g. a line 100 feet southeasterly of White Plains Road, East 237<sup>th</sup> Street, and a line 100 feet northwesterly of Furman Avenue;

- 3. changing from an M1-1 District to an R4 District property bounded by:**
- a. a line 225 feet northerly of Light Street, Merritt Avenue, Light Street, a line 50 feet westerly of Merritt Avenue, a line 100 feet northerly of Light Street, and a line midway between Merritt Avenue and Rombouts Avenue;
  - b. Light Street, Provost Avenue, a line 375 feet southerly of Light Street, a line 100 feet easterly of Merritt Avenue, a line 100 feet southerly of Light Street, and Merritt Avenue; and
  - c. Light Street, Rombouts Avenue, a line 100 feet southerly of Light Street, a line midway between Merritt Avenue and Rombouts Avenue, a line 380 feet southerly of Light Street, Rombouts Avenue, Conner Street, Dyre Avenue, a line 100 feet southerly of Light Street, and a line 100 feet westerly of Rombouts Avenue;
- 4. changing from an R4 District to an R4A District property bounded by:**
- a. Penfield Street, Murdock Avenue, a line 100 feet northwesterly of Cranford Avenue, Monticello Avenue, a boundary line of the City of New York, East 241<sup>st</sup> Street, Seton Avenue, a line 100 feet northwesterly of Nereid Avenue, Murdock Avenue, a line 100 feet northwesterly of Pitman Avenue, Wilder Avenue, Nereid Avenue, a line midway between Wilder Avenue and De Reimer Avenue, Camp Street, a line 150 feet northeasterly of Baychester Avenue, East 241<sup>st</sup> Street, Wilder Avenue, a line 100 feet northwesterly of East 241<sup>st</sup> Street, Hoxie Street, a line 150 feet northerly of East 241<sup>st</sup> Street, Osman Place, a line 200 feet southeasterly of Cranford Street, and Barnes Avenue;
  - b. Bissel Avenue, a line midway between Baychester Avenue and Edson Avenue, Nereid Avenue, Edson Avenue, a line 360 feet southeasterly of Nereid Avenue, a line midway between Edson Avenue and Grace Avenue, a line 75 feet northwesterly of Pitman Avenue, Grace Avenue, Bussing Avenue, Wickham Avenue, a line 100 feet northwesterly of Edenwald Avenue, Gunther Avenue, a line 100 feet northwesterly of Edenwald Avenue, Boyd Avenue, Bussing Avenue, a line midway between Gunther Avenue and Boyd Avenue, a line 85 feet southeasterly of Pitman Avenue, Gunther Avenue, a line 90 feet southeasterly of Pitman Avenue, Wickham Avenue, a line 100 feet southeasterly of Nereid Avenue, Bruner Avenue, and Barnes Avenue; and
  - c. Bussing Avenue, a boundary line of the City of New York, the westerly boundary line of the New York City Transit Authority (NYCTA) Right-of-Way, a line 100 feet northerly of East 233<sup>rd</sup> Street, Rombouts Avenue, Dark Street, Dyre Avenue, a line 500 feet northerly of East 233<sup>rd</sup> Street, a line midway between Dyre Avenue and Secor Avenue, Light Street, a line

100 feet easterly of Secor Avenue, the westerly boundary line of the New York City Transit Authority (NYCTA) Right-of-Way, a line 300 feet southerly of Conner Street, Harper Avenue, Conner Street, a line 100 feet easterly of Pratt Avenue, Light Street, Pratt Avenue, Garrett Place, a line 100 feet easterly of Pratt Avenue, a line 100 feet northerly of Garrett Place, Harper Avenue, East 233<sup>rd</sup> Street, a line 95 feet westerly of Harper Avenue, a line 125 feet northerly of 233<sup>rd</sup> Street, Pratt Avenue, a line 75 feet northerly of 233<sup>rd</sup> Street, Duryea Avenue, East 233<sup>rd</sup> Street, Amundson Avenue, a line 325 feet southeasterly of Strang Avenue, Monticello Avenue, a line 375 feet northwesterly of Strang Avenue, Hill Avenue, a line 100 feet southeasterly of Edenwald Avenue, Murdock Avenue, Edenwald Avenue, and Hill Avenue;

- 5. changing from an R4 District to an R4-1 District property bounded by:**
- a. Bruner Avenue, a line 100 feet southeasterly of Nereid Avenue, Wickham Avenue, a line 90 feet southeasterly of Pitman Avenue, Gunther Avenue, a line 85 feet southeasterly of Pitman Avenue, a line midway between Gunther Avenue and Boyd Avenue Bussing Avenue, Boyd Avenue, a line 100 feet northwesterly of Edenwald Avenue, Gunther Avenue, a line 100 feet northwesterly of Edenwald Avenue, Wickham Avenue, Bussing Avenue, a line midway between Baychester Avenue and Edson Avenue, Strang Avenue, a line midway between Grace Avenue and Ely Avenue, a line 100 feet southeasterly of Edenwald Avenue, Bruner Avenue, East 233<sup>rd</sup> Street, Wickham Avenue, Edenwald Avenue, Digney Avenue, Bussing Avenue, East 234<sup>th</sup> Street, and Barnes Avenue; and
  - b. Nereid Avenue, Wilder Avenue, a line 100 feet southeasterly of Pitman Avenue, Murdock Avenue, Bussing Avenue, Wilder Avenue, a line 150 feet southeasterly of Bussing Avenue, Murdock Avenue, a line 60 feet southeasterly of Bussing Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 300 feet northwesterly of Edenwald Avenue, Murdock Avenue, a line 100 feet southeasterly of Edenwald Avenue, Hill Avenue, a line 325 feet southeasterly of Edenwald Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 450 feet southeasterly of Edenwald Avenue, Murdock Avenue, a line 400 feet northwesterly of Strang Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 150 feet northwesterly of Strang Avenue, Murdock Avenue, Strang Avenue, Monticello Avenue, a line 325 feet southeasterly of Strang Avenue, Amundson Avenue, East 233<sup>rd</sup> Street, Hill Avenue, a line perpendicular to the southwesterly street line of Hill Avenue distant 130 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Hill Avenue and the northerly street line of East 233<sup>rd</sup> Street, Murdock Avenue, a line perpendicular to the southwesterly street line of Murdock Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of

Murdock Avenue and the northerly street line of East 233<sup>rd</sup> Street, a line 100 feet southwesterly of Murdock Avenue, a line 200 feet northwesterly of Strang Avenue, Wilder Avenue, a line 350 feet northwesterly of Strang Avenue, Baychester Avenue, a line 350 feet southeasterly of Bussing Avenue, and a line midway between De Reimer Avenue and Baychester Avenue;

- 6. changing from an R5 District to an R5A District** property bounded by:
- a. a line 65 feet southwesterly of East 241<sup>st</sup> Street, Carpenter Avenue, a line 225 feet southwesterly of East 241<sup>st</sup> Street, a line midway between Carpenter Avenue and Matilda Avenue, a line 200 feet northeasterly of East 240<sup>th</sup> Street, Matilda Avenue, East 240<sup>th</sup> Street, a line midway between Carpenter Avenue and Matilda Avenue, a line 150 feet southwesterly of East 240<sup>th</sup> Street, Carpenter Avenue, a line 150 feet northeasterly of East 239<sup>th</sup> Street, and a line midway between Bronx Boulevard and Carpenter Avenue;
  - b. East 239<sup>th</sup> Street, a line 50 feet northwesterly of Matilda Avenue, a line 100 feet southwesterly of East 239<sup>th</sup> Street, Matilda Avenue, a line 125 feet southwesterly of Nereid Avenue, Richardson Avenue, a line 55 feet southwesterly of Nereid Avenue, a line 120 feet southeasterly of Richardson Avenue, East 237<sup>th</sup> Street, a line 115 feet southeasterly of Richardson Avenue, a line 245 feet northeasterly of East 236<sup>th</sup> Street, Richardson Avenue, a line 100 feet northeasterly of East 236<sup>th</sup> Street, a line 160 feet southeasterly of Richardson Avenue, East 236<sup>th</sup> Street, Carpenter Avenue, East 237<sup>th</sup> Street, a line 100 feet northwesterly of Matilda Avenue, a line 200 feet northeasterly of Nereid Avenue, and Carpenter Avenue; and
  - c. a line midway between East 236<sup>th</sup> Street and East 235<sup>th</sup> Street, a line 80 feet northwesterly of White Plains Road, East 235<sup>th</sup> Street, and a line 150 feet northwesterly of White Plains Road;
- 7. changing from an R6 District to an R5A District** property bounded by East 236<sup>th</sup> Street, a line 200 feet southeasterly of Carpenter Avenue, a line midway between East 236<sup>th</sup> Street and East 235<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, a line midway between East 235<sup>th</sup> Street and East 234<sup>th</sup> Street, a line 200 feet southeasterly of Carpenter Avenue, East 235<sup>th</sup> Street, a line 100 feet southeasterly of Carpenter Avenue, East 234<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, a line midway between East 234<sup>th</sup> Street and East 233<sup>rd</sup> Street, Carpenter Avenue, East 234<sup>th</sup> Street, and a line midway between Bronx Boulevard and Carpenter Avenue;
- 8. changing from an R5 District to an R6 District** property bounded by East 241<sup>st</sup> Street, White Plains Road, East 239<sup>th</sup> Street, a line 95 feet northwesterly of Furman Avenue, Nereid Avenue, a line 100 feet northwesterly of Furman Avenue, East 237<sup>th</sup> Street, a line 100 feet southeasterly of White Plains Road,

East 236<sup>th</sup> Street, a line 150 feet southeasterly of White Plains Road, East 233<sup>rd</sup> Street, a line 150 feet northwesterly of White Plains Road, East 235<sup>th</sup> Street, a line 80 feet northwesterly of White Plains Road, a line midway between East 236<sup>th</sup> Street and East 235<sup>th</sup> Street, a line 150 feet northwesterly of White Plains Road, East 236<sup>th</sup> Street, a line 160 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly East 236<sup>th</sup> Street, Richardson Avenue, a line 245 feet northeasterly of East 236<sup>th</sup> Street, a line 115 feet southeasterly of Richardson Avenue, East 237<sup>th</sup> Street, a line 120 feet southeasterly of Richardson Avenue, Nereid Avenue, a line 175 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly of Nereid Avenue, a line 125 feet southeasterly of Richardson Avenue, a line 140 feet southwesterly of East 239<sup>th</sup> Street, a line 95 feet northwesterly of White Plains Road, East 239<sup>th</sup> Street, a line 150 feet southeasterly of Richardson Avenue, East 240<sup>th</sup> Street, and a line 125 feet southeasterly of Richardson Avenue,

as shown on a diagram (for illustrative purposes only) dated April 9<sup>th</sup> 2007, and subject to the conditions of CEQR Declaration E-181.

(On May 23, 2007, Cal. No. 5, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 19, the hearing was closed).

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 17**

***DYKER HEIGHTS/FT. HAMILTON REZONING***

**CD 10**

**C 070387 ZMK**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 22a, 22b, 22c and 22d:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. 79<sup>th</sup> Street, a line 150 feet southeasterly of 7<sup>th</sup> Avenue, 82<sup>nd</sup> Street, and 7<sup>th</sup> Avenue;
  - b. a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, 7<sup>th</sup> Avenue, a line 150 feet southwesterly of 86<sup>th</sup> Street, Dahlgren Place, 86<sup>th</sup> Street, and the southeasterly boundary line of a Park and its southwesterly prolongation;

- c. a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 150 feet southeasterly of 13<sup>th</sup> Avenue, 77<sup>th</sup> Street, and a line 150 feet northwesterly of 13<sup>th</sup> Avenue;
  - d. 78<sup>th</sup> Street, 13<sup>th</sup> Avenue, 79<sup>th</sup> Street, a line 150 feet southeasterly of 13<sup>th</sup> Avenue, 81<sup>st</sup> Street, and a line 150 feet northwesterly of 13<sup>th</sup> Avenue; and
  - e. 82<sup>nd</sup> Street, 13<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 150 feet northwesterly of 13<sup>th</sup> Avenue, 83<sup>rd</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by 77<sup>th</sup> Street, a line 150 feet southeasterly of 13<sup>th</sup> Avenue, 79<sup>th</sup> Street, 13<sup>th</sup> Avenue, 78<sup>th</sup> Street, a line 150 feet northwesterly of 13<sup>th</sup> Avenue;
3. eliminating from within an existing R5 District a C1-2 District bounded by:
- a. 62<sup>nd</sup> Street, a line 150 feet southeasterly of 11<sup>th</sup> Avenue, Bay Ridge Avenue, 11<sup>th</sup> Avenue, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, and a line 150 feet northwesterly of 11<sup>th</sup> Avenue; and
  - b. Bay Ridge Avenue, a line 150 feet southeasterly of 13<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, and a line 150 feet northwesterly of 13<sup>th</sup> Avenue;
4. eliminating from within an existing R5 District a C1-3 District bounded by:
- a. 67<sup>th</sup> Street, Fort Hamilton Parkway, 68<sup>th</sup> Street, and 9<sup>th</sup> Avenue;
  - b. 68<sup>th</sup> Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 72<sup>nd</sup> Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
  - c. Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, 72<sup>nd</sup> Street, and a line 150 feet northwesterly of Fort Hamilton Parkway;
  - d. 68<sup>th</sup> Street, a line 100 feet northwesterly of 8<sup>th</sup> Avenue, 70<sup>th</sup> Street, and a line 150 feet northwesterly of 8<sup>th</sup> Avenue; and
  - e. 68<sup>th</sup> Street, a line 150 feet southeasterly of 8<sup>th</sup> Avenue, 70<sup>th</sup> Street, and a line 100 feet southeasterly of 8<sup>th</sup> Avenue;

5. eliminating from within an existing R5 District a C2-3 District bounded by 63<sup>rd</sup> Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 66<sup>th</sup> Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
6. changing from an R5 District to an R3A District property bounded by a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, 12<sup>th</sup> Avenue, 63<sup>rd</sup> Street, a line 270 feet northwesterly of 12<sup>th</sup> Avenue, a line midway between 62<sup>nd</sup> Street and 63<sup>rd</sup> Street, and a line 300 feet northwesterly of 12<sup>th</sup> Avenue;
7. changing from an R3-1 District to an R3X District property bounded by a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, 83<sup>rd</sup> Street, a line 150 feet northwesterly of 13<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, 86<sup>th</sup> Street, a line 100 feet southeasterly of 12<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, a line 200 feet northwesterly of 11<sup>th</sup> Avenue, 86<sup>th</sup> Street, a line 100 feet southeasterly of 10<sup>th</sup> Avenue, 82<sup>nd</sup> Street, and a line 100 feet northwesterly of 11<sup>th</sup> Avenue;
8. changing from an R4 District to an R3X District property bounded by 83<sup>rd</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, 85<sup>th</sup> Street, and a line 150 feet northwesterly of 13<sup>th</sup> Avenue;
9. changing from an R4 District to an R4A District property bounded by a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, 14<sup>th</sup> Avenue, 77<sup>th</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 13<sup>th</sup> Avenue;
10. changing from an R5 District to and R4A District property bounded by 71<sup>st</sup> Street, 14<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, 73<sup>rd</sup> Street, a line 350 feet northwesterly of 14<sup>th</sup> Avenue, a line midway between 72<sup>nd</sup> Street and 73<sup>rd</sup> Street, a line 400 feet northwesterly of 14<sup>th</sup> Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, and a line 220 feet northwesterly of 14<sup>th</sup> Avenue;
11. changing from an R3-1 District to an R4B District property bounded by 82<sup>nd</sup> Street, a line 100 feet southeasterly of 10<sup>th</sup> Avenue, 85<sup>th</sup> Street, and 10<sup>th</sup> Avenue;
12. changing from an R4 District to an R4B District property bounded by:
  - a. 83<sup>rd</sup> Street, a line 100 feet southeasterly of 7<sup>th</sup> Avenue, 84<sup>th</sup> Street, 7<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, and Gowanus Expressway;
  - b. a line 150 feet southwesterly of 86<sup>th</sup> Street, a line 100 feet northwesterly of Battery Avenue, 88<sup>th</sup> Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet northeasterly of 90<sup>th</sup> Street, and Gowanus Expressway;



- c. 90<sup>th</sup> Street, 7<sup>th</sup> Avenue, Poly Place, Battery Avenue, a northeasterly boundary line of the United States Government Reservation/Fort Hamilton and its northwesterly and southeasterly prolongations, Gowanus Expressway, a line 100 feet southwesterly of 92<sup>nd</sup> Street, Battery Avenue, 92<sup>nd</sup> Street, a line midway between Dahlgren Place and Battery Avenue, a line 100 feet southwesterly of 90<sup>th</sup> Street, and a line midway between Battery Avenue and Parrot Place; and
  - d. a line midway between 83<sup>rd</sup> Street and 84<sup>th</sup> Street, 14<sup>th</sup> Avenue, 85<sup>th</sup> Street, and a line 100 feet northwesterly of 14<sup>th</sup> Avenue;
13. changing from an R5 District to an R4B District property bounded by:
- a. a line midway between 67<sup>th</sup> Street and 68<sup>th</sup> Street, a line 250 feet northwesterly of 10<sup>th</sup> Avenue, 68<sup>th</sup> Street, 10<sup>th</sup> Avenue, Bay Ridge Avenue, and a line 100 feet southeasterly of Fort Hamilton Parkway; and
  - b. 63<sup>rd</sup> Street, a line 100 feet northwesterly of 12<sup>th</sup> Avenue, 64<sup>th</sup> Street, and a line 100 feet southeasterly of 11<sup>th</sup> Avenue;
14. changing from an R3-1 District to an R4-1 District property bounded by a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet northwesterly of 11<sup>th</sup> Avenue, 82<sup>nd</sup> Street, and 10<sup>th</sup> Avenue;
15. changing from an R4 District to an R4-1 District property bounded by:
- a. a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, 10<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, a line 100 feet southeasterly of 7<sup>th</sup> Avenue, 79<sup>th</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 76<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 76<sup>th</sup> Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76<sup>th</sup> Street, a line midway between 76<sup>th</sup> Street and Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, Bay Ridge Parkway, a line 320 feet northwesterly of 10<sup>th</sup> Avenue, 74<sup>th</sup> Street, 10<sup>th</sup> Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 11<sup>th</sup> Avenue;

- b. Bay Ridge Parkway, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, a line midway between 78<sup>th</sup> Street and 79<sup>th</sup> Street, and a line 100 feet southeasterly of 13<sup>th</sup> Avenue; and
  - c. a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, 14<sup>th</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 83<sup>rd</sup> Street, a line 270 feet southeasterly of 13<sup>th</sup> Avenue, 83<sup>rd</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, 84<sup>th</sup> Street, a line 300 feet southeasterly of 13<sup>th</sup> Avenue, 85<sup>th</sup> Street, and a line 100 feet southeasterly of 13<sup>th</sup> Avenue;
16. changing from an R5 District to an R4-1 District property bounded by:
- a. Bay Ridge Avenue and its northwesterly centerline prolongation, a line 100 feet northwesterly of 8<sup>th</sup> Avenue, 70<sup>th</sup> Street, a line 100 feet southeasterly of 8<sup>th</sup> Avenue, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 73<sup>rd</sup> Street, Fort Hamilton Parkway, 76<sup>th</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 79<sup>th</sup> Street and its northwesterly centerline prolongation, Gowanus Expressway, 73<sup>rd</sup> Street, a line 100 feet southeasterly of 8<sup>th</sup> Avenue and its southwesterly prolongation, 71<sup>st</sup> Street, and Gowanus Expressway;
  - b. a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, 10<sup>th</sup> Avenue, 73<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 73<sup>rd</sup> Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73<sup>rd</sup> Street, a line midway between 72<sup>nd</sup> Street and 73<sup>rd</sup> Street, a line perpendicular to the southwesterly street line of 72<sup>nd</sup> Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72<sup>nd</sup> Street, 72<sup>nd</sup> Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
  - c. 72<sup>nd</sup> Street, 11<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, and a line 100 feet southeasterly of 10<sup>th</sup> Avenue;
  - d. a line midway between 72<sup>nd</sup> Street and 73<sup>rd</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 100 feet southeasterly of 11<sup>th</sup> Avenue, 73<sup>rd</sup> Street, and 12<sup>th</sup> Avenue;

- e. 67<sup>th</sup> Street, a line 100 feet northwesterly of 11<sup>th</sup> Avenue, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, 10<sup>th</sup> Avenue, Ovington Avenue, and a line 100 feet southeasterly of 10<sup>th</sup> Avenue; and
  - f. a line midway between 66<sup>th</sup> Street and 67<sup>th</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, Bay Ridge Avenue, and 12<sup>th</sup> Avenue;
17. changing from an R3-1 District to an R5B District property bounded by:
- a. 85<sup>th</sup> Street, a line 100 feet southeasterly of 10<sup>th</sup> Avenue, 86<sup>th</sup> Street, and 10<sup>th</sup> Avenue; and
  - b. a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, a line 100 feet southeasterly of 12<sup>th</sup> Avenue, 86<sup>th</sup> Street, and a line 200 feet northwesterly of 11<sup>th</sup> Avenue;
18. changing from an R4 District to an R5B District property bounded by:
- a. 79<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 7<sup>th</sup> Avenue, 83<sup>rd</sup> Street and its northwesterly centerline prolongation, and Gowanus Expressway;
  - b. 84<sup>th</sup> Street, a line 100 feet southeasterly of 7<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, 10<sup>th</sup> Avenue, 86<sup>th</sup> Street, and 7<sup>th</sup> Avenue;
  - c. a line 100 feet southwesterly of 86<sup>th</sup> Street, 7<sup>th</sup> Avenue, 90<sup>th</sup> Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet southwesterly of 90<sup>th</sup> Street, a line midway between Dahlgren Place and Battery Avenue, 92<sup>nd</sup> Street, Battery Avenue, a line 100 feet southwesterly of 92<sup>nd</sup> Street, Gowanus Expressway, a line 100 feet northeasterly of 90<sup>th</sup> Street, a line midway between Battery Avenue and Parrot Place, 88<sup>th</sup> Street, a line 100 feet northwesterly of Battery Avenue, a line 150 feet southwesterly of 86<sup>th</sup> Street, and Battery Avenue;
  - d. Bay Ridge Parkway, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, a line midway between 78<sup>th</sup> Street and 79<sup>th</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, 77<sup>th</sup> Street, 14<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 300 feet southeasterly of 13<sup>th</sup> Avenue, 84<sup>th</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, 85<sup>th</sup> Street, 14<sup>th</sup> Avenue, 86<sup>th</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;

- e. a line midway between 82<sup>nd</sup> Street and 83<sup>rd</sup> Street, 14<sup>th</sup> Avenue, a line midway between 83<sup>rd</sup> Street and 84<sup>th</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, 83<sup>rd</sup> Street, and a line 270 feet southeasterly of 13<sup>th</sup> Avenue; and
  - f. a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 100 feet southeasterly of 11<sup>th</sup> Avenue, Bay Ridge Parkway, 10<sup>th</sup> Avenue, 74<sup>th</sup> Street, a line 320 feet northwesterly of 10<sup>th</sup> Avenue, Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, a line midway between 76<sup>th</sup> Street and Bay Ridge Parkway, a line perpendicular to the northeasterly street line of 76<sup>th</sup> Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76<sup>th</sup> Street, 76<sup>th</sup> Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
19. changing from an R5 District to an R5B District property bounded by:
- a. 65<sup>th</sup> Street, 8<sup>th</sup> Avenue, 66<sup>th</sup> Street, Fort Hamilton Parkway, 67<sup>th</sup> Street, 9<sup>th</sup> Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, a line 100 feet southeasterly of 8<sup>th</sup> Avenue, 70<sup>th</sup> Street, a line 100 feet northwesterly of 8<sup>th</sup> Avenue, Bay Ridge Avenue and its northwesterly centerline prolongation, Gowanus Expressway, 66<sup>th</sup> Street and its northwesterly centerline prolongation, and the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations;
  - b. a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, a line 100 feet northwesterly of 11<sup>th</sup> Avenue, 67<sup>th</sup> Street, a line 100 feet southeasterly of 10<sup>th</sup> Avenue, Ovington Avenue, 10<sup>th</sup> Avenue, 68<sup>th</sup> Street, a line 250 feet northwesterly of 10<sup>th</sup> Avenue, a line midway between 67<sup>th</sup> Street and 68<sup>th</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 63<sup>rd</sup> Street, and 10<sup>th</sup> Avenue; and
  - c. a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, a line 300 feet northwesterly of 12<sup>th</sup> Avenue, a line midway between 62<sup>nd</sup> Street and 63<sup>rd</sup> Street, a line 270 feet northwesterly of 12<sup>th</sup> Avenue, 63<sup>rd</sup> Street, and a line 100 feet southeasterly of 11<sup>th</sup> Avenue;
  - d. a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, a line 100 feet northwesterly of 14<sup>th</sup> Avenue, 63<sup>rd</sup> Street, 14<sup>th</sup> Avenue, 71<sup>st</sup> Street, a line 220 feet northwesterly of 14<sup>th</sup> Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 400 feet northwesterly of 14<sup>th</sup> Avenue, a

line midway between 72<sup>nd</sup> Street and 73<sup>rd</sup> Street, a line 350 feet northwesterly of 14<sup>th</sup> Avenue, 73<sup>rd</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, 66<sup>th</sup> Street, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, a line midway between 66<sup>th</sup> Street and 67<sup>th</sup> Street, 12<sup>th</sup> Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of 13<sup>th</sup> Avenue, a line midway between 72<sup>nd</sup> Street and 73<sup>rd</sup> Street, 12<sup>th</sup> Avenue, 73<sup>rd</sup> Street, a line 100 feet southeasterly of 11<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, 11<sup>th</sup> Avenue, 72<sup>nd</sup> Street, a line 100 feet southeasterly of 10<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 76<sup>th</sup> Street, Fort Hamilton Parkway, 73<sup>rd</sup> Street, 10<sup>th</sup> Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway, Bay Ridge Avenue, 10<sup>th</sup> Avenue, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, a line 100 feet northwesterly of 11<sup>th</sup> Avenue, Bay Ridge Avenue, a line 100 feet southeasterly of 11<sup>th</sup> Avenue, 64<sup>th</sup> Street, a line 100 feet northwesterly of 12<sup>th</sup> Avenue, 63<sup>rd</sup> Street, and 12<sup>th</sup> Avenue; and

- e. 71<sup>st</sup> Street, a line 100 feet southeasterly of 8<sup>th</sup> Avenue and its southwesterly prolongation, 73<sup>rd</sup> Street, and Gowanus Expressway;
20. changing from an M1-1 District to an R5B District property bounded by:
- a. 62<sup>nd</sup> Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 64<sup>th</sup> Street, a line 160 feet northwesterly of 9<sup>th</sup> Avenue, 63<sup>rd</sup> Street, and 9<sup>th</sup> Avenue; and
  - b. a line midway between 65<sup>th</sup> Street and 66<sup>th</sup> Street, the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations, 66<sup>th</sup> Street, and a line 560 feet northwesterly of 8<sup>th</sup> Avenue;
21. changing from an R4 District to an R6B District property bounded by a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue:
22. changing from an R5 District to an R6B District property bounded by:
- a. a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, 10<sup>th</sup> Avenue, 63<sup>rd</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 72<sup>nd</sup> Street, a line perpendicular to the southwesterly street line of 72<sup>nd</sup> Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72<sup>nd</sup> Street, a line midway between 72<sup>nd</sup> Street and 73<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 73<sup>rd</sup> Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the

- southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73<sup>rd</sup> Street, 73<sup>rd</sup> Street, a line 100 feet northwesterly of Fort Hamilton Parkway, Bay Ridge Avenue, 9<sup>th</sup> Avenue, 67<sup>th</sup> Street, and Fort Hamilton Parkway;
- b. a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, a line 100 feet southeasterly of 11<sup>th</sup> Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11<sup>th</sup> Avenue; and
  - c. 66<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
23. changing from an M1-1 District to an R6B District property bounded by 62<sup>nd</sup> Street, Fort Hamilton Parkway, 63<sup>rd</sup> Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
  24. changing from an R4 District to a C4-2A District property bounded by a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, 7<sup>th</sup> Avenue, a line 100 feet southwesterly of 86<sup>th</sup> Street, Battery Avenue, a line 150 feet southwesterly of 86<sup>th</sup> Street, and Gowanus Expressway;
  25. changing from an M3-2 District to an M1-1 District property bounded by 63<sup>rd</sup> Street, a line 160 feet northwesterly of 9<sup>th</sup> Avenue, 64<sup>th</sup> Street, and a line 250 feet southeasterly of 8<sup>th</sup> Avenue;
  26. establishing within a proposed R5B District a C1-3 District bounded by:
    - a. Bay Ridge Avenue, 11<sup>th</sup> Avenue, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, and a line 100 feet northwesterly of 11<sup>th</sup> Avenue;
    - b. 79<sup>th</sup> Street, a line 100 feet southeasterly of 7<sup>th</sup> Avenue, 82<sup>nd</sup> Street, and 7<sup>th</sup> Avenue;
    - c. Bay Ridge Parkway, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, 77<sup>th</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
    - d. 78<sup>th</sup> Street, 13<sup>th</sup> Avenue, 79<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, 81<sup>st</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue; and
    - e. 82<sup>nd</sup> Street, 13<sup>th</sup> Avenue, 85<sup>th</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
  27. establishing within a proposed R6B District a C1-3 District bounded by:

- a. 62<sup>nd</sup> Street, a line 100 feet southeasterly of 11<sup>th</sup> Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11<sup>th</sup> Avenue; and
  - b. Bay Ridge Avenue, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
28. establishing within a proposed R5B District a C2-3 District bounded by:
- a. 71<sup>st</sup> Street, a line 100 feet southeasterly of 8<sup>th</sup> Avenue and its southwesterly prolongation, 73<sup>rd</sup> Street, 7<sup>th</sup> Avenue, and 8<sup>th</sup> Avenue and its southwesterly prolongation;
  - b. 84<sup>th</sup> Street, a line 100 feet southeasterly of 7<sup>th</sup> Avenue, 86<sup>th</sup> Street, and 7<sup>th</sup> Avenue;
  - c. 64<sup>th</sup> Street, 13<sup>th</sup> Avenue, 65<sup>th</sup> Street, a line 150 feet southeasterly of 13<sup>th</sup> Avenue, a line midway between 65<sup>th</sup> Street and 66<sup>th</sup> Street, a line 150 feet northwesterly of 13<sup>th</sup> Avenue, 65<sup>th</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
  - d. 63<sup>rd</sup> Street, 14<sup>th</sup> Avenue, Ovington Avenue, and a line 100 feet northwesterly of 14<sup>th</sup> Avenue, and
  - e. 77<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, 79<sup>th</sup> Street, 13<sup>th</sup> Avenue, 78<sup>th</sup> Street, and a line 100 feet northwesterly of 13<sup>th</sup> Avenue;
29. establishing within a proposed R6B District a C2-3 District bounded by:
- a. 62<sup>nd</sup> Street, Fort Hamilton Parkway, 63<sup>rd</sup> Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
  - b. 66<sup>th</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 67<sup>th</sup> Street, and Fort Hamilton Parkway;
  - c. 67<sup>th</sup> Street, Fort Hamilton Parkway, 68<sup>th</sup> Street, and 9<sup>th</sup> Avenue; and
  - d. 67<sup>th</sup> Street, a line 100 feet southeasterly of 13<sup>th</sup> Avenue, Ovington Avenue, and 13<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated March 26, 2007 and subject to the conditions of CEQR Declaration E-180.

(On May 23, 2007, Cal. No. 9, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 23, the hearing was closed.)

**For consideration.**

**BOROUGH OF QUEENS**

**Nos. 18 and 19**

***SHELLBANK BASIN DESTRATIFICATION FACILITY***

**No. 18**

**CD 10**

**C 070345 PCQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 157-41 Cross Bay Boulevard (Block 14152, p/o lot 104) for use as a destratification facility.

(On May 23, 2007, Cal. No. 17, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 19**

**CD 10**

**N 070346 ZAQ**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services for the grant of an authorization pursuant to Section 62-722(a) of the Zoning Resolution to modify the requirements of Section 62-42 (Requirements for Visual Corridors) in connection with the construction of a destratification facility on property located at 157-41 Cross Bay Boulevard (Block 14152, p/o Lot 104), in an R3-1/C2-2 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.

**For consideration.**

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**No. 20**

***ATLANTIC AVENUE EXTENSION***

**CD 12**

**C 070077 MMQ**

**IN THE MATTER OF** an application, 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 by the Department of Transportation, the Economic Development Corporation and the Department of Parks and Recreation for an amendment to the City Map involving

- the narrowing and realignment of Atlantic Avenue between 94th and 95th avenues;
- the establishment of a park;
- the narrowing of a portion of 94th Avenue between Atlantic Avenue and 138th Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 4992 dated December 11, 2006, and signed by the Borough President.

(On April 25, 2007, Cal. No. 4, the Commission scheduled May 9, 2007 for a public hearing. On May 9, 2007, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**No. 21**

***STATION PLAZA/ARCHER AVENUE***

**CD 12**

**C 070078 MMQ**

**IN THE MATTER OF** an application, pursuant to Sections 197-c and 199 of the New York City Charter by the Department of Transportation and the Economic Development Corporation for an amendment to the City Map involving:

- the widening and realignment of Archer Avenue between 144th Place and 147th Place;
- the establishment of Public Places between 144th Place and 147th Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 4991 dated December 12, 2006, and signed by the Borough President.

(On April 25, 2007, Cal. No. 5, the Commission scheduled May 9, 2007 for a public hearing. On May 9, 2007, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 22**

***PAGE AVENUE***

**CD 3**

**N 030342 RAR**

**IN THE MATTER OF** an application submitted by Branchinelli, Mandara, Mandara, Noce and Zandieh for grant of authorizations pursuant to Sections 107-68 and 107-251 of the Zoning Resolution for modification of the size of an accessory group parking facility and access regulations and special provisions for arterials to facilitate the construction of four one-story commercial buildings at Page Avenue and Richmond Valley Road (Block 7580, Lots 1, 3, 5, 7 and 18) within the Special South Richmond Development District, Borough of Staten Island, Community District 3.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6<sup>th</sup> floor, Staten Island, New York, 10301.

(On April 25, 2007, Cal. No. 17, this item was laid over).

**For consideration.**

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**No. 23**

***HELENA ROAD***

**CD 2**

**N 040079 ZAR**

**IN THE MATTER OF** an application submitted by Helena Estates, Inc. for the grant of authorizations pursuant to Sections 105-422 and 105-425 of the Zoning Resolution for development on a zoning lot having steep slope and modification of botanic environment

and tree preservation and planting requirements to facilitate the development of four single-family residences and two accessory swimming pools at 45 Helena Road, 38 Whitlock Avenue, 28 Whitlock Avenue and 55 Helena Road (Block 908, Lots 158, 160, 162 and 164) within the Special Natural Area District (NA-1).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF QUEENS**

**No. 24**

*PLAZA 75*

**CD 4**

**C 070065 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Plaza 75, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an R6B District to an R7X District property bounded by Broadway, 75<sup>th</sup> Street, 41<sup>st</sup> Avenue, and a line midway between 74<sup>th</sup> Street and 75<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated March 12, 2007 and subject to the conditions of CEQR Declaration E-179.

(On June 6, 2007, Cal. No. 5, the Commission scheduled June 20, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 25**

*MANHATTAN AVENUE HISTORIC DISTRICT*

**CD 7**

**N 070487 HKM**

**IN THE MATTER OF** a communication dated May 25, 2007 from the Executive Director of the Landmarks Preservation Commission regarding the Manhattan Avenue Historic District designation by the Landmarks Preservation Commission May 15, 2007 (List No. 392/LP-22256 of property bounded by: a line beginning at the intersection of the southern curblines of West 106<sup>th</sup> Street and the eastern curblines of Manhattan Avenue, extending easterly along the southern curblines of West 106<sup>th</sup> Street to a point formed by the intersection of said curblines and the eastern property line of 34-36 West 106<sup>th</sup> Street, extending southerly along said property line and the eastern property line of 19-37 West 105<sup>th</sup> Street to the northern curblines of West 105<sup>th</sup> Street, extending westerly along said curblines, across the roadbed to the intersection of the western curblines of Manhattan Avenue and the northern curblines of West 105<sup>th</sup> Street, extending southerly across the

roadbed and along the western curblin of Manhattan Avenue to the point of its intersection with the northern curblin of West 104<sup>th</sup> Street, the westerly along said curblin to a point formed by the intersection of the northern curblin of West 104<sup>th</sup> Street and the western property line of 51 West 104<sup>th</sup> Street (aka 101 Manhattan Avenue), extending northerly along said property line and the western property lines of 103 through 121 Manhattan Avenue, across the roadbed to the northern curblin of West 105<sup>th</sup> Street, extending westerly along said curblin to a point formed by the intersection of the northern curblin of West 105<sup>th</sup> Street and the western property line of 51 West 105<sup>th</sup> Street (aka 51-1/2 West 105<sup>th</sup> Street, 123A Manhattan Avenue), extending northerly along said property line and the western property lines of 123 through 137 Manhattan Avenue to the northern property line of 137 Manhattan Avenue, extending easterly along said property line, across the roadbed to the eastern curblin of Manhattan Avenue, extending northerly along said curblin to the point of the beginning,).

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 26 & 27**

***LIBERTY AVENUE APARTMENTS***

**No. 26**

**CD 5**

**C 070312 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and Bowery Residents' Committee pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a proposed 3-story non-profit institution with sleeping accommodations, on property located at 880-908 Liberty Avenue (Block 4190, Lots 19-28 and 30), in an R5/C2-3 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.

(On June 6, 2007, Cal. No. 1, the Commission scheduled June 20, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 27**

**CD 5**

**C 070313 HAK**

**PUBLIC HEARING:**

**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 located at 880, 890, 892, 894, 896, 900, 902, 904, and 906 Liberty Avenue (Block 4190, Lots 19 - 27); 908 and 126 Fountain Avenue (Block 4190, Lots 28 and 30) as an Urban Development Action Area; and
  - 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 development of a three-story community facility, tentatively known as Liberty Avenue, with approximately 64 units, to be developed under the Department of Housing, Preservation and Development's Supportive Housing Loan Program.

(On June 6, 2007, Cal. No. 2, the Commission scheduled June 20, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 28 & 29**

***FORT GREENE REZONING***

**No. 28**

**CD 2**

**C 070430 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12d and 16c:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. a line 150 feet northerly of Myrtle Avenue, Ryerson Street, Myrtle Avenue, Hall Street, a line 150 feet southerly of Myrtle Avenue, a line midway between Carlton Avenue and Washington Park, Myrtle Avenue, and Carlton Avenue;
  - b. a line 150 feet northerly of Dekalb Avenue, Vanderbilt Avenue, a line 150 feet southerly of Dekalb Avenue, a line midway between Carlton Avenue and Washington Park, Dekalb Avenue, and Carlton Avenue;
  - c. a line 150 feet northeasterly of Fulton Street, Fort Greene Place, a line 200 feet northerly of Lafayette Avenue, South Elliot Place, Lafayette Avenue, South Portland Avenue, a line 150 feet northeasterly of Fulton Street, South Oxford Street, a line 150 feet northerly of Greene Avenue, Cumberland Street, Greene Avenue, Fulton Street, and Saint Felix Street;
  - d. Lafayette Avenue, a line 150 feet easterly of Grand Avenue, a line midway between Greene Avenue and Lexington Avenue, Grand Avenue, a line 150 feet southerly of Greene Avenue, a line midway between Grand Avenue and Cambridge Place, Greene Avenue, and a line 150 feet westerly of Grand Avenue;
  - e. Gates Avenue, Clinton Avenue, Fulton Street, and Vanderbilt Avenue; and
  - f. a line 150 feet northeasterly of Fulton Street, the westerly prolongation of a line 150 feet northerly of Putnam Avenue, Grand Avenue, Putnam Avenue, a line 150 feet northeasterly of Fulton Street, Classon Avenue, Fulton Street, Grand Avenue, a line midway between Fulton Street and Lefferts Place, St. James Place, a line 150 feet southwestly of Fulton Street, and Washington Avenue;
2. eliminating from within an existing R7-2 District a C1-3 District bounded by a line 100 feet northeasterly of Fulton Street, Clermont Avenue, a line 150 feet northerly of Gates Avenue, Vanderbilt Avenue, Gates Avenue, Fulton Street, and Carlton Avenue;
3. eliminating from within an existing R7-1 District a C1-5 District bounded by Myrtle Avenue, a line 200 feet westerly of Emerson Place, a line 100 feet southerly of

Myrtle Avenue, and Hall Street; and

4. eliminating from within an existing R6 District a C2-3 District bounded by:
  - a. a line 150 feet northerly of Myrtle Avenue, Steuben Street, a line 100 feet northerly of Myrtle Avenue, Classon Avenue, Myrtle Avenue, and Ryerson Street;
  - b. Fulton Street, South Oxford Street, Hanson Place, South Portland Avenue, a line 150 southwesterly of Fulton Street, and Fort Greene Place; and
    - c. Fulton Street, Washington Street, a line 150 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet southwesterly of Fulton Street, a line midway between Waverly Avenue and Clinton Avenue, a line 150 feet southwesterly of Fulton Street, and Vanderbilt Avenue;
5. changing from an R6 District to an R5B District property bounded by:
  - a. Park Avenue, Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Vanderbilt Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 500 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the southerly street line of Park Avenue, a line midway between Clinton Avenue and Vanderbilt Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 350 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Clinton Avenue, a line 100 feet northerly of Myrtle Avenue, Clermont Avenue, a line perpendicular to the westerly street line of Clermont Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clermont Avenue and the southerly street line of Park Avenue, Adelphi Street, a line perpendicular to the westerly street line of Adelphi Street distant 170 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Adelphi Street and the southerly street line of Park Avenue, a line midway between Adelphi Street and Carlton Avenue, a line perpendicular to the easterly street line of Carlton Avenue distant 235 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Carlton Avenue and the southerly street line of Park Avenue, and Carlton Avenue; and



- b. Park Avenue, a line midway between Ryerson Street and Hall Street, a line perpendicular to the westerly street line of Ryerson Street distant 320 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Ryerson Street and the southerly street line of Park Avenue, Ryerson Street, a line perpendicular to the easterly street line of Ryerson Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Ryerson Street and the southerly street line of Park Avenue, a line midway between Grand Avenue and Ryerson Street, a line 200 feet northerly of Myrtle Avenue, Ryerson Street, a line 100 feet northerly of Myrtle Avenue, a line midway between Hall Street and Washington Avenue, the southerly boundary line of a playground and its easterly prolongation, and Hall Street;
- 6. changing from an R6 District to an R6A District property bounded by a line 100 feet southwestly of Fulton Street, a line midway between Waverly Avenue and Clinton Avenue, a line 150 feet northeasterly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue;
- 7. changing from an M1-1 District to an R6A District property bounded by a line 150 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet northeasterly of Atlantic Avenue, and a line 80 easterly of Vanderbilt Avenue;
- 8. changing from an R6 District to an R6B district property bounded by:
  - a. a line perpendicular to the easterly street line of Carlton Avenue distant 235 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Carlton Avenue and the southerly street line of Park Avenue, a line midway between Adelphi Street and Carlton Avenue, a line perpendicular to the westerly street line of Adelphi Street distant 170 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Adelphi Street and the southerly street line of Park Avenue, Adelphi Street, a line perpendicular to the westerly street line of Clermont Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clermont Avenue and the southerly street line of Park Avenue, Clermont Avenue, a line 100 feet northerly of Myrtle Avenue, and Carlton Avenue;
  - b. a line perpendicular to the westerly street line of Clinton Avenue distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, Clinton Avenue, Park Avenue, Hall Street, the southerly boundary line of a playground and its easterly prolongation, a line midway between Hall Street and Washington

Avenue, a line 100 feet northerly of Myrtle Avenue, Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 350 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Clinton Avenue and the southerly street line of Park Avenue, a line midway between Clinton Avenue and Vanderbilt Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 500 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the southerly street line of Park Avenue, and Vanderbilt Avenue;

- c. Park Avenue, Steuben Street, a line perpendicular to the westerly street line of Steuben Street distant 235 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Steuben Street and the southerly street line of Park Avenue, a line midway between Steuben Street and Grand Avenue, a line perpendicular to the easterly street line of Grand Avenue distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Grand Avenue and the southerly street line of Park Avenue, Grand Avenue, a line 100 feet northerly of Myrtle Avenue, Ryerson Street, a line 200 feet northerly of Myrtle Avenue, a line midway between Grand Avenue and Ryerson Street, a line perpendicular to the easterly street line of Ryerson Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Ryerson Street and the southerly street line of Park Avenue, Ryerson Street, a line perpendicular to the westerly street line of Ryerson Street distant 320 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Ryerson Street and the southerly street line of Park Avenue, and a line midway between Ryerson Street and Hall Street;
- d. Dekalb Avenue, Washington Park, a line 100 feet southerly of Myrtle Avenue, Clinton Avenue, a line perpendicular to the easterly street line of Vanderbilt Avenue distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Vanderbilt Avenue and the northerly street line of Willoughby Avenue, Vanderbilt Avenue, Willoughby Avenue, Waverly Avenue, a line 100 feet southerly of Myrtle Avenue, Hall Street, Dekalb Avenue, St. James Place, Lafayette Avenue, Classon Avenue, a line 100 feet southerly of Putnam Avenue, Irving Place, Putnam Avenue, Grand Avenue, the westerly prolongation of a line 100 feet northerly of Putnam Avenue, a line 100 feet northeasterly of Fulton Street, Clinton Avenue, Gates Avenue, Vanderbilt Avenue, Greene Avenue, Clermont Avenue, a line 100 feet northeasterly of Fulton Street, Carlton Avenue, Fulton Street, a line 100 feet easterly of South Oxford Street, a line 285 feet southerly of Hanson Place, the easterly street line of South Oxford Street, a line

475 feet southerly of Hanson Place, South Portland Avenue, a line 100 feet southerly of Hanson Place, South Oxford Street, a line 100 feet northeasterly of Fulton Street, South Portland Avenue, Lafayette Avenue, South Elliott Place, a line 100 feet northerly of Lafayette Street, a line 100 feet northeasterly of Fulton Street, and Ashland Place, and excluding property bounded by a line 100 feet northerly of Lafayette Avenue, Waverly Avenue, Greene Avenue, and Clinton Avenue;

- e. a line 100 feet southwestery of Fulton Street, South Portland Avenue, Hanson Place, and Fort Greene Place;
  - f. Gates Avenue, Vanderbilt Avenue, and Fulton Street; and
  - g. a line 100 feet southwestery of Fulton Street, Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Classon Avenue and the northeasterly street line of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line perpendicular to a line midway between Lefferts Place and Atlantic Avenue and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwestery (as measured along the street line) from the point of intersection of the westerly street line of Classon Avenue and the northeasterly street line of Atlantic Avenue, a line midway between Lefferts Place and Atlantic Avenue, St. James Place, a line 100 feet northeasterly of Atlantic Avenue, Washington Avenue, a line 150 feet northeasterly of Atlantic Avenue, and a line midway between Washington Avenue and Waverly Avenue;
9. changing from an R7-2 District to an R6B District property bounded by a line 100 feet northeasterly of Fulton Street, Clermont Avenue, Greene Avenue, Vanderbilt Avenue, Gates Avenue, Fulton Street, and Carlton Avenue;
10. changing from an M1-1 District to an R6B District property bounded by a line 150 feet northeasterly of Atlantic Avenue, Washington Avenue, line 100 feet northeasterly of Atlantic Avenue, and a line midway between Washington Avenue and Waverly Avenue;
11. changing from an R6 District to an R7A District property bounded by:
- a. Myrtle Avenue, Carlton Avenue, a line 100 feet northerly of Myrtle Avenue, Grand Avenue, a line perpendicular to the easterly street line of Grand Avenue distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Grand Avenue and the southerly street line of Park Avenue, a line midway between Grand Avenue and Steuben Street, a line

- perpendicular to the westerly street line of Steuben Street distant 235 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Steuben Street and the southerly street line of Park Avenue, Steuben Street, a line 100 feet northerly of Myrtle Avenue, Classon Avenue, a line 100 feet southerly of Myrtle Avenue, Emerson Place, Myrtle Avenue, Hall Street, a line 100 feet southerly of Myrtle Avenue, and Washington Park;
- b. a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Lafayette Avenue, South Elliott Place, Lafayette Avenue, South Portland Avenue, a line 100 feet northeasterly of Fulton Street, South Oxford Street, a line 100 feet southerly of Hanson Place, South Portland Avenue, a line 350 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, South Elliott Place, Hanson Place, South Portland Avenue, a line 100 feet southwestwardly of Fulton Street, Fort Greene Place, Fulton Street, and Ashland Place;
  - c. Gates Avenue, Clinton Avenue, a line 100 feet northeasterly of Fulton Street, the westerly prolongation of a line 100 feet northerly of Putnam Avenue, Grand Avenue, Putnam Avenue, Irving Place, a line 100 feet southerly of Putnam Avenue, Classon Avenue, a line 100 feet southwestwardly of Fulton Street, a line 80 feet easterly of Vanderbilt Avenue, a line 150 feet northeasterly of Atlantic Avenue, and Vanderbilt Avenue; and
  - d. a line 100 feet northeasterly of Atlantic Avenue, St. James Place, the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), and Washington Avenue;
12. changing from an R7-1 District to an R7A District property bounded by Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, and Hall Street;
  13. changing from an M1-1 District to an R7A District property bounded by a line 150 feet northeasterly of Atlantic Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 feet southwestwardly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet northeasterly of Atlantic Avenue, Washington Avenue, the northeasterly boundary line of Long Island Rail Road right-of-way (Atlantic Division), St. James Place, a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the last named course and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwestwardly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line 100 feet westerly of

Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, Classon Avenue, the centerline of the Long Island Rail Road right-of-way (Atlantic Division), and Vanderbilt Avenue;

14. establishing within a proposed R6B District a C2-4 District bounded by:
  - a. a line 100 feet northerly of Dekalb Avenue, Vanderbilt Avenue, a line 100 feet southerly of Dekalb Avenue, Adelphi Street, Dekalb Avenue, and Carlton Avenue;
  - b. Dekalb Avenue, Carlton Avenue, a line 100 feet southerly of Dekalb Avenue and a line midway between Carlton Avenue and Cumberland Street;
  - c. a line 100 feet northerly of Lafayette Avenue, South Portland Avenue, Lafayette Avenue, and South Elliott Place;
  - d. a line 100 feet northerly of Greene Avenue, Cumberland Street, Greene Avenue, and South Oxford Street; and
  - e. Lafayette Avenue, a line 100 feet easterly of Grand Avenue, a line midway between Greene Avenue and Lexington Avenue, Grand Avenue, a line 100 feet southerly of Greene Avenue, and a line 100 feet westerly of Grand Avenue; and
  
15. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. a line 100 feet northerly of Myrtle Avenue, Classon Avenue, a line 100 feet southerly of Myrtle Avenue, Emerson Place, a line 100 feet southerly of Myrtle Avenue, Hall Street, a line 100 feet southerly of Myrtle Avenue, Washington Park, Myrtle Avenue, and Carlton Avenue;
  - b. a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Lafayette Avenue, South Elliot Place, Lafayette Avenue, South Portland Avenue, a line 100 feet northeasterly of Fulton Street, South Oxford Street, Hanson Place, South Portland Avenue, a line 100 feet southwesterly of Fulton Street, Fort Greene Place, Fulton Street, and St. Felix Street; and
  - c. Gates Avenue, Clinton Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet northerly of Putnam Street and its westerly prolongation, Grand Avenue, Putnam Avenue, Downing Street, a line 100 feet northeasterly of Fulton Street, Classon Avenue, Fulton Street, a northwesterly boundary line of Crispus Attucks Playground, a line

100 feet southwesterly of Fulton Street, a line midway between Washington Avenue and Waverly Avenue, a line 100 feet northeasterly of Atlantic Avenue, St. James Place, a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the last named course and passing through a point on the northeasterly street line of Atlantic Avenue distant 378 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line 100 feet westerly of Classon Avenue, a line perpendicular to the westerly street line of Classon Avenue distant 128 feet northerly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Classon Avenue, Classon Avenue, the centerline of the Long Island Rail Road right-of-way (Atlantic Division), Vanderbilt Avenue, a line 100 feet northeasterly of Atlantic Avenue, a line midway between Waverly Avenue and Clinton Avenue, a line 100 southwesterly of Fulton Street, and Vanderbilt Avenue;

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 23, 2007 and subject to the conditions of CEQR Declaration E-183.

(On June 6, 2007, Cal. No. 3, the Commission scheduled June 20, 2007 for public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 29**

**CITYWIDE**

**N 070431 ZRY**

**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 an amendment of the Zoning Resolution of the City of New York, Article 2, Chapter 3, concerning Section 23-90 (Inclusionary Housing), inclusive, Inclusionary Housing designated areas, and the application of the Inclusionary Housing program to proposed R7A districts on Myrtle Avenue, Fulton Street and Atlantic Avenue, Borough of Brooklyn, Community District 2.

Matter in underline is new, to be added;  
 Matter in ~~strikeout~~ is old, to be deleted;  
 Mater in # # is defined in Section 12-10;

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

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

**Inclusionary Housing designated area**

An “Inclusionary Housing designated area” is a specified area in which the Inclusionary Housing Program is applicable, pursuant to the regulations set forth in Section 23-90, inclusive. Such #Inclusionary Housing designated areas# are identified in Section 23-922 or in Special Purpose Districts, as applicable.

\* \* \*

**23-142**  
**In R6, R7, R8 or R9 Districts**

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

Section 23-144 (In ~~R6, R7, and R8 Districts~~ designated areas where the Inclusionary Housing Program is applicable)

\* \* \*

**23-144**  
**In ~~R6, R7 and R8 Districts~~ designated areas where the Inclusionary Housing Program is Applicable**

In ~~R6, R7 and R8 Districts~~ #Inclusionary Housing designated areas# where the ~~Inclusionary Housing Program is applicable~~, as listed in the following table, the maximum permitted ~~#floor area ratios#~~ shall be as set forth in Section 23-942 (In ~~R6, R7 and R8 Districts~~ Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas).

<u>Community District</u>	<u>Zoning District</u>
Community District 1, Brooklyn	R6 R6A R6B R7A
<u>Community District 2, Brooklyn</u> R7A	
Community District 3, Brooklyn	R7D
Community District 7, Brooklyn	R8A
Community District 2, Queens      R7X	

\* \* \*

**23-921**  
**R10 Districts**

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions relating to such designated areas, and in all other R10 Districts, subject to the provisions of Section 23-941 (In R10 Districts other than Inclusionary Housing designated areas), as applicable.

**23-922**  
**~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas**

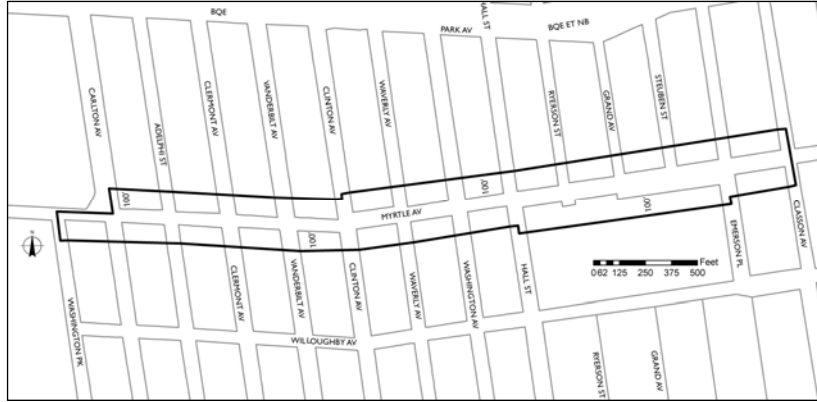
The Inclusionary Housing Program shall apply in the following areas:



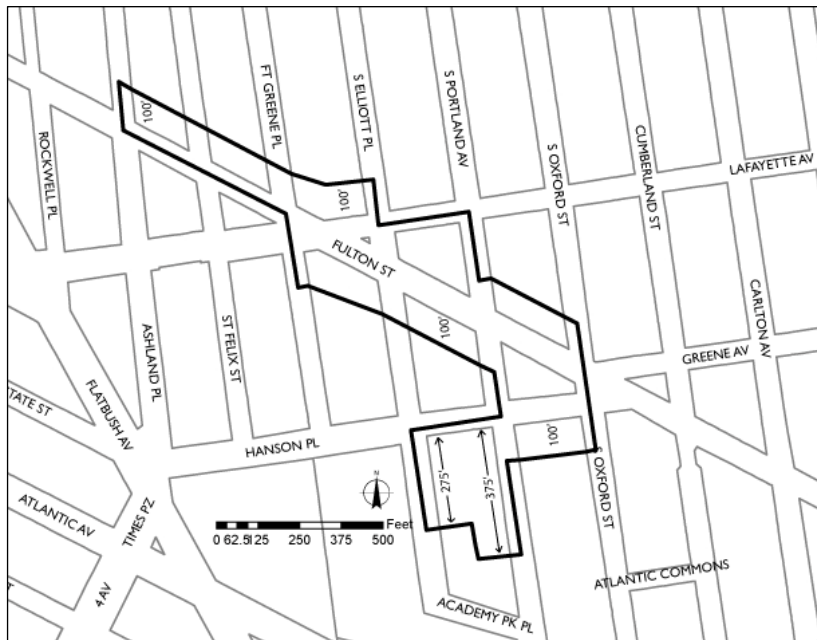
- (a) In Community District 1, in the Borough of Brooklyn, in Waterfront Access Plan BK-1, as set forth in Section 62-352, and in the R6, R6A, R6B and R7A Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

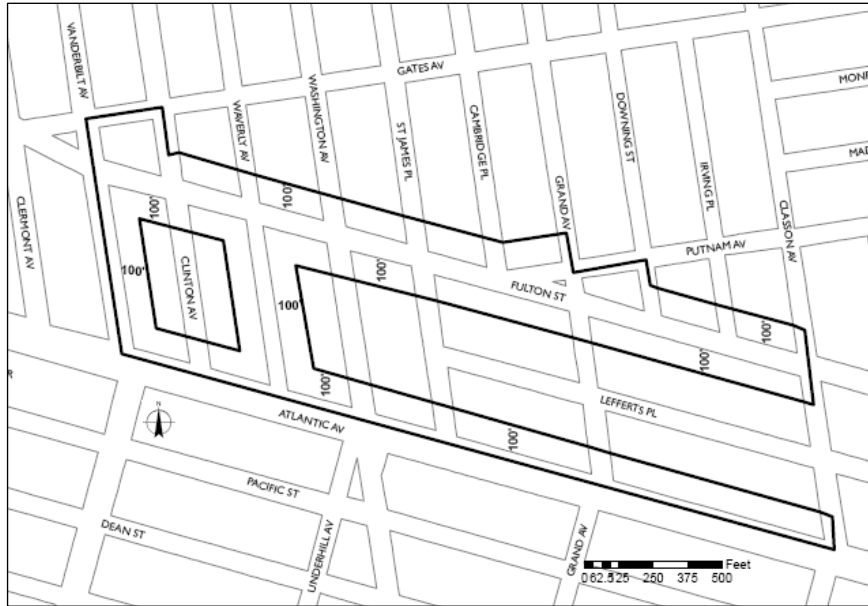
- (e) In Community District 2, in the Borough of Brooklyn, in the R7A Districts within the areas shown on the following Maps 7, 8 and 9:



Map 7  
Portion of Community District 2, Brooklyn



Map 8  
Portion of Community District 2, Brooklyn



Map 9  
Portion of Community District 2, Brooklyn

**23-93**  
**Definitions**

For the purposes of the Inclusionary Housing program, matter in *italics* is defined either in Section 12-10 (DEFINITIONS) or in this Section.

Administering agent

The "administering agent" is the entity or entities identified in the #lower income housing plan# as responsible for ensuring compliance with such plan.

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful. However, in #R6, R7 and R8 Inclusionary Housing designated areas#, the Commissioner may approve an entity that is responsible

for compliance monitoring pursuant to City, State or Federal funding sources, to serve as the #administering agent# during such compliance period.

\* \* \*

Fair rent

\* \* \*

However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, the Commissioner of Housing Preservation and Development may determine that rents satisfying the requirements of City, State or Federal programs assisting #lower income housing# will be considered #fair rent#, provided that such rents do not exceed 30 percent of #lower income household's# income, as applicable, and provided further that upon expiration or termination of the requirements of the City, State or Federal program, rent increases and re-rentals shall be subject to the higher of the then-currently applicable Section 8 Standard or the Rent Stabilization Standard.

\* \* \*

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95, paragraph(c), and provided that the lender agrees to enter into a written agreement which subordinates such debt to the provisions of the #lower income housing plan#.

Inclusionary Housing designated areas

"Inclusionary Housing designated areas" shall be those areas specified in Section 23-922 (Inclusionary Housing designated areas).

Lower income household

\* \* \*

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City or State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments,

consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

\* \* \*

However, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

\* \* \*

~~R6, R7 and R8 designated areas~~

~~“R6, R7 and R8 designated areas” shall be those areas specified in Section 23-922 (Certain R6, R7 and R8 Districts).~~

\* \* \*

**23-941**

**In R10 Districts other than Inclusionary Housing designated areas**

The #floor area ratio# of a #development# may be increased from 10.0 to a maximum of 12.0 at the rate set forth in this Section, if the developer of such #development# provides #lower income housing# pursuant to Section 23-95 (Lower Income Housing Requirements).

\* \* \*

**23-942**

**In ~~R6, R7 and R8~~ Districts Inclusionary Housing designated areas**

The provisions of this Section shall apply in the designated areas set forth in Section 23-922, except within Waterfront Access Plan BK-1 and in R7-3 Districts within Community District 1, Borough of Brooklyn.

\* \* \*

**23-951**

**On-site new construction option**

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

\* \* \*

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, if the #lower income housing# is subject to the requirements of City, State or Federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

**23-952  
Substantial rehabilitation and off-site new construction options**

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

- (a) The #lower income housing# shall be located either:

\* \* \*

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

\* \* \*

**23-953  
Preservation option**

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located either:

\* \* \*

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

\* \* \*

**24-161**

**Maximum floor area ratio for zoning lots containing community facility and residential uses**

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas ~~Certain R6, R7 and R8 Districts~~), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

\* \* \*

**35-31**

**Maximum Floor Area Ratio for Mixed Buildings**

\* \* \*

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas ~~Certain R6, R7 and R8 Districts~~), except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

\* \* \*

**123-63**

**Maximum Floor Area Ratio and Lot Coverage Requirements for Residential Buildings in R6, R7, R8 and R9 Districts**

\* \* \*

However, in ~~designated R6, R7 or R8 Districts where the Inclusionary Housing Program is applicable~~ #Inclusionary Housing designated areas#, as listed ~~below in the following table,~~ the maximum permitted #floor area ratio# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8 Districts~~ Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas).

**123-64**

**Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings**

(a) Maximum #floor area ratio#

\* \* \*

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply.

\* \* \*

(On June 6, 2007, Cal. No. 4, the Commission scheduled June 20, 2007 for public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 30**

***CROWN HEIGHTS HISTORIC DISTRICT***

**CD 8**

**N 070459 HKK**

**PUBLIC HEARING:**

**IN THE MATTER OF** a communication dated May 3rd, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Crown Heights North Historic District, designated by the Landmarks Preservation Commission on April 24th, 2007 (List No 391 / LP No. 2204). The district boundaries are: properties bounded by a line beginning at the southeast corner of Bedford Avenue (aka Grant Square) and Pacific Street, extending southerly along the eastern curbline of Bedford Avenue (Grant Square), continuing southerly across Dean Street to the point formed by its intersection with a line extending westerly from the southern property line of 19-29 Grant Square (aka 19-29 Rogers Avenue, 1353-1363 Bedford Avenue, and 1122 Dean Street), eastward along the southern property lines of 19-29 Grant Square and 1136 to 1144 Dean Street, northerly along the eastern property line of 1144 Dean Street, easterly along the southern property lines of 1146 to 1182 Dean Street, northerly along the eastern property line of 1182 Dean Street, easterly along the southern property lines of 1184 to 1192 Dean Street (aka 630-638 Nostrand Avenue) to the eastern curbline of Nostrand Avenue, southerly along said curbline to the point formed by its intersection with a line extending westerly from the southern property line of 593-607 Nostrand



Avenue (aka 1198-1206 Dean Street), easterly along the southern property line of 593-607 Nostrand Avenue, northerly along the eastern property line of 593-607 Nostrand Avenue, easterly along the southern property lines of 1208 to 1228 Dean Street, northerly along the eastern property line of 1228 Dean Street, easterly along the southern property line of 1230 Dean Street, southerly along the western property line of 1232 Dean Street, easterly along the southern property lines of 1232 to 1238 Dean Street, northerly along the eastern property line of 1238 Dean Street, easterly along the southern property lines of 1240 to 1268 Dean Street to the eastern curbline of New York Avenue, southerly along said curbline to the northeast corner of New York Avenue and Bergen Street, easterly along the northern curbline of Bergen Street to the point formed by its intersection with a line extending northerly from the western property line of 1188-1204 Bergen Street, southerly across Bergen Street and along the western property lines of 1188-1204 Bergen Street and 787-803 St. Mark's Avenue to the northern curbline of St. Mark's Avenue, easterly along said curbline to the point formed by its intersection with a line extending northerly from the western property line of 828 St. Mark's Avenue, southerly across St. Mark's Avenue and along the western property line of 828 St. Mark's Avenue, westerly along the northern property line of 907-933 Prospect Place, southerly along the western property line of 907-933 Prospect Place to the northern curbline of Prospect Place, easterly along said curbline to the northwest corner of Prospect Place and Brooklyn Avenue, northerly along the western curbline of Brooklyn Avenue to the northwest corner of Brooklyn Avenue and St. Mark's Avenue, easterly across Brooklyn Avenue and along the northern curbline of St. Mark's Avenue to the northwest corner of St. Mark's Avenue and Kingston Avenue, northerly along the western curbline of Kingston Avenue to the southwest corner of Kingston Avenue and Bergen Street, westerly along the southern curbline of Bergen Street to the point formed by its intersection with a line extending southerly from the eastern property line of 1297 Bergen Street, northerly across Bergen Street and along the eastern property line of 1297 Bergen Street, westerly along the northern property line of 1297 Bergen Street, northerly along the eastern property line of 1402 Dean Street and across Dean Street to its northern curbline, easterly along said curbline to the point formed by its intersection with a line extending southerly from the eastern property line of 1417 Dean Street, northerly along the eastern property line of 1417 Dean Street, westerly along the northern property lines of 1417 and 1415 Dean Street, northerly along the eastern property line of 1452-1454 Pacific Street to the southern curbline of Pacific Street, westerly along said curbline to the point formed by its intersection with a line extending southerly from the eastern property line 1477 Pacific Street, northerly along the eastern property line of 1477 Pacific Street, westerly along the northern property lines of 1451 to 1477 Pacific Street, northerly along the eastern property line of 1447 Pacific Street, westerly along the northern property lines of 1445 and 1447 Pacific Street, southerly along the western property line of 1445 Pacific Street, westerly along the northern property lines of 1435 to 1443 Pacific Street to the eastern curbline of Brooklyn Avenue, southerly along said curbline and across Pacific Street to the point formed by its intersection with a line extending easterly from the northern property line of 96-98 Brooklyn Avenue (aka 1343 Dean Street), westerly across Brooklyn Avenue and along the northern property line of 96-98 Brooklyn Avenue, northerly along the eastern property line and westerly along the northern property line of 1331 Dean Street, northerly along the eastern property line of 1329 Dean Street, westerly along the northern property lines of 1325 to 1329 Dean Street, southerly along the western property line of 1325 Dean Street, westerly along the northern

property lines of 1311 to 1323 Dean Street, northerly along the eastern property line of 1307-1309 Dean Street, westerly along the northern property lines of 1299 to 1309 Dean Street, southerly along the western property line of 1299 Dean Street, westerly along the northern property lines of 1291 and 1293 Dean Street, northerly along the eastern property line of 1289 Dean Street, westerly along the northern property lines of 1285 and 1289 Dean Street, southerly along the western property line of 1285 Dean Street to the northern curblin of Dean Street, westerly along said curblin and across New York Avenue to the northwest corner of New York Avenue and Dean Street, northerly along the western curblin of New York Avenue and across Pacific Street to the point in the curblin formed by its intersection with a line extending easterly from the northern property line of 1361 Pacific Street (aka 70 New York Avenue), westerly along the northern property lines of 1337 to 1361 Pacific Street, northerly along the eastern property line of 1335 Pacific Street, westerly along the northern property lines of 1329 to 1335 Pacific Street, southerly along the western property line of 1329 Pacific Street, westerly along the northern property line and southerly along the western property line of 1325 Pacific Street to the northern curblin of Pacific Street, easterly along said curblin to the point formed by its intersection with a line extending northerly from the western property line of 1284 Pacific Street (Block 1207, Lot 17), southerly across Pacific Street and along the western property line of 1284 Pacific Street, westerly along the northern property lines of 1197 to 1227 Dean Street and across Nostrand Avenue, continuing westerly along the northern property lines of 1163 to 1195 Dean Street, northerly along the eastern property line of 1161 Dean Street, westerly along the northern property line of 1161 Dean Street and a portion of the northern property line of 1155-1157 Dean Street, southerly along a portion of the western property line of 1155-1157 Dean Street, westerly along a portion of the northern property line of 1155-1157 Dean Street, the northern property line of 1149-1153 Dean Street, and a portion of the northern property line of 1147 Dean Street, northerly along a portion of the eastern property line of 1147 Dean Street, westerly along a portion of the northern property line of 1147 Dean Street, continuing westerly along the northern property lines of 1133 to 1145 Dean Street, northerly along the eastern property line of 1200 Pacific Street to the southern curblin of Pacific Street, and westerly along said curblin to the point of the beginning.

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS

July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 INDEPENDENCE DAY	5	6	7
	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
	2	3 LABOR DAY	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13 ROSH HASHANAH	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29 YOM KIPPUR
30							
OCTOBER		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 COLUMBUS DAY OBSERVED	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
NOVEMBER					1	2	3
	4	5	6 ELECTION DAY	7	8	9	10
	11	12 VETERANS DAY OBSERVED	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28 THANKSGIVING	29	30	
DECEMBER							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25 CHRISTMAS	26 1ST DAY KWANZAA	27	28	29
30	31						

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.  
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.