

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, DECEMBER 5, 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 050236 ZMK	12	DAHILL ROAD REZONING	Scheduled to be Heard 12/19/07
2	C 050237 ZSK	12	" "	" "
3	N 080120 BDK	6, 7	PARK SLOPE BID	" "
4	C 070551 HAK	7	4213-4223 SECOND AVENUE	" "
5	C 080066 HUM	7	108 TH STREET GARAGES	" "
6	C 080067 HAM	7	" "	" "
7	C 080043 HAM	10	FREDERICK DOUGLASS BOULEVARD	" "
8	C 080044 PQM	10	" "	" "
9	C 080054 ZSM	7	THE PHILLIPS CLUB	" "
10	C O70055 ZSM	2	309 CANAL STREET	" "
11	C 070338 ZSM	8	400 EAST 67 TH STREET GARAGE	" "
12	C 040054 ZSM	2	115 WOOSTER STREET	" "
13	C 070451 PCQ	12	QUEENS CENTRAL LIBRARY ANNEX	" "
14	C 080101 ZMQ	8	BRIARWOOD REZONING	" "
15	N 080081 ZRY	CW	STREET TREES ZONING TEXT	" "
16	N 080078 ZRY	CW	YARDS ZONING TEXT	" "
17	C 060320 ZMX	7	UNIVERSITY HEIGHTS REZONING	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		17	18	19	20	21	22	23	24	25					
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	R	R	Y	Y	Y	Y	Y	Y					
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Irwin Cantor, P.E.	P	Y	R	R	Y	Y	Y	Y	Y	Y					
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Betty Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Maria M. Del Toro	P	AB	AB	AB	AB	AB	AB	AB	AB	AB					
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
John Merolo	A														
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 2:55 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 080023 PQX	4	SHAKESPEARE PLACE	Favorable Report Adopted
19	C 080024 HAX	4	" "	" "
20	C 050384 MMK	15	WYKOFF BENNETT MONT HOUSE PARK	" "
21	N 060396 ZAK	14	UNITED CEREBRAL PALSY PARKING	Authorization Approved
22	N 080079 BDM	3	BRYANT PARK BID	Favorable Report Adopted
23	N 080102 ZAM	8	RIVER TERRACE APARTMENTS	Authorization Approved
24	C 050491 ZMQ	1	ASTORIA STUDIO APARTMENTS	Favorable Report Adopted
25	C 050302 MMQ	11	UDALLS RAVINE	" "
26	N 080155 P XK	2	SUPREME COURT OFFICE SPACE	Withdrawn
27	N 080156 P XR	1	SUPREME COURT OFFICE SPACE	Hearing Closed
28	C 070522 ZMM	6	EAST RIVER REALTY	" "
29	C 070523 ZSM	6	" "	" "
30	C 070523(A) ZSM	6	" "	" "
31	C 070524 ZSM	6	" "	" "
32	C 070525 ZSM	6	" "	" "
33	C 070529 ZMM	6	" "	" "
34	N 070530 ZRM	6	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A) Calendar Numbers:	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																							
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Amanda M. Burden, AICP, Chair													
Kenneth J. Knuckles, Esq., Vice Chairman													
Angela M. Battaglia													
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MEETING ADJOURNED AT:

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
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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
35	N 070530(A) ZRM	6	EAST RIVER REALTY	Hearing Closed
36	C 070531 ZSM	6	" "	" "
37	C 070531(A) ZSM	6	" "	" "
38	C 070532 ZSM	6	" "	" "
39	C 070532(A) ZSM	6	" "	" "
40	C 070533 ZSM	6	" "	" "
41	C 070534 ZSM	6	" "	" "
42	N 060273 NPM	6	COMMUNITY BOARD 6 197a PLAN	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R												
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MEETING ADJOURNED AT:

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 5, 2007

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. 23]

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: 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.

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). 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
- 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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**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 December 19, 2007 at Spector Hall 22 Reade Street, York at 10:00 a.m.

C

Special Procedures for City Planning Commission Hearing on December 5, 2007

On Wednesday, December 5, 2007, at 10:00 a.m., at 22 Reade Street in Manhattan, a public hearing will be held by the City Planning Commission on:

1. Land use applications and a related Draft Environmental Impact Statement (DEIS) submitted by 161 First Realty Company, LLC in the City of New York. Regarding the proposed construction of two large-scale mixed-use developments, and
2. an application submitted by Manhattan Community Board 6 pursuant to Section 197-a of the New York City Charter for a proposed plan concerning Community District 6.

The City Planning Commission will be conducting the hearing using procedures that are different than its usual public hearing procedures:

1. Presentations lasting not more than 15 minutes will be made by each applicant. After each presentation, the Commission will question each applicant.
2. After the above presentations and question period, the Commission will hear speakers in the order in which they have registered on the day of the hearing. The Commission will hear elected officials first, followed by the general public.
3. All speakers may testify for a maximum of 3 minutes and may speak on either or both proposals during that 3 minute period.
4. The Commission will hear all speakers who have registered.

Those wishing to speak must fill out a speaker's slip which will be available at Spector Hall on the day of the hearing. Since speakers may testify on either or both items, they will only be required to indicate their name, and affiliation if any, on the slip. Speakers who bring written material for distribution to the Commission should bring 17 sets of such material.

Persons who cannot testify on December 5th may submit written testimony to:

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

DECEMBER 5, 2007

APPROVAL OF MINUTES OF the Regular Meeting of November 14, 2007

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 19, 2007**

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

BOROUGH OF BROOKLYN

Nos. 1 & 2

DAHILL ROAD REZONING

No. 1

CD 12

C 050236 ZMK

IN THE MATTER OF application submitted by 886-894 Dahill Road, LLC and Eli Dweck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an R5 District to a C4-5X District property bounded by 19th Avenue, a line 160 feet northeasterly of 50th Street, a line 100 feet southeasterly of 19th Avenue, and a line 100 feet northeasterly of 50th Street; and
2. changing from an M1-1 District to a C4-5X District property bounded by a line 260 feet northeasterly of 50th Street, Avenue I, Dahill Road, a line 100 feet northeasterly of 50th Street, and a line 100 feet southeasterly of 19th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 4, 2007 and subject to the conditions of CEQR Declaration E-198.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

No. 2

CD 12

C 050237 ZSK

IN THE MATTER OF an application submitted by 886-894 Dahill Road, LLC and Eli Dweck pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 259 spaces on portions of the Lower Level, Parking Level 1 and Parking Level 2 of a proposed mixed-use building on property located at 886 Dahill Road (Block 5457, Lots 5 & 6) in a C4-5X* District.

*Note: The site is proposed to be rezoned from R5 and M1-1 Districts to a C4-5X District under a related concurrently application (C 050236 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 December 19, 2007 for a public hearing.



No. 3

PARK SLOPE BID

CD 6 & 7

N 080120 BDK

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Park Slope Fifth Avenue Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Park Slope Fifth Avenue Business Improvement District.

Resolution for adoption scheduling December 19, 2007 for a public hearing.



No. 4

4213-4223 SECOND AVENUE

CD 7

C 070551 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 4213-4223 Second Avenue (Block 722, Lot 1) 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 the continued use of a commercial property.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 5 & 6

108TH STREET GARAGES

No. 5

CD 7

C 080066 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 5th amendment to the Cathedral Parkway Urban Renewal Plan for the Cathedral Parkway Urban Renewal Area.

The proposed plan amends the designation of Site 3 (residential and related uses and/or public open space). Site 3 will be subdivided into five sites creating a new Site 3 (commercial), Site 3A (residential), Site 3B (commercial), Site 3C (public open space), and Site 3D (commercial).

This change would facilitate the continued use of proposed sites 3, 3B, and 3D as public parking garages.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

No. 6

CD 7

C 080067 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 103-07, 137-43, and 151-59 West 108th Street (Block 1863, Lots 26, 13, and 5) Sites 3, 3B and 3D within the Cathedral Parkway Urban Renewal Plan 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 the continued use of these properties as public parking garages.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

Nos. 7 & 8

FREDERICK DOUGLASS BOULEVARD

No. 7

CD 10

C 080043 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 2282 and 2284 Frederick Douglass Boulevard (Block 1928, Lots 63 and 64) 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 twelve-story mixed-use building, tentatively known as Frederick Douglass Boulevard with approximately 89 residential units, retail, and community facility uses.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

No. 8

CD 10

C 080044 PQM

IN THE MATTER OF an application submitted by the Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 2282 - 2284 Frederick Douglass Boulevard (Block 1928, lots 3, 4, 62, 63 and 64) for use as impounded vehicle storage.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

No. 9

THE PHILLIPS CLUB

CD 7

C 080054 ZSM

IN THE MATTER OF an application submitted by Millennium Partners, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 82-311 of the Zoning Resolution to modify the requirements of Section 82-31 (Floor Area Ratio Regulations for Commercial Uses) to allow 226,774 square feet of commercial floor area on an existing zoning lot located at 155 West 66th Street and 1965 Broadway (Block 1138, Lots 1201-1457, 1501-1590), in a C4-7 District, within the Special Lincoln Square District (Subdistrict A).

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 December 19, 2007 for a public hearing.

No. 10

309 CANAL STREET

CD 2

C 070055 ZSM

IN THE MATTER OF an application submitted by 309 Canal, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of Section 42-10 to allow U.G. 2 uses (residential use) on the second through fourth floors and a portion of the fifth floor of an existing 5-story building on property located at 309 Canal Street (Block 231, Lot 5), in an M1-5B District, within the SoHo Cast Iron Historic District.

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

Resolution for adoption scheduling December 19, 2007 for a public hearing.

No. 11

400 EAST 67TH STREET GARAGE

CD 8

C 070338 ZSM

IN THE MATTER OF an application submitted by the 400 East 67 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 attended accessory off-street parking garage with a maximum capacity of 142 spaces on a portion of the ground floor, Cellar 4 level and Cellar 5 level of a proposed mixed-use building on property located at 400 East 67th Street (Block 1461, Lots 1 & 45), in C1-9 and R8 Districts.

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 December 19, 2007 for a public hearing.

No. 12

115 WOOSTER STREET

CD 2

C 040054 ZSM

IN THE MATTER OF an application submitted by Jordan Wooster Street Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-14D(1)(b) to allow Joint Living Working Quarters for Artists (JLWQA) on a portion of the third floor in a building with a lot coverage greater than 5,000 square feet; and Section 42-14D(2)(a) to allow retail uses (Use Group 6) on portions of the ground floor and cellar of an existing 6-story building with a lot area greater than 3,600 square feet, on property located at 115 Wooster Street, a.k.a 433 West Broadway, (Block 501, Lot 20), in an M1-5A District, within the SoHo Cast-Iron Historic District.

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

Resolution for adoption scheduling December 19, 2007 for a public hearing.



BOROUGH OF QUEENS

No. 13

QUEENS CENTRAL LIBRARY ANNEX

CD 12

C 070451 PCQ

IN THE MATTER OF an application submitted by the Queens Borough Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 89-25 Merrick Boulevard (Block 9798, Lot 15) for an expansion of a library.

Resolution for adoption scheduling December 19, 2007 for a public hearing.



No. 14

BRIARWOOD REZONING

CD

C 080101 ZMQ

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. 14b, 14c and 14d:

1. changing from an R3A District to an R3X District property bounded by 84th Road, a line 100 feet southwesterly of Parsons Boulevard, 87th Avenue, a line 100 feet southwesterly of 155th Street, 87th Road, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet northwesterly of Hillside Avenue, 148th Street, 84th Drive, and 150th Street;
2. changing from an R4-1 District to an R3X District property bounded by 148th Street, 87th Avenue, a line 100 feet westerly of 148th Street and its southerly prolongation, and a line 100 feet southerly of 85th Avenue;
3. changing from an R6A District to an R4 District property bounded by a line 100 feet northerly of 85th Drive, a line 475 feet westerly of 143rd Street, 85th Drive, a line 440 feet westerly of 143rd Street, a line 100 feet southerly of 85th Drive, a line 890 feet westerly of 143rd Street, 85th Drive, and a line 660 feet southwesterly of 143rd Street;
4. changing from an R3A District to an R4-1 District property bounded by 87th Avenue, 148th Street, a line 100 feet northwesterly of Hillside Avenue, and a line 100 feet northeasterly of 144th Street;
5. changing from an R4 District to an R4-1 District property bounded by the southerly service road of Grand Central Parkway, Parsons Boulevard, a line 100 feet northerly of Coolidge Avenue, a line 100 feet westerly of Parsons Boulevard, a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet easterly of Smedley Street, Hoover Avenue, Smedley Street, Coolidge Avenue, and 150th Street;
6. changing from an R4-1 District to an R4A District property bounded by:
 - a. a line 245 feet northerly of 85th Drive and its easterly prolongation, a line 100 feet easterly of 144th Street, the easterly prolongation of a line 215 feet southerly of 85th Drive, 144th Street, 85th Drive, and 143rd Street; and
 - b. 86th Avenue, a line perpendicular to the southeasterly street line of 86th Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 86th Avenue and the northeasterly street line of 139th Street, a line midway between 86th Avenue and 86th Road, a line 100 feet westerly of 143rd Street, 87th Avenue, and 139th Street;

7. changing from an R4 District to an R4B District property bounded by:
 - a. the southerly service road of Grand Central Parkway, 150th Street, Coolidge Avenue, and Smedley Street; and
 - b. a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet westerly of Parsons Boulevard, Hoover Avenue, and a line 100 feet easterly of Smedley Street;
8. changing from an R6A District to an R4B District property bounded by Main Street, a line 570 feet northeasterly of Manton Street, a line midway between Pershing Crescent and Burden Crescent, a line perpendicular to the easterly street line of Pershing Crescent distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the easterly street line of Pershing Crescent and the northeasterly street line of Manton Street, Pershing Crescent, and a line 100 feet northeasterly of Manton Street;
9. changing from an R4 District to an R5D District property bounded by a line 100 feet northerly of Coolidge Avenue, Parsons Boulevard, Hoover Avenue, and a line 100 feet westerly of Parsons Boulevard; and
10. changing from an R6A District to an R5D District property bounded by:
 - a. Union Turnpike, the southerly service road of Grand Central Parkway, 138th Street, Hoover Avenue, 135th Street, a line 100 feet northwesterly of Coolidge Avenue, and a line 100 feet southwestery of 138th Street; and
 - b. Burden Crescent, 84th Drive, a line perpendicular to the northwesterly street line of 84th Drive distant 250 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 84th Drive and the easterly street line of Burden Crescent, a line midway between Burden Crescent and 84th Drive, and a line perpendicular to the southeasterly street line of Burden Crescent distant 525 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Burden Crescent and the northwesterly street line of 84th Drive;

as shown in a diagram (for illustrative purposes only) dated October 1, 2007.

Resolution for adoption scheduling December 19, 2007 for a public hearing.

CITYWIDE

No. 15

STREET TREES ZONING TEXT

CITYWIDE

N 080081 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, modifying regulations pertaining to street trees.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

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

* * *

Article II

Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-012

Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superceded or supplemented as set forth in the following Sections:

* * *

Section 26-30	(SPECIAL REGULATIONS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive
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Section 26-40	(STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS)
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Section 105-702	(Applicability of lower density growth management area regulations)
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* * *

23-03
Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R7 R8 R9 R10

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential building# to a #residential use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

23-04
Planting Strips in Residence Districts

R1 R2 R3 R4 R5

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential building# to a #residential use# shall provide and maintain a planting strip in accordance with Section 26-42 (Planting Strips).

* * *

Article II
Chapter 4
Bulk Regulations for Community Facility Buildings in Residence Districts

* * *

24-05
Street Tree Planting

R1 R2 R3 R4 R5 R7 R8 R9 R10

In all districts, as indicated, all #developments# or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition conversions of 20 percent or more of the #floor area# of a non-#residential building# to a #residential use# shall provide #street# trees in accordance with Section 26-41.

24-06
Planting Strips

R1 R2 R3 R4 R5

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential building# to a #residential use# shall provide and maintain a planting strip in accordance with Section 26-42 (Planting Strips).

* * *

**Article II
Chapter 5
Accessory Off-Street Parking and Loading Regulations**

* * *

**25-631
Location and width of curb cuts in certain districts**

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

* * *

(c) Modification of curb cut location requirements:

* * *

R6 R7 R8

- (2) In the districts indicated, except R6, R7 or R8 Districts with a letter suffix, the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of this Section provided that the Commission finds that:
 - (i) the proposed modification does not adversely affect the character of the surrounding area; and
 - (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curb side parking spaces along the #street frontage# of the #development#.

~~The Commission may prescribe #street# tree planting requirements where appropriate to enhance the character of the #development# and the surrounding area.~~

* * *

**Article II
Chapter 6**

**Special Urban Design Guidelines - Streetscape
Special Requirements for Developments in R9 and R10 Districts, Developments with
Private Roads and Street Tree Planting**

26-00

Applicability of this Chapter

The regulations of this Chapter shall apply to:

* * *

- (d) ~~#developments#, #enlargements# or conversions in all districts as applicable in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, as set forth in Section 26-40 (STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS).~~

* * *

26-12

General Provisions

In harmony with the general purposes and intent of this Resolution and the general purposes of Section 26-10, the regulations of Sections 26-13 through 26-17, inclusive, are intended to:

- (a) guide the location of arcades to assure horizontal continuity of new developments with existing building arcades and to maintain visual continuity at street level;
- (b) require transparency and/or articulation of front walls to improve the visual quality of the street;
- (c) ~~provide for street tree planting in order to enhance the visual character of the neighborhood;~~
- (~~d~~) improve the quality of the street environment;
- (~~e~~) limit the number and location of curb cuts, minimizing undue conflict between pedestrian and vehicular movements; and
- (~~f~~) eliminate trash on sidewalks by requiring central refuse storage areas within the zoning lot.

* * *

26-142

Street tree planting

All ~~#developments#~~ shall provide and maintain trees of four inch caliper, at the time of planting, in the sidewalk adjacent to the ~~#zoning lot#~~. Such trees shall be provided for the entire length of ~~#street#~~ frontages of the ~~#zoning lot#~~ for every 25 feet of ~~#street#~~ frontage at approximately equal intervals except where the Commissioner of Transportation determines that such tree planting would be infeasible. All ~~#street#~~ trees shall be planted with gratings or other covers flush to grade, and in at least 3.5 cubic yards of top soil per tree with a minimum depth of soil of 3 feet, 6 inches.

Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to December 15, 1977.

* * *

**26-20
SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS**

To provide for the orderly development of ~~#residences#~~ that are distant from ~~#streets#~~, site planning requirements are established in Sections 26-20 through 26-27, inclusive. The regulations of this Section are intended to:

- (a) optimize vehicular access within a ~~#development#~~ containing ~~#private roads#~~;
- (b) regulate the size of and distance between curb cuts to minimize undue conflict between pedestrian and vehicular movement; and
- (c) provide for sidewalks to facilitate social interaction and enhance pedestrian safety; and
- (d) ~~provide for tree planting along #private roads# in order to enhance the visual and environmental character of the neighborhood.~~

* * *

**26-23
Requirements for Planting Strips**

A minimum three foot wide planting strip shall be provided adjacent to and along the entire length of the required curb. Within the required planting strip, one tree of at least three inches in caliper shall be planted for every 25 feet of length of such planting strip.

Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.

* * *

26-40
STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS

~~In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, all #developments# shall provide and maintain along the entire #street# length of the #zoning lot#, one street tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three inch caliper at the time of planting and be placed at approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. All such trees shall be planted, maintained and replaced when necessary with the approval of and in accordance with the standards of the Department of Parks and Recreation.~~

26-41
Street Tree Planting

In accordance with applicability requirements of underlying district regulations, one #street# tree, pre-existing or newly planted, shall be provided for every 25 feet of #private road#, or #street# frontage of the #zoning lot#. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the #private road# or #street#. However, where the Department of Parks and Recreation determines that such tree planting would be unfeasible, or in historic districts where the Landmarks Preservation Commission determines that such tree planting would not be in character with the historic district, such tree shall be planted in an alternative location, to be selected by the Department of Parks and Recreation, as follows:

- (a) within an existing empty #street# tree pit, or, if no existing empty #street# tree pit is available,
- (b) within an area owned by the City of New York, excluding sidewalks adjacent to privately owned property.

All such alternative locations shall be within the Community District or half mile of the #development# site. If no such alternative location is found, such tree shall be waived by the Department of Parks and Recreation.

The species and caliper of all #street# trees shall be determined by the Department of Parks and Recreation, and all such trees shall be planted by the owner of the #development#, #enlargement# or converted #building# in accordance with the #street# tree planting standards of the Department of Parks and Recreation.

26-42
Planting Strips

In accordance with applicability requirements of underlying district regulations, the owner of the #development#, #enlargement#, or converted #building# shall provide and maintain a planting strip. #Street# trees required pursuant to Section 26-41 shall be planted within such planting strip. In addition to such #street# trees, such strip shall be fully planted with grass or groundcover. Such planting strip shall be located adjacent to and extend along the entire length of the curb of the #private road# or #street#. For #private roads#, the minimum width of such planting strip shall be three feet. For #streets#, the width of such planting strip shall be determined by the Department of Transportation. Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.

* * *

**Article II
Chapter 8
The Quality Housing Program**

* * *

**28-03
Quality Housing Program Elements**

The Quality Housing Program consists of four components: neighborhood impact, building interior, recreation space and planting, and safety and security.

The neighborhood impact component controls the effect of the Quality Housing #building# on the neighborhood and includes mandatory #bulk# regulations and #street# tree planting, both of which are mandatory.

* * *

**28-12
Street Tree Planting**

In addition to the applicable underlying #street# tree planting requirements, A all Quality Housing #developments# or conversions, and #enlargements# or #extensions# that increase the existing #residential floor area# by at least 20 percent, shall provide #street# trees in accordance with Section 26-41(Street Tree Planting). provide and maintain along the entire #street# length of the #zoning lot#, one #street# tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three inch caliper at time of planting and be placed at approximately equal intervals except where the Commissioner of Buildings determines that such tree planting would be unfeasible. The Commissioner of Buildings may refer such matter to the Department of Transportation and the Department of Parks and Recreation for reports and may base the determination on such reports. All #street# trees shall be planted, maintained and replaced when necessary with the approval of, and in accordance with the standards of, the Department of Parks and Recreation and the Department of Transportation.

* * *

Article III
Chapter 3
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

* * *

33-03
Street Tree Planting in Commercial Districts

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all #developments# or #enlargements# of 20 percent or more in #floor area# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial#, #residential# or #community facility use#, or from a #commercial use# to a #residential# or #community facility use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Groups 16B, C and D.

* * *

Article III
Chapter 7
Special Regulations

* * *

~~37-22~~
~~Street Tree Planting Requirements in C1, C2 and C4 Districts~~

~~In all C1, C2 and C4 Districts in the Borough of Staten Island, the #street# tree planting requirements of Section 26-40 (STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS) shall apply.~~

* * *

Article IV
Chapter 3
Bulk Regulations

* * *

43-02

Street Tree Planting in Manufacturing Districts

M1 M2 M3

In all districts, as indicated, all #developments# or #enlargements# of 20 percent or more in #floor area#, excluding #developments# or #enlargements# in Use Groups 17 or 18, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial# or #community facility use# shall provide #street# trees in accordance with Section 26-41. The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Groups 16B, C and D.

* * *

**Article VI
Chapter 2
Special Regulations Applying in the Waterfront Area**

* * *

**62-354
Special height and setback regulations**

Within Waterfront Access Plan BK-1, the provisions of Section 62-341 (Developments on land and platforms) are modified as follows:

* * *

- (i) ~~In addition to the applicable underlying #street# tree planting requirements, A all #developments#, conversions, and #enlargements# or #extensions# which increase the existing #floor area# by more than 10 percent, shall provide #street# trees in accordance with Section 26-41(Street Tree Planting), along the entire #street# length of the #zoning lot#, one tree for every 25 feet of street frontage. Such trees shall be of at least three inch caliper at the time of planting and be placed at approximately equal intervals except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. Such trees shall be planted in accordance with the standards of the Department of Parks and Recreation.~~

* * *

**Article VII
Chapter 7
Special Provisions for Zoning Lots Divided by District Boundaries**

* * *

**77-40
SUPPLEMENTAL REGULATIONS**

For #buildings developed# or #enlarged# on #zoning lots# in which a district boundary divides the #building# such that the Quality Housing Program applies in one portion of the #building# but not the other, the following Sections of Article II, Chapter 8, shall apply to the entire #building# or #zoning lot#, as applicable:

~~Section 28-12 (Street Tree Planting)~~

Section 28-20 (BUILDING INTERIOR)

Section 28-30 (RECREATION SPACE AND PLANTING AREAS)

Section 28-40 (SAFETY AND SECURITY)

Section 28-50 (PARKING FOR QUALITY HOUSING).

* * *

Article IX - Special Purpose Districts

**Chapter 2
Special Park Improvement District**

* * *

**~~92-05
Mandatory Tree Planting Provisions~~**

~~All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper at the time of planting on sidewalks for the entire length of #street# frontages of the #zoning lot#. These trees shall be planted at maximum intervals of 30 feet and in accordance with Department of Transportation guidelines.~~

* * *

Article IX - Special Purpose Districts

**Chapter 3
Special Hudson Yards District**

* * *

**93-62
Street Tree Planting**

All new #developments# or #enlargements# shall provide and maintain trees of not less than four inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. In addition to the applicable underlying #street# tree planting requirements, ~~I~~ in the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, trees shall also be provided along the #street# edge of the mandatory sidewalk widening. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet. Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

* * *

Article IX - Special Purpose Districts

**Chapter 4
Special Sheepshead Bay District**

* * *

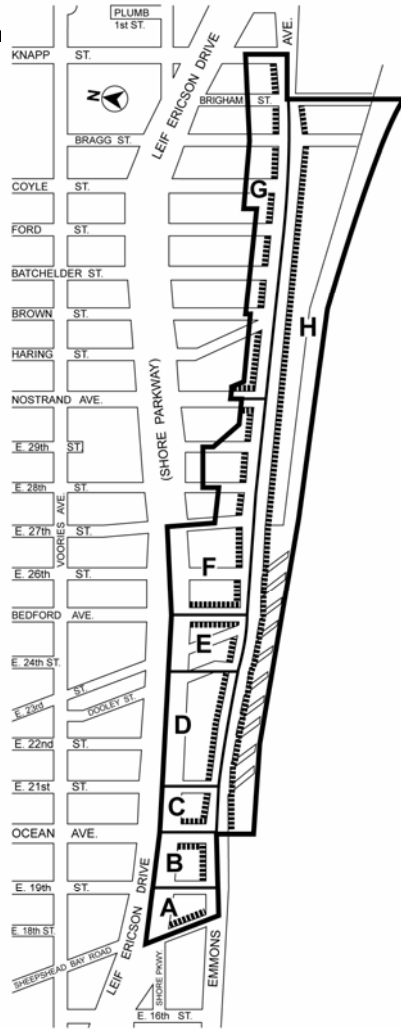
**94-072
Landscaping**

All new #development# within the Special District, which is located on a #zoning lot# with frontage along Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue, shall provide and maintain trees of not less than 4 inch caliper at the time of planting. There shall be at least one such tree for approximately every 20 feet of lot frontage along such #streets# and these trees shall be within 2 feet of the curb lines, starting from a point approximately 10 feet from the #side lot line# of the #zoning lot#.

Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to December 15, 1977.

* * *

**Appendix A
Special Sheepsh**



Special Sheepshead Bay District
 Area Boundary

MANDATORY PROVISIONS
 Front Setback and Tree Planting
 Special Plaza Provisions— Areas A, C, and E

Article IX - Special Purpose Districts

**Chapter 5
Special Transit Land Use District**

* * *

**~~95-10
SPECIAL PROVISION FOR TREES~~**

~~All new #developments# within the Special District shall provide and maintain trees of not less than 4 inch caliper at the time of planting on sidewalks for the entire length of #street# frontages of the #zoning lot#. These trees shall be planted at maximum intervals of 25 feet and in accordance with Department of Transportation guidelines. Where such tree planting is infeasible on sidewalks, it shall be provided alternatively on the #zoning lot#.~~

* * *

Article IX - Special Purpose Districts

**Chapter 6
Special Clinton District**

* * *

**~~96-50
REGULATIONS APPLICABLE TO ALL AREAS~~**

~~The provision of Section s 96-51 (Mandatory Tree Planting Provisions) and 96-52 (Bulk Modifications for Public Parking Garages) shall apply to all areas within the Special District.~~

**~~96-51
Mandatory Tree Planting Provisions~~**

~~All #developments# within the Special District shall provide and maintain trees of not less than 4 inch caliper at the time of planting on sidewalks for the entire length of #street# frontage of the #zoning lot#. These trees shall be planted at maximum intervals of 30 feet and in accordance with Department of Transportation guidelines. The tree planting provisions shall also apply to #enlargements#, #extensions# or alterations, other than #incidental alterations#, involving 30 percent or more of the existing #floor area# of a #building#.~~

* * *

96-80

EXCLUDED AREAS

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- (a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue known as the Clinton Community Urban Renewal Development Area, provided that in this area the provisions of Section § 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS) and ~~96-51 (Mandatory Tree Planting Provisions)~~ shall apply;

* * *

Article IX - Special Purpose Districts

**Chapter 9
Special Madison Avenue Preservation District**

* * *

**~~99-06
Mandatory Tree Planting Provisions~~**

~~All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper, at the time of planting, on sidewalks for the entire length of #street# frontage of the #zoning lot#. Those trees shall be planted at maximum intervals of 25 feet and be provided with metal guards in accordance with Department of Transportation guidelines.~~

* * *

**Article X
Special Purpose Districts**

**Chapter 1
Special Downtown Brooklyn District**

* * *

**101-03
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Downtown Brooklyn District# Plan.

The District Plan includes the following ~~eight~~ seven maps:

Map 1	Special Downtown Brooklyn District and Subdistricts
Map 2	Ground Floor Retail Frontage
Map 3	Ground Floor Transparency Requirements
Map 4	Street Wall Continuity and Mandatory Sidewalk Widening
Map 5	Curb Cut Restrictions
Map 6	Street Tree Planting
Map 7 <u>6</u>	Height Limitation Areas
Map 8 <u>7</u>	Subway Station Improvement Areas

The maps are located within Appendix E (Special Downtown Brooklyn District Maps) of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

* * *

**101-30
SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS**

The provisions of this Section shall apply within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas, as shown on Map 7 6 in Appendix E of this Chapter.

(a) Flatbush Avenue Extension Height Limitation Area

Within the Flatbush Avenue Extension Height Limitation Area, no #building or other structure# shall exceed a height of 400 feet.

(b) Schermerhorn Street Height Limitation Area

Within the Schermerhorn Street Height Limitation Area, the provisions of this paragraph, (b), shall apply:

(1) Public plaza prohibition

No #public plazas# shall be permitted within Area B of Map 7 6.

(2) Height and setback regulations

The tower provisions of Section 101-223 shall not apply. The standard height and setback regulations of Section 101-222 shall apply within Area A of Map 7 6, and are modified to limit maximum building height to 140 feet within Area B, and to permit a maximum building height of 250 feet within Area C of Map 7 6. For #buildings developed# or #enlarged# pursuant to the Quality Housing Program, the underlying height and setback regulations shall apply, except that the maximum height of a #building# shall be as specified on Map 7 6 or as specified pursuant to the Quality Housing Program, whichever is less.

* * *

**101-43
Street Tree Planting Regulations**

~~Map 6 (Street Tree Planting) in Appendix E of this Chapter specifies #streets# where the tree planting requirements of this Section shall apply.~~

~~All #buildings# located on the #streets# specified on Map 6 shall provide and maintain trees of not less than four inch caliper, at the time of planting, in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#. Such trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings, except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible. These trees shall be provided with metal guards in accordance with Department of Parks and Recreation guidelines.~~

* * *

**APPENDIX E
Special Downtown Brooklyn District Maps**

* * *

~~Map 6 Street Tree Planting~~

~~(Map Deleted)~~



- Special Downtown Brooklyn District
- Street Tree Planting Required

Map 7 6 Height Limitation Areas

* * *

Map 8 7 Subway Station Improvement Areas

* * *

Article X - Special Purpose Districts

**Chapter 7
Special South Richmond Development District**

* * *

107-322

Tree requirements

* * *

(b) ~~_____~~ Sidewalk trees

~~All #developments# and #site alterations# in the Special District shall preserve existing trees or provide and maintain trees of three inch caliper or more at the time of planting along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line, and 25 feet on center or one tree per 25 feet of frontage. These trees shall be planted in accordance with the requirements of the Department of Parks and Recreation, except where the Department of Parks and Recreation determines that such tree planting would be infeasible.~~

(e b) Planting for open parking areas

In underlying #Residence#, #Commercial# or #Manufacturing Districts#, all open off-street parking areas with ten spaces or more shall be subject to the tree planting and screening requirements of Section 107-483.

* * *

Article X - Special Purpose Districts

**Chapter 9
Special Little Italy District**

* * *

**119-10
PRESERVATION AREA (Area A)**

* * *

**109-17
Mandatory Street Trees**

~~Except where the Commissioner of Transportation determines that such tree planting is infeasible, In addition to the applicable underlying #street# tree planting requirements, all new #developments#, #enlargements#, changes of #use# within the same or to other Use Groups involving at least 50 percent of the #floor area# of an existing #building#, or alterations above 30 percent of the building value of an existing #building# pursuant to the applicable articles of the Building Code of the City of New York, within Area A, shall provide and maintain trees in accordance with Section 26-41(Street Tree Planting), planted in the #street# sidewalk area adjacent to the #zoning lot# for the entire length of the #street# frontage of the #zoning lot#. Such trees shall be not less than three and one half inch caliper, one tree shall be planted for every 25 feet of #street# frontage at approximately equal intervals. They shall be planted flush to grade and in other respects~~

~~planted in conformance with the specifications established by the Manhattan Street Tree Planting Division of the Department of Parks and Recreation and the Department of Transportation.~~

~~Such #street# tree requirements shall not apply to any #development# on a #zoning lot# within the Mulberry Street Regional Spine (Area A-1).~~

* * *

**109-25
Mandatory Sidewalk Improvements**

All new #developments#, #enlargements#, changes of #use# within the same or to other #use# groups of at least 50 percent of the #floor area# of an existing #building#, or an alteration above 30 percent of the building value of an existing #building#, pursuant to the applicable articles of the Building Code of the City of New York, within Area A-1 shall provide, extending for the entire length of the #street# frontage of the #zoning lot#, sidewalk paving consisting of brick pavers and granite curbs as illustrated herein and approved by the Department of Transportation. ~~The provisions of Section 109-17 (Mandatory Street Trees) shall not apply in Area A-1.~~

* * *

**119-30
HOUSTON STREET CORRIDOR (Area B)**

* * *

**109-36
Mandatory Street Trees**

In addition to the applicable underlying #street# tree planting requirements, A all new #developments#, #enlargements#, changes of #use# within the same or to other Use Groups of at least 50 percent of the #floor area# of an existing #building#, or alterations above 30 percent of the building value of an existing #building#, pursuant to the applicable articles of the Building Code of the City of New York, within Area B, shall provide and maintain #street# trees as set forth in Section ~~109-17~~ 26-41 (Street Tree Planting), except that for a #zoning lot# frontage on Houston Street such mandatory trees may alternatively be located on the median traffic island of Houston Street.

* * *

Article XI - Special Purpose Districts

**Chapter 2
Special City Island District**

* * *

**112-11
Mandatory Tree Planting Provisions**

~~All #developments# on City Island shall provide and maintain trees of not less than four-inch caliper at the time of planting on sidewalks for the entire length of the #street# frontage of the #zoning lot#. These trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings. The trees shall be provided with metal guards in accordance with Department of Transportation guidelines.~~

* * *

Article XI - Special Purpose Districts

**Chapter 3
Special Ocean Parkway District**

* * *

**113-31
Tree Planting Requirements**

~~For In addition to the applicable underlying #street# tree planting requirements, all #developments#, #enlargements# or changes of #use# on #zoning lots# having frontage on Ocean Parkway, shall provide #street# trees in accordance with the provisions of Section 26-41(Street Tree Planting). trees of at least 4-inch caliper shall be planted in the sidewalk along Ocean Parkway at the rate of one tree for each 25 feet of frontage or portion thereof.~~

* * *

Article XI - Special Purpose Districts

**Chapter 4
Special Bay Ridge District**

* * *

**114-20
SPECIAL TREE PLANTING REGULATIONS**

~~In any zoning district permitting #residences# in the #Special Bay Ridge District#, all #developments# and #enlargements# shall provide and maintain, along the entire #street# length of the #zoning lot#, one #street# tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three-inch caliper at the time of planting and shall be placed at approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would not be feasible. All such trees shall be planted, maintained and replaced when necessary with the approval of and in accordance with the standards of the Department of Parks and Recreation.~~

Article XI – Special Purpose Districts

**Chapter 5
Special Downtown Jamaica District**

* * *

**115-32
Street Tree Planting**

All new ~~#developments#~~ or ~~#enlargements#~~ that increase the existing ~~#floor area#~~ by at least 20 percent shall provide and maintain trees of not less than three inch caliper at the time of planting in the sidewalk adjacent to the ~~#zoning lot#~~. Such trees shall be provided for the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~ at maximum intervals of 25 feet except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation.

**115-33-115-32
Refuse Storage, Recreation Space and Planting Areas**

* * *

Article XI – Special Purpose Districts

**Chapter 6
Special Stapleton Waterfront District**

* * *

**116-51
Street Trees**

~~#Street#~~ trees, pre-existing or newly planted, shall be provided along the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~. The trees shall be located between the ~~#front lot line#~~ and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Parks and Recreation.

* * *

Article XI - Special Purpose Districts

**Chapter 7
Special Long Island City Mixed Use District**

* * *

**117-551
General provisions**

Within the Queens Plaza Subdistrict, the provisions of Sections ~~117-552 (Street trees)~~ and 117-553 (Central refuse storage area) shall apply to any #development# or #enlargement# except where more than 50 percent of the #floor area# of such #development#, #enlargement#, alteration or change of #use# is occupied by a #use# listed in Use Groups 16 or 17.

The provisions of Sections 117-554 (Mandatory sidewalk widening and ground floor uses) and 117-555 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C of this Chapter.

**~~117-552
Street trees~~**

~~#Street# trees shall be planted in the #street# adjacent to the #zoning lot#, except that #street# trees shall not be planted along Northern Boulevard and Queens Boulevard. At least one tree of 2.5 inch caliper or more shall be planted for each 25 feet of the entire #street# frontage of the #zoning lot#, excluding the frontage occupied by driveways or as required by the Department of Transportation. Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.~~

~~If the Commissioner of Buildings determines that the tree planting requirements of this Section cannot be met in part or in whole because of subsoil conditions or the presence of an elevated structure, the number of required #street# trees that cannot be planted as required in this Section shall be planted in the #street# on the same #block# as the #zoning lot# to which it has frontage or at an alternative site approved by the Department of Parks and Recreation and the Department of Transportation.~~

* * *

Article XI - Special Purpose Districts

**Chapter 9
Special Hillside Preservation District**

* * *

**119-112
Tier I tree planting requirements**

* * *

(a) On-site trees

On-site trees, pre-existing or newly-planted, shall be provided on the #zoning lot# at the rate of one tree for each 1,000 square feet of #lot area#, or portion thereof, or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

~~(b) #Street# trees~~

~~#Street# trees, pre-existing or newly planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Transportation and Department of Parks and Recreation.~~

For any existing tree of at least six-inch #caliper# that is preserved, credit for one tree shall be given for the first six inches of #caliper# and, for each additional four inches of #caliper#, credit for an additional tree shall be given.

Single-trunk trees, newly planted to meet this requirement, shall be of at least three-inch #caliper# at the time of planting. Multiple-trunk trees and low-branching coniferous evergreens shall be at least 10 feet in height at the time of planting. On-site trees shall be of a species selected from Appendix B (Selection List for On-site Trees) ~~and #street# trees shall be of a species selected from Appendix C (Selection List for Street Trees).~~

* * *

**119-214
Tier II requirements for driveways and private roads**

* * *

(b) #Private roads#

* * *

~~(8) along the entire length of a #private road#, trees shall be provided and maintained at the rate of one tree for every 25 feet of #private road# frontage and shall comply with the requirements set forth in Section 119-216 (Tier II tree planting requirements);~~

(9 8) no building permit shall be issued by the Department of Buildings without approval by the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such

approval may include the modification of #private road# width as set forth in paragraph (b)(3) of this Section; and

- (40 2) for the purposes of applying the #yard# regulations of Section 26-31, the curb of the #private road# shall be considered to be the #street line#.

119-216
Tier II tree planting requirements

* * *

- (a) On-site trees

On-site trees, pre-existing or newly-planted, shall be provided on the #zoning lot# at the rate of one tree for each one thousand square feet of #lot area#, or portion thereof, or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

- ~~(b) #Street# trees~~

~~#Street# trees, pre-existing or newly planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Transportation and the Department of Parks and Recreation.~~

For any existing tree of at least six-inch #caliper# that is preserved, credit for one tree shall be given for the first six- inches of #caliper# and, for each additional four inches of caliper, credit for an additional tree shall be given.

Single-trunk trees newly-planted to meet this requirement shall be of at least three-inch #caliper# at the time of planting. Multiple-trunk trees and low-branching coniferous evergreens shall be at least 10 feet in height at the time of planting. On-site trees shall be of a species selected from Appendix B (Selection List for On-site Trees) ~~and #street# trees shall be of a species selected from Appendix C (Selection List for Street Trees).~~

* * *

~~APPENDIX C~~
~~Selection List for Street Trees~~

~~Street Trees~~

BOTANICAL NAME	COMMON NAME
<i>Acer rubrum</i>	Red maple
<i>Amelanchier canadensis</i>	Shadbush, Serviceberry
<i>Carpinus caroliniana</i>	American hornbeam, Muscledwood
<i>Celtis occidentalis</i>	Hackberry
<i>Crataegus crus-galli inermis</i>	Thornless cockspur hawthorn
<i>Crataegus phaenopyrum</i>	Washington hawthorn
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Fraxinus americana</i>	White ash
<i>Ginkgo biloba</i> (male trees only)	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Honey locust, thornless
<i>Liquidambar styraciflua</i>	Sweet gum
<i>Nyssa sylvatica</i>	Tupelo, swamp
<i>Ostrya virginiana</i>	American hop hornbeam
<i>Quercus palustris</i>	Pin oak
<i>Quercus stellata</i>	Post oak
<i>Quercus phellos</i>	Willow oak
<i>Quercus rubra</i>	Northern red oak
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia americana</i>	Basswood
<i>Tilia cordata</i>	Little leaf linden

* * *

Article XII - Special Purpose Districts

**Chapter 2
Special Grand Concourse Preservation District**

* * *

122-50

SPECIAL PROVISIONS FOR ~~TREE PLANTING~~ PLANTING STRIPS

~~For #developments# or #enlargements#, #street# trees shall be provided and maintained along the entire length of the #street# frontage of the #zoning lot#. Such trees shall be a minimum of 3 inches in caliper at the time of planting and be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree planting.~~

~~Such trees shall be provided with metal guards in accordance with the Department of Parks and Recreation guidelines. In addition,~~ there shall be a strip of continuous planting at grade of not less than 3 feet in width along the entire front wall of a new #building#. In the event a #building# is constructed within 3 feet of the #street line#, the owner of the #building# shall apply to the Bureau of Highway Operations for permission to locate a portion of such planting strips on a public sidewalk within the #street line#. A copy of such application shall be submitted with the new building application when filed at the Department of Buildings. Such sidewalk planting requirement may be waived by the Department of Buildings only upon receipt of written disapproval by the Department of Transportation.

* * *

Resolution for adoption scheduling December 19, 2007 for a public hearing.



No. 16

YARDS ZONING TEXT

CITYWIDE

N 080078 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, modifying regulations pertaining to yards and open space.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

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

* * *

Article II
Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-00
APPLICABILITY AND GENERAL PURPOSES

* * *

23-012
Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superceded or supplemented as set forth in the following Sections:

Section 11-44	(Authorizations or Permits in Lower Density Growth Management Areas)
Section 12-10	(DEFINITIONS - Floor area; Lower density growth management area and Private road)
Section 23-141	(Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts)
Section 23-32	(Minimum Lot Area or Lot Width for Residences)
Section 23-44	(Permitted Obstructions in Required Yards or Rear Yard Equivalents)
Section 23-461	(Side yards for single- or two-family residences)
Section 23-462	(Side yards for all other residential buildings)
Section 23-533	(Required rear yard equivalents)
Section 23-541	(Within one hundred feet of corners)
Section 23-542	(Along short dimension of block)

- Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts)
- Section 23-711 (Standard minimum distance between buildings)
- Section ~~23-88~~ 23-881 (Minimum Distance Between Lot Lines and Building Walls in Lower Density Growth Management Areas)

* * *

23-141
Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts

* * *

- (3) In ~~R3-2, R3, R4 and R5 Districts, except R4A, R4B, R4-1, R5A, R5B and R5D Districts,~~ the permitted #floor area# of a #single-# or #two-family detached# or #semi-detached residence developed# after June 30, 1989, may be increased by ~~400~~ 300 square feet if at least one enclosed #accessory# off-street parking space is provided in a garage located in the #side lot ribbon# pursuant to paragraph (e) of Sections 23-12 (Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots).

* * *

23-44
Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:

* * *

Fences, not exceeding four feet in height in any #front yard#, except that for #corner lots#, a fence may be up to six feet in height within that portion of the #front yard# that is not between the #street wall# of the #building# and the #street line#;

* * *

Parking spaces, off-street, open, within a #front yard# that are #accessory# to a #residential building# where:

- (1) in R2X, R3, R4 and R5 Districts, no more than two parking spaces are required, provided such spaces are located in a permitted #side lot ribbon#;
- (2) in R3, R4 and R5 Districts, more than two parking spaces are required, provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.

However, no such parking spaces shall be permitted in any #front yard# within a R1, R2, R4B, R5B or R5D District, and no such required spaces shall be permitted in any #front yard# within any R1, R2, R3, R4A or R4-1 District within a #lower density growth management area#.

* * *

Ramps for access by the handicapped:

Steps, provided that such steps access only the lowest #story# of a #building# fronting on a #street#, which may include a #story# located directly above a #basement# and ramps for access by the handicapped;

* * *

Walls, not exceeding eight feet in height and not roofed or part of a #building#, and not exceeding four feet in height in any #front yard#, except that for #corner lots#, a wall may be up to six feet in height within that portion of the #front yard# that is not between the #street wall# of the #building# and the #street line#;

* * *

23-451
Planting Requirement

R1 R2 R3 R4 R5

In the districts indicated, a minimum percentage of the area of the #front yard# shall be planted which shall vary by #street# frontage of the #zoning lot# as set forth in the following table. For the purposes of this Section, the #front yard# shall include the entire area between the #street wall# of the #building# and its prolongation and the #street line#.

Planted areas shall be comprised of any combination of grass, groundcover, shrubs, trees or other living plant material. For #through lots# or #corner lots#, the planting requirement of this Section shall be applied separately to each #street# frontage. For #zoning lots# with multiple #building segments#, the planting requirement of this Section shall be applied separately to the entire area between the #street wall# of each #building segment# and the #street line#.

<u>#Street# frontage of #zoning lot#, or #street wall# width of #building segment#, as applicable</u>	<u>Minimum percentage of #lot area# of #front yard# to be planted</u>
<u>Less than 20 feet</u>	<u>20</u>
<u>20 to 34 feet</u>	<u>25</u>
<u>35 to 59 feet</u>	<u>30</u>
<u>60 feet or greater</u>	<u>50</u>

* * *

23-46

Minimum Required Side Yards

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #side yards# shall be provided on any #zoning lot# as specified in this Section, except as otherwise provided in the following Sections:

Section 23-48	(Special Provisions for Existing Narrow Zoning Lots)
Section 23-49	(Special Provisions for Party or Side Lot Line Walls)
Section 23-50	(EXCEPTIONS FOR SUBDIVISION OF ZONING LOTS AFTER DEVELOPMENT)
Section 23-51	(Special Provisions Applying along District Boundaries <u>Adjacent to Low Density Districts</u>)

23-461

Side yards for single- or two-family residences

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) In all districts, as indicated, for ~~#single-family detached residences#~~ or, where permitted, for ~~#two-family detached residences#~~, ~~#side yards#~~ shall be provided as set forth in the table in this paragraph, except that on ~~#corner lots# in #Lower density growth management areas#, and on #corner lots# in R2A~~ R1, R2, R3, R4 and R5 Districts, one ~~#side yard#~~ shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARDS

Number Required	Required Width (in feet)	Total Yard#	Required Width of any #Side Yard# (in feet)	Minimum #Side	District
2	35		15		R1-1
2	20		8		R1-2
2	13		5		R2 R2A R3-1 R3-2 R4-R10
2	10*		2*		R2X R3X R4A R5A
1	8*		0*		R3A R4-1 R4B R5B R5D

* An open area with a minimum width of eight feet, parallel to the ~~#side lot line#~~, is required along a common ~~#side lot line#~~ between a new ~~#development#~~, ~~#enlargement#~~ or alteration and a ~~#residential building#~~ on an adjacent ~~#zoning lot#~~, except that the total width of ~~#side yards#~~ on a ~~#zoning lot#~~ need not exceed 13 feet, with ~~both one #side yards#~~ at least five feet wide.

However, where an adjacent ~~#zoning lot#~~ has an existing ~~#detached residence#~~ with ~~#side yards#~~ totaling at least 13 feet in width with one ~~#side yard#~~ at least five feet wide, or an existing ~~#semi-detached residence#~~ with a ~~#side yard#~~ at least eight feet wide, the open area between a new #development#, #enlargement# or alteration and such #residential building# on an adjacent #zoning lot# shall have a minimum width of ten feet ~~except that the total width of #side yards# on a #zoning lot# need not exceed 13 feet, with both #side yards# at least five feet wide.~~

Only chimneys, eaves, gutters, downspouts, ~~open #accessory# off street parking spaces~~, steps, and ramps for access by the handicapped shall be permitted obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet. Open #accessory# off-street parking spaces shall be permitted in such open area.

R3-1 R3-2 R4 R4-1 R4B R5

- (b) In the districts indicated, for #single-# or #two-family semi-detached residences#, a #side yard# shall be provided as set forth in the table in this paragraph, except that on #corner lots# ~~in #lower density growth management areas#~~, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARD

Feet	District
8	R3-1 R3-2 R4 R5
4*	R4-1 R4B R5B R5D

* An open area with a minimum width of eight feet, parallel to the #side lot line#, is required along a common #side lot line# between a new #development#, #enlargement# or alteration and a #residential building# on an adjacent #zoning lot#.

However, where an adjacent #zoning lot# has an existing #detached residence# with #side yards# totaling at least 13 feet in width with one #side yard# at least five feet wide, or an existing #semi-detached residence# with a #side yard# at least eight feet wide, the open area between a new #development#, #enlargement# or alteration and such #residential building# on an adjacent #zoning lot# shall have a minimum width of ten feet.

Only chimneys, eaves, gutters, downspouts, ~~open #accessory# off street parking spaces~~, steps, and ramps for access by the handicapped shall be permitted obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet. Open #accessory# off-street parking spaces shall be permitted in such open area.

* * *

**23-47
Minimum Required Rear Yards**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 23-52 (Special Provisions for Shallow Interior Lots), 23-53

(Special Provisions for Through Lots), or 23-54 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 23-471 (Beyond one hundred feet of a street line).

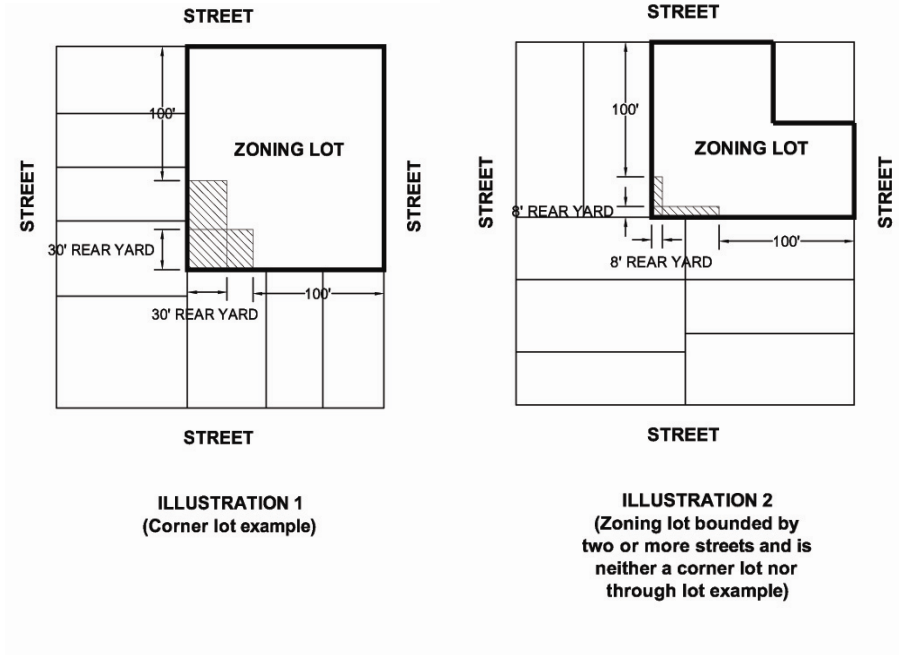
23-471

Beyond one hundred feet of a street line

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustration 1);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 2);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.



* * *

23-51
Special Provisions Applying adjacent to R1 through R6B Districts
along District Boundaries

R6 R7 R8 R9 R10

In the districts indicated, the provisions of this Section shall apply to those portions of #developments# or #enlargements# on #zoning lots# located wholly or partially within an R6, R7, R8 R9 or R10 District that are adjacent to and within 25 feet of a #zoning lot# located wholly or partially within an R1, R2, R3, R4, R5 or R6B District.

Such portions of #development# or #enlargement# shall:

- (a) not exceed a height of 35 feet where such adjoining district is an R1, R2, R3, R4, or R5 District, and
- (b) shall comply with the height and setback regulations of an R6B district where such adjoining district is an R6B District.

Furthermore, except where such adjacent lot is wholly or partially within an R6B District, a #side yard# at least eight feet wide shall be provided along the entire length of the common #side lot line#. Such #side yard# may be used for #accessory# parking.

~~if the boundary of an adjoining R1, R2, R3, R4 or R5 Districts coincides with a #side lot line# of a #zoning lot#, a #side yard# at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, portions of #buildings developed# or #enlarged# in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, or portions of #residential buildings developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.~~

* * *

23-531
Excepted districts

~~R1 R2 R3~~

~~In the districts indicated, no #rear yard# regulations shall apply to any #through lots#, except as otherwise provided in Section 23-543 (For portions of through lots).~~

23-532
Excepted through lots

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

- (a) ~~In the all districts, as indicated, no #rear yard# regulations shall apply to any #through lots# that extend less than 110 feet in maximum depth from #street# to #street#.~~

* * *

23-533
Required rear yard equivalents

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

~~In the all districts, as indicated, and in R1, R2 and R3 Districts within #lower density growth management areas#, on any #through lot# that is 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:~~

- (a) an open area with a minimum depth of 60 feet, ~~linking adjoining #rear yards# or, if no such #rear yards# exist, an open area with a minimum depth of 60 feet,~~ midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts; ~~or~~
- (b) two open areas, each adjoining and extending along the full length of a #street line# and each with a minimum depth of 30 feet measured from such #street line#, ~~except that in R6, R7, R8, R9 or R10 Districts,~~ the depth of such required open area along one #street line# may be decreased, provided that:
 - (1) a corresponding increase ~~of~~ in the depth of the open area along the other #street line# is made; and
 - (2) any required #front yards# or front setback areas are maintained; or
- (c) an open area adjoining and extending along the full length of each #side lot line# with a minimum width of 30 feet measured from each such #side lot line#.

* * *

**23-54
Other Special Provisions for Rear Yards**

* * *

**23-541
Within one hundred feet of corners**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In ~~all the~~ districts, as indicated, ~~except within #lower density growth management areas# and R2A, R5A and R5D Districts,~~ no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

**23-542
Along short dimension of block**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In ~~all the~~ districts, as indicated, ~~except within #lower density growth management areas# and R2A, R5A and R5D Districts,~~ whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#.

23-543**For portions of through lots****For zoning lots with multiple rear lot lines**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 3);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

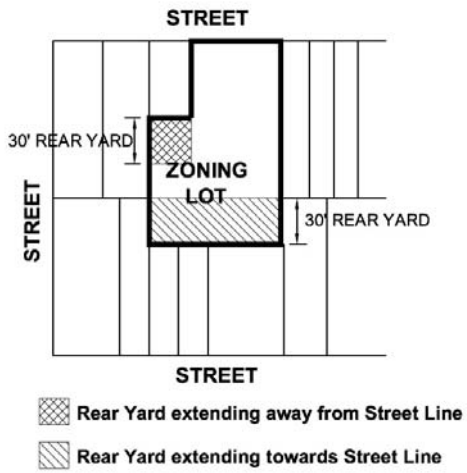


ILLUSTRATION 1

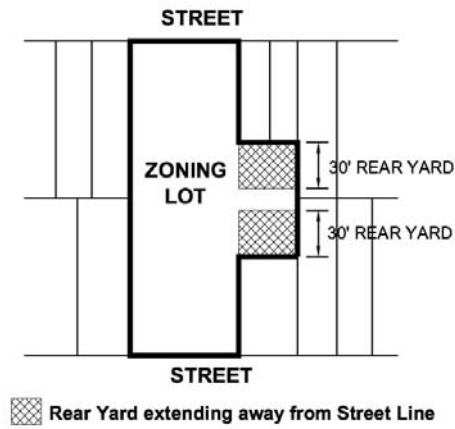


ILLUSTRATION 2

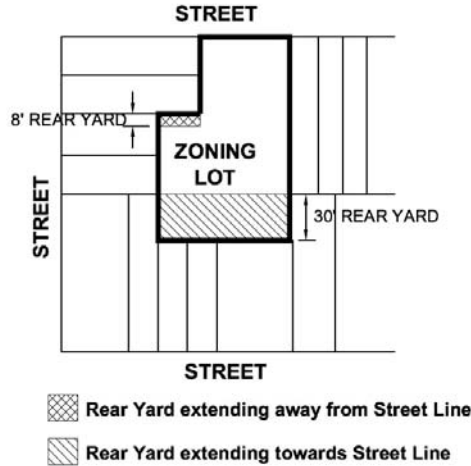


ILLUSTRATION 3

* * *

23-56
Modifications of Rear Yard Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations set forth in Section 23-543 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

23-711
Standard minimum distance between buildings

* * *

- (f) in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of this paragraph, (f), shall apply to any #zoning lot# with two or more #buildings# where at least 75 percent of the #floor area# of one #building# is located wholly beyond 50 feet of a #street line# and the #private road# provisions do not apply. For the purposes of this

paragraph, any #residential building# with no #residential building# located between it and the #street line# so that lines drawn perpendicular to the #street line# do not intersect any other #residential building# shall be considered a “front building,” and any #residential building# ~~located wholly~~ with at least 75 percent or more of its #floor area# located beyond the #rear wall line#, or prolongation thereof, of a “front building” shall be considered a “rear building”. The minimum distances set forth in the table in this Section shall apply, except that a minimum distance of 45 feet shall be provided between any such front and rear #buildings#.

* * *

23-80

COURT REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS

* * *

23-88

Minimum Distance between Lot Lines and Building Walls

23-88 23-881

Minimum distance between lot lines and building walls in lower density growth management areas

- (a) ~~On #corner lots# in #lower density growth management areas#, for #zoning lots# with multiple #buildings# or #building segments#, an open area at least 30 feet in depth shall be provided between the #side lot line# and the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety.~~
- (b) In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of this ~~paragraph,(b),~~ Section shall apply to any #zoning lot# with two or more #buildings#, where at least 75 percent of the #floor area# of one #building# is located ~~wholly~~ beyond 50 feet of a #street line# and the #private road# provisions do not apply. For the purposes of this ~~paragraph~~ Section, any #residential building# with no #residential building# located between it and the #street line# so that lines drawn perpendicular to the #street line# do not intersect any other #residential building# shall be considered a “front building,” and any #residential building# ~~located wholly~~ with at least 75 percent or more of its #floor area# located beyond the #rear wall line#, or prolongation thereof, of a “front building” shall be considered a “rear building”. An open area with a minimum width of 15 feet shall be provided between any such rear building and the #side lot line# of an adjoining #zoning lot#, and an open area with a minimum width of 30 feet shall be provided between any such rear building and the #rear lot line# of an adjoining #zoning lot#. The permitted obstruction provisions of Section 23-44 for #side yards# shall apply where such

open areas adjoin a #side lot line#, and the permitted obstruction provisions of Section 23-44 for #rear yards# shall apply where such open areas adjoin a #rear lot line#.

23-882

Minimum distance between lot lines and building walls in R1 through R5 Districts

R1 R2 R3 R4 R5

In the districts indicated, for #corner lots# with multiple #buildings# or #building segments#, an open area at least 30 feet in depth shall be provided between the #side lot line# and the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety.

23-89

Open Area Requirements for Residences in ~~Lower Density Growth Management Areas in the Borough of Staten Island~~ R1 through R5 Districts

R1 R2 R3 R4 R5

In #lower density growth management areas# in the Borough of Staten Island the districts indicated, the provisions of this Section shall apply to all #zoning lots# ~~in #Residence Districts#~~ with two or more #residential buildings# or #building segments#. All such #residential buildings# or #building segments# shall provide open areas as set forth below:

- (a) An open area shall be provided adjacent to the rear wall of each such #building# or #building segment#. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one #building# or #building segment#. Only those obstructions set forth in paragraph (b) of Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.
- (b) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and the open area provisions of this Section applied adjacent to such wall. However, for not more than one #building# or #building segment# located at the corner of intersecting #streets# or #private roads#, the depth of such required open area may be reduced to 20 feet.

* * *

Article II

**Chapter 4
Bulk Regulations for Community Facility Buildings in Residence Districts**

* * *

**24-36
Minimum Required Rear Yards**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

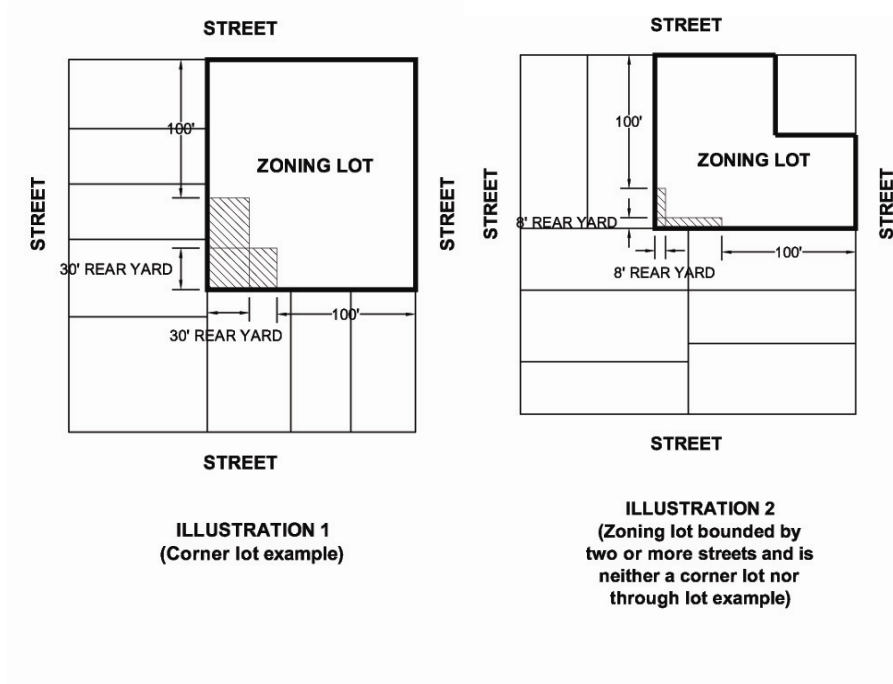
In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 24-37 (Special Provisions for Shallow Interior Lots), 24-38 (Special Provisions for Through Lots) or 24-39 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Sections 24-361 (Beyond one hundred feet of a street line)

**24-361
Beyond one hundred feet of a street line**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustration 1);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 2);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.



* * *

24-382
Required rear yard equivalents

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:

- (a) an open area with a minimum depth of 60 feet ~~linking adjoining #rear yards# or, if no such #rear yards# exist, an open area with a minimum depth of 60 feet,~~ midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts; ~~or~~
- (b) two open areas, each adjoining and extending along the full length of a #street line#, and each with a minimum depth of 30 feet measured from such #street line#, ~~except that in R6, R7, R8, R9 or R10 Districts, the depth of such required open area along one #street line# may be decreased provided that:~~
 - (1) a corresponding increase ~~of~~ in the depth of the open area along the other #street line# is made; and

(2) any required front setback areas are maintained; or

(c) an open area adjoining and extending along the full length of each #side lot line#, with a minimum width of 30 feet measured from each such #side lot line#.

* * *

24-391

Within one hundred feet of corners

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In all the districts, ~~as indicated, except R5D Districts for #buildings# containing #residences#~~, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

24-392

Along short dimension of block

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In all the districts, ~~as indicated, except R5D Districts for #buildings# containing #residences#~~, whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 220 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#.

24-393

~~For portions of through lots~~

For zoning lots with multiple rear lot lines

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

~~In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.~~

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

(a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);

- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 3);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

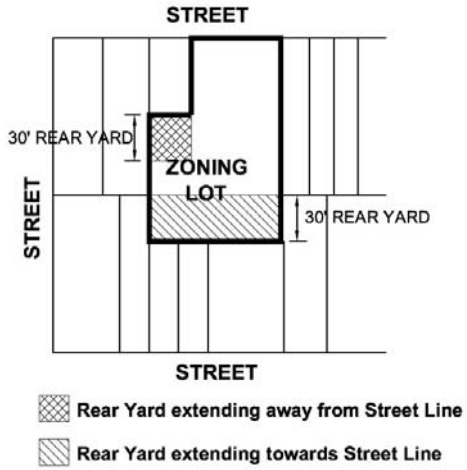


ILLUSTRATION 1

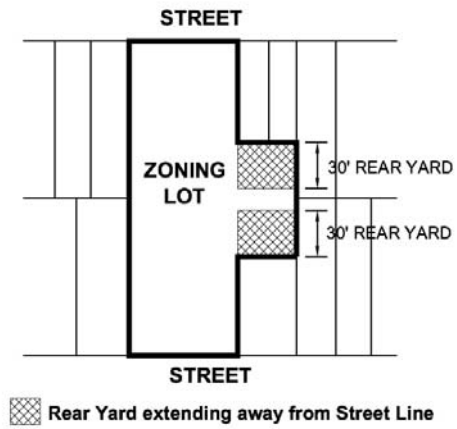


ILLUSTRATION 2

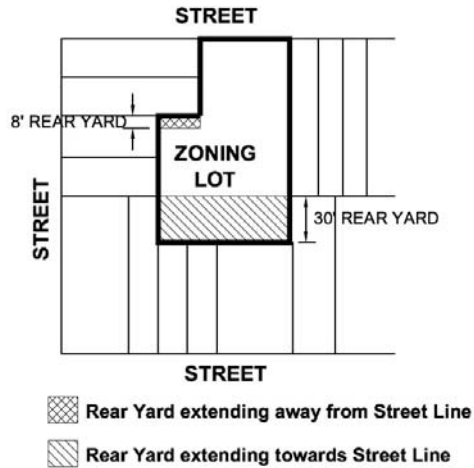


ILLUSTRATION 3

* * *

24-41
Modifications of Rear Yard Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations set forth in Section 24-393 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

Article II
Chapter 5
Accessory Off-Street Parking and Loading Regulations

* * *

25-621
Location of parking spaces in certain districts

All #accessory# off-street parking spaces shall be located in accordance with the provisions of this Section, except that in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of Section 25-622 shall apply.

In addition, all such parking spaces shall be subject to the curb cut requirements of Section 25-63 (Location of Access to the Street).

- (a) For #zoning lots# with #residential buildings# where no more than two #accessory# parking spaces are required:

* * *

R1 R2

- (4) In the districts indicated, required #accessory# off-street parking spaces shall be permitted only within a #building#, or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation.

* * *

25-631

Location and width of curb cuts in certain districts

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

* * *

- (b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

- (1) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633, curb cuts shall comply with the following provisions:

- (i) #zoning lots# with 35 feet or more of frontage along a #street# shall maintain a minimum distance of 16 feet of uninterrupted curb space along such #street#;

Size of Facility (in number of spaces)	Maximum Width of Curb Cuts (in feet)
up to 4	15
5 to 24	22

25 and over

30

- (ii) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts on the same or adjoining #zoning lots developed# after June 30, 1989;
- (iii) the maximum width of a curb cut serving a #group parking facility# shall be as set forth in the following table:
- (iv) all driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on the same or adjoining #zoning lots# provided the aggregate width of such paired driveways, including any space between them, does not exceed 20 feet. Curb cuts accessing such paired driveway shall have a minimum width of 15 feet and a maximum width, including splays, of 18 feet.

* * *

25-632

Driveway and curb cut regulations in lower density growth management areas

The provisions of this Section shall apply within all #lower density growth management areas#, except that these provisions shall not apply to any #zoning lot# occupied by only one #single-family detached residence# with at least 60 feet of frontage along one #street# and, for such residences on #corner lots#, with at least 60 feet of frontage along two #streets#.

* * *

~~(g) The maximum grade of a driveway shall not exceed 11 percent.~~

(h g) For multiple #buildings# on a single #zoning lot#, access to all parking spaces shall be provided entirely on the same #zoning lot#.

* * *

25-634

Maximum driveway grade

R1 R2 R3 R4 R5

In all districts, as indicated, the maximum grade of a driveway shall not exceed 11 percent.

Article II
Chapter 6
Special Urban Design Guidelines - Streetscape
Special Requirements for Developments in R9 and R10 Districts, Developments with Private Roads and Street Tree Planting

26-32
Minimum Distance Between Walls and Lot Lines

* * *

- (b) For the purposes of applying the provisions of Section 23-88 (Minimum Distance Between Lot Lines and Building Walls ~~in Lower Density Growth Management Areas~~), the required curb of the #private road# shall be considered to be a #street line#.

* * *

Article III
Chapter 3
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

* * *

33-26
Minimum Required Rear Yards

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 33-27 (Special Provisions for Shallow Interior Lots), 33-28 (Special Provisions for Through Lots) or 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 33-261 (Beyond one hundred feet of a street line).

33-261
Beyond one hundred feet of a street line

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.

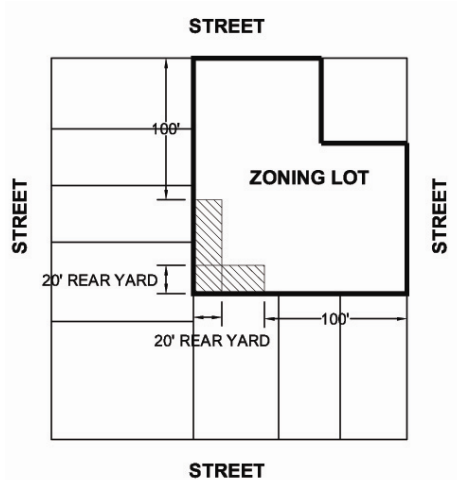


ILLUSTRATION 2
(Zoning lot bounded by
two or more streets and is
neither a corner lot nor
through lot example)

* * *

33-281
Excepted districts

C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-4

In the districts indicated, no #rear yard# regulations shall apply to any #through lot#, except as otherwise provided in Section 33-303 (~~For portions of through lots~~ For zoning lots with multiple rear lot lines).

* * *

33-303

For portions of through lots
For zoning lots with multiple rear lot lines

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

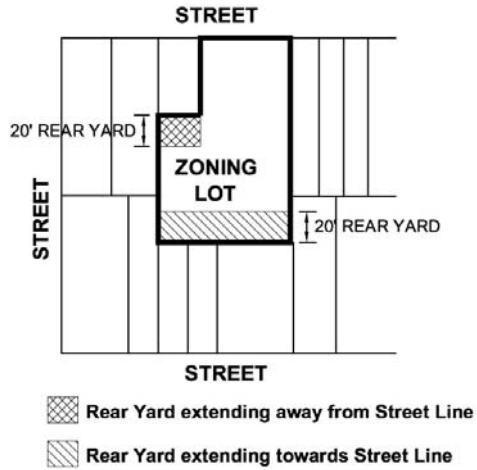


ILLUSTRATION 1

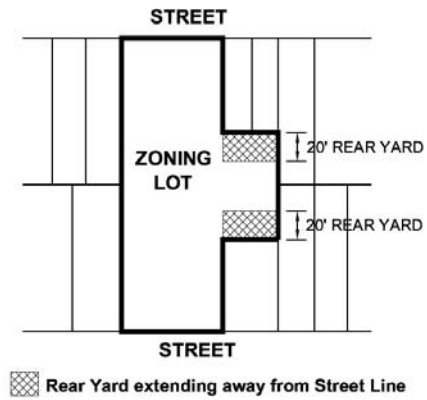


ILLUSTRATION 2

* * *

**33-32
Modifications of Yard Regulations**

C5-5 C6-8 C6-9

- (a) In the districts indicated, ~~in specified situations, the Board of Standards and Appeals may modify~~ the regulations set forth in Sections 33-26 to 33-30, inclusive,

relating to #rear yard# regulations, may be modified in accordance with the provisions of Section 73-68 (Height and Setback and Yard Modifications).

C1 C2 C3 C4 C5 C6 C7 C8

(b) In all districts, the regulations set forth in Section 33-303 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

**Article III
Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-52
Modification of Side Yard Requirements**

C1 C2 C3 C4 C5 C6

In the districts indicated, except as otherwise provided in Section 35-54 (Special Provisions Applying ~~along District Boundaries~~ Adjacent to Low Density Districts), no #side yard# shall be required for any #mixed building# although, if any open area extending along a #side lot line# is provided at any level, it shall have a width of not less than eight feet.

However, in C3A Districts, #side yards# shall be provided for any #mixed building# in accordance with the regulations for R3A Districts as set forth in Section 23-461 (Side yards for single- or two-family residences).

* * *

**35-54
Special Provisions Applying adjacent to R1 through R6B Districts
~~along District Boundaries~~**

~~C1 C2 C3 C4 C5 C6~~

~~In the districts indicated, along such portion of the boundary of a #Commercial District# that coincides with a #side lot line# of a #zoning lot# in an R1, R2, R3, R4 or R5 District, an open area not higher than #curb level# and with a width of at least eight feet is required for a #mixed building# on a #zoning lot# in the #Commercial District#. In addition, if the #residential# portion of a #mixed building# is #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program, that portion of such #building#~~

~~located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B Districts shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).~~

35-541
Special yard provisions

C1 C2 C3 C4 C5 C6

In the districts indicated, for #developments# or #enlargements# on #zoning lots# adjacent to #zoning lots# in R1, R2, R3, R4 or R5 Districts, a #side yard# at least eight feet wide shall be provided along the entire length of the common #side lot line#. Such #side yard# may be used for #accessory# parking.

35-542
Special height and setback regulations

C1 C2 C3 C4 C5 C6

In the districts indicated, where the #residential# portion of a mixed #building# is #developed# pursuant to R6, R7, R8 R9 or R10 #bulk# regulations, the provisions of this Section shall apply to those portions of such mixed #buildings# located within such districts that are adjacent to and within 25 feet of a #zoning lot# located within R1, R2, R3, R4, R5 or R6B Districts.

Such portions of #development# or #enlargement# shall:

- (a) not exceed a height of 35 feet where such adjoining district is an R1, R2, R3, R4, or R5 District, and
- (b) shall comply with the height and setback regulations of an R6B district where such adjoining district is an R6B District.

* * *

Article IV
Chapter 3
Bulk Regulations
* * *

43-26
Minimum Required Rear Yards

M1 M2 M3

In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

43-261
Beyond one hundred feet of a street line

M1 M2 M3

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.

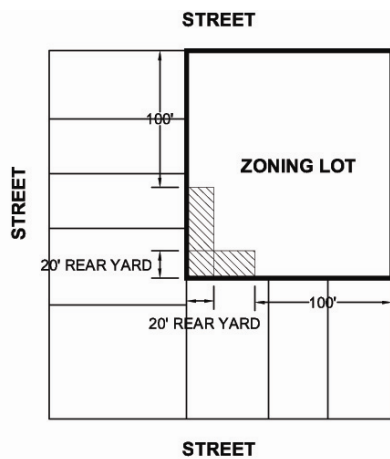


ILLUSTRATION 1
(Corner lot example)

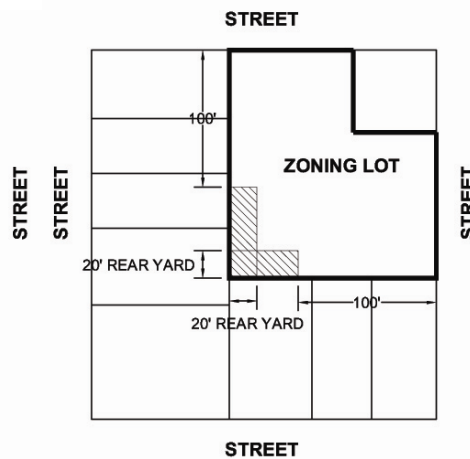


ILLUSTRATION 2
(Zoning lot bounded by two or more streets and is neither a corner lot nor through lot example)

* * *

43-313
For portions of through lots

For zoning lots with multiple rear lot lines

M1 M2 M3

~~In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.~~

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

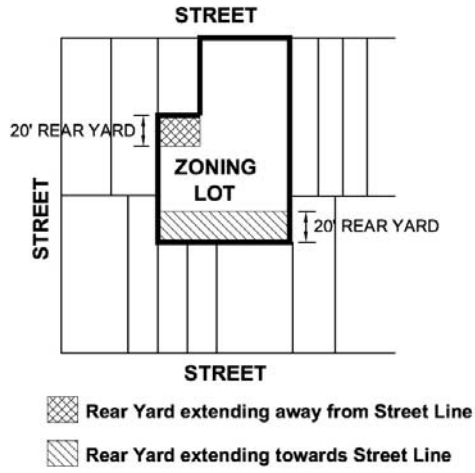


ILLUSTRATION 1

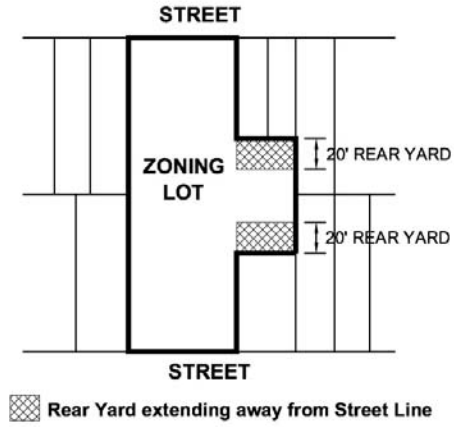


ILLUSTRATION 2

* * *

Modifications of Rear Yard Regulations

M1 M2 M3

In all districts, as indicated, in the regulations set forth in Section 43-313 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

**Article VII
Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

**73-60
MODIFICATIONS OF BULK REGULATIONS**

* * *

**73-69
Rear Yard Modifications**

The Board of Standards and Appeals may permit modifications to the #rear yards# required pursuant to Sections 23-543, 24-393, 33-303 or 43-313 (For zoning lots with multiple rear lot lines) for #zoning lots# existing on (the applicable date of the amendment) provided the following findings are made:

- (a) due to the irregular shape of the #zoning lot#, compliance with the #rear yard# regulations would create site planning constraints and adversely effect the layout and development of the site; and
- (b) the requested reduction in #rear yard# depth is the least amount necessary to grant relief.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

**Article XI
Chapter 5
Special Downtown Jamaica District**

* * *

**115-225
Transition area**

~~R6 R7 R8 R9 R10~~

~~In the districts indicated, and in #Commercial Districts# where such #Residence District bulk# regulations are applicable, that portion of a #development# or #enlargement# located within 25 feet of an adjacent #zoning lot# in an R1, R2, R3, R4 or R5 District shall not exceed a maximum building height of 35 feet. In addition, an open area not higher than #curb level# shall be provided within eight feet of such adjacent #zoning lot#. Such open area may be used for #accessory# parking.~~

* * *

Resolution for adoption scheduling December 19, 2007 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 17

UNIVERSITY HEIGHTS REZONING

CD 7

C 060320 ZMX

IN THE MATTER OF an application submitted by American Self Storage Landing Road LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. changing from a C8-3 District to an R7-1 District property bounded by a southerly boundary line of a park and its westerly prolongation, a westerly boundary line of a park and its southerly prolongation, Landing Road and its northwesterly centerline prolongation, and the westerly street line of the Major Deegan Expressway;
2. changing from an R6 District to an R7-1 District property bounded by a line 100 feet northerly of Landing Road, a line 100 feet northwesterly of West Fordham Road, a line 100 feet northwesterly of Sedgwick Avenue, the westerly prolongation of the northerly street line of West Fordham Road, Sedgwick Avenue, West Fordham Road, Andrews Avenue North, a line 100 feet southerly of West Fordham Road, Sedgwick Avenue, a line 130 feet northeasterly of the southeasterly prolongation of the southwesterly street line of Landing Road, Landing Road, and a westerly boundary line of a park and its southerly prolongation; and
3. establishing within a proposed R7-1 District a C2-4 District bounded by:
 - a. a southerly boundary line of a park and its westerly prolongation, an westerly boundary line of a park and its southerly prolongation, Landing Road, and the Major Deegan Expressway; and
 - b. West Fordham Road, Sedgwick Avenue, and a line 130 feet northeasterly of the southeasterly prolongation of the southwesterly street line of Landing Road;

as shown on a diagram (for illustrative purposes only) dated July 9, 2007, and subject to the conditions of CEQR Declaration E-189.

(On October 17, 2007, Cal. No. 1, the Commission scheduled October 31, 2007 for a public hearing. On October 31, 2007, Cal. No. 13, the hearing was closed.)

For consideration.



Nos. 18 & 19

SHAKESPEARE PLACE

No. 18

CD 4

C 080023 PQX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1382-1414 Shakespeare Avenue (Block 2872, Lots 7, 9, 11, and 15).

(On October 17, 2007, Cal. No. 2, the Commission scheduled October 31, 2007 for a public hearing. On October 31, 2007, Cal. No. 14, the hearing was closed.)

For consideration.



No. 19

CD 4

C 080024 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 1382, 1388, 1392, and 1414 Shakespeare Ave. (Block 2872, Lots 7, 9, 11, and 15) 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 an eight-story building, known as Shakespeare Place, with approximately 128 residential units and community facility uses, to be developed under the Housing Development Corporation's New Housing Opportunities Program.

(On October 17, 2007, Cal. No. 3, the Commission scheduled October 31, 2007 for a public hearing. On October 31, 2007, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 20

WYKOFF BENNETT MONT HOUSE PARK

CD 15

C 050384 MMK

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

- the establishment of Wyckoff Bennett Mont House Park at Avenue P and East 22nd Street; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. Y-2694 dated June 5, 2007 and signed by the Borough President.

(On October 17, 2007, Cal. No. 4, the Commission scheduled October 31, 2007 for a public hearing. On October 31, 2007, Cal. No. 16, the hearing was closed.)

For consideration.

No. 21

UNITED CEREBAL PALSY PARKING

CD 14

N 060396 ZAK

IN THE MATTER OF an application submitted by United Cerebral Palsy of N.Y.C., Inc. for the grant of an authorization pursuant to Section 79-31 of the Zoning Resolution to allow required parking spaces accessory to uses in a large-scale community facility development to be located anywhere within the development without regard for zoning lot lines on property bounded by Lawrence Avenue, Seton Place, Webster Avenue, and Ocean Parkway, (Block 5420, Lots 6,8,64,69,89,90,92,93, and 94 and Block 5423, Lots 6,9,14,15,16,26,33,34, and 35) in an R5 District within the Special Ocean Parkway District (OP).

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

For consideration.

BOROUGH OF MANHATTAN

No. 22

BRYANT PARK BID

CD 3

N 080079 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Bryant Park Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the amendment of the Bryant Park Business Improvement District.

(On October 17, 2007, Cal. No. 5, the Commission scheduled October 31, 2007 for a public hearing. On October 31, 2007, Cal. No. 17, the hearing was closed.)

For consideration.

No. 23

RIVER TERRACE APARTMENTS

CD 8

N 080102 ZAM

IN THE MATTER OF an application submitted by River Terrace Apartments LLC for the grant of an authorization pursuant to Section 74-95 of the Zoning Resolution to allow modifications of a special permit previously granted before August 14, 1987, under previous Sections 74-95 (Housing Quality Developments) and 74-97 (Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence-Manufacturing District Boundaries with a Substantial Grade Differential), involving the relocation and upgrading of the required indoor and outdoor recreation spaces, on property located at 515 East 72nd Street (Block 1484, Lot 5) within R10 and M1-4 Districts.

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.

BOROUGH OF QUEENS

No. 24

ASTORIA STUDIO APARTMENTS

CD 1

C 050491 ZMQ

IN THE MATTER OF an application submitted by Damroc Realty Corp. and KDP Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b changing from an M1-5 District to a C4-2A District property bounded by 34th Avenue, 35th Street, 35th Avenue, and a line midway between 34th Street and 35th Street, as shown on a diagram (for illustrative purposes only) dated July 23, 2007 and subject to the conditions of CEQR Declaration E-190.

(On October 17, 2007, Cal. No. 6, the Commission scheduled October 31, 2007 for a public hearing. On October 31, 2007, Cal. No. 20, the hearing was closed.)

For consideration.

No. 25

UDALLS RAVINE

CD 11

C 050302 MMQ

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

- the establishment of a Park addition;
- the elimination of 43rd Avenue between 246th and 247th streets;
- the delineation of a sewer corridor and a sewer easement;
- adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 11, Borough of Queens, in accordance with Map No. 4984 dated January 12, 2007 and signed by the Borough President.

(On October 3, 2007, Cal. No. 8, the Commission scheduled October 17, 2007 for a public hearing. On October 17, 2007, Cal. No. 16, the hearing was continued. On October 31, 2007, Cal. No. 21, the hearing was closed)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 26

SUPREME COURT OFFICE SPACE - WITHDRAWN

CD 2

N 080155 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 12 MetroTech (330 Jay Street), (Block 140, Lot 2002) (NYS Supreme Court, Appellate Division).

(On November 21, 2007, the Commission duly advertised December 5, 2007 for a public hearing.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 27

SUPREME COURT OFFICE SPACE

CD 1

N 080156 PXR

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 25 Hyatt Street (Block 8, Lot 99) (Richmond County Supreme Court Offices)

(On November 21, 2007, the Commission duly advertised December 5, 2007 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 28-41

EAST RIVER REALTY

Special Procedures for City Planning Commission Hearing on December 5, 2007

On Wednesday, December 5, 2007, at 10:00 a.m., at 22 Reade Street in Manhattan, a public hearing will be held by the City Planning Commission on:

1. Land use applications and a related Draft Environmental Impact Statement (DEIS) submitted by 161 First Realty Company, LLC in the City of New York. Regarding the proposed construction of two large-scale mixed-use developments, and
2. an application submitted by Manhattan Community Board 6 pursuant to Section 197-a of the New York City Charter for a proposed plan concerning Community District 6.

The City Planning Commission will be conducting the hearing using procedures that are different than its usual public hearing procedures:

1. Presentations lasting not more than 15 minutes will be made by each applicant. After each presentation, the Commission will question each applicant.
2. After the above presentations and question period, the Commission will hear speakers in the order in which they have registered on the day of the hearing. The Commission will hear elected officials first, followed by the general public.
3. All speakers may testify for a maximum of 3 minutes and may speak on either or both proposals during that 3 minute period.
4. The Commission will hear all speakers who have registered.

Those wishing to speak must fill out a speaker's slip which will be available at Spector Hall on the day of the hearing. Since speakers may testify on either or both items, they will only be required to indicate their name, and affiliation if any, on the slip. Speakers who bring written material for distribution to the Commission should bring 17 sets of such material.

Persons who cannot testify on December 5th may submit written testimony to:

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

No. 28

CD 6

C 070522 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C4-6 District property bounded East 36th Street, line 200 feet easterly of First Avenue, East 35th Street, and First Avenue; and
2. changing from an M3-2 District to a C4-6 District property bounded East 36th Street and its easterly centerline prolongation, the U.S. Pierhead Line, East 35th Street and its easterly centerline prolongation, and a line 200 feet easterly of First Avenue;

as shown on a diagram (for illustrative purposes only) dated August 20, 2007, and subject to the conditions of CEQR Declaration E-196.

(On November 14, 2007, Cal. No. 1, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 6

C 070523 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432, in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 2, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 6

C 070523(A) ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

- a. Section 74-743(a)(2) - to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432; and
- b. Section 74-743(a)(6)(ii)* - to modify the requirements of Section 23-942 to allow community facility floor area above the ground floor to be excluded from the calculation of the amount of lower income housing required;

in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6* District, within a General Large-Scale Development.

*Note: A new Section 74-743(a)(6) of the Zoning Resolution is proposed under a related application N 070530(A) ZRM and the site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 3, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 6

C 070524 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96 of the Zoning Resolution to modify the residential plaza requirements of Article 2, Chapter 7, in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 4, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 6

C 070525 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 294 spaces on portions of the ground floor, cellar and subcellar of a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 5, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 6

C 070529 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from a C1-9 District to a C5-2 District property bounded by East 40th Street, First Avenue, East 39th Street, and Entrance Street; and
2. changing from an M3-2 District to a C5-2 District property bounded by East 41st Street and its easterly centerline prolongation, the U.S. Pierhead Line, East 38th Street and its easterly centerline prolongation, and First Avenue;

as shown on a diagram (for illustrative purposes only) dated August 20, 2007, and subject to the conditions of CEQR Declaration E-196.

(On November 14, 2007, Cal. No. 6, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 6

N 070530 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685,700,708 First Realty Company, LLC, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York concerning Section 12-10 (Definitions), relating to the definition of General Large-Scale Development, and Section 74-743 (Special Provisions for Bulk Modifications) relating to the location of a Residential Plaza within a General Large-Scale Development.

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

* * *

**12-10
DEFINITIONS**

* * *

Large-scale development, general

A "general large-scale development" is a large-scale #development# or #enlargement# other than a #large-scale residential development# or a #large-scale community facility development#. A #general large-scale development# may be located in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special Provisions for Bulk Modifications), paragraph (a)(1), on a tract of land containing a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection, which tract of land:

- (a) has or will have an area of at least 1.5 acres; and
- (b) is designated as a tract, all of which is to be used, #developed# or #enlarged# as a unit:
 - (1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#; or
 - (2) under single fee, alternate or separate ownership, either:
 - (i) pursuant to an urban renewal plan for the #development# of a designated urban renewal area containing such tract of land; or

(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation.

Such tract of land may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #general large-scale development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. Notwithstanding the above, in C5 and C6 Districts a #general large-scale development# having a minimum #lot area# of 5 acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #general large-scale development# provided that such #building# covers less than 15 percent of the #lot area# of the #general large-scale development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

* * *

74-74 General Large-Scale Development

* * *

74-743 Special provisions for bulk modification

(a) For a #general large-scale development#, the City Planning Commission may permit:

- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:
 - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
 - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;

- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
 - (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and
 - (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50 percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of paragraph (a)(4) of this Section shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district.
 - (5) a #residential plaza# to be located anywhere within a #general large-scale development# without regard for #zoning lot lines# provided the #general large-scale development# has a minimum #lot area# of 5 acres and is located in a C5 or C6 District. Where there are more than one contiguous residential plaza on a zoning lot, the residential plazas may be considered as one plaza for the purpose of compliance with the residential plaza standards.
- (b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;
 - (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;

- (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
- (4) considering the size of the proposed #general large scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general-large scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#; and
- (7) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

(On November 14, 2007, Cal. No. 7, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.



No. 35

CD 6

N 070530(A) ZRM

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by 685,700,708 First Realty Company, LLC, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York concerning Section 12-10 (Definitions), relating to the definition of General Large-Scale Development, Section 23-144 (In Designated Areas where the Inclusionary Housing Program is Applicable), Section 23-15 (Maximum Floor Area Ratio in R10 Districts), Section 23-922 (Inclusionary housing designated areas), Section 24-161 (Maximum floor area ratio for zoning lots containing community facility and residential uses), Section 35-31 (Maximum Floor Area Ratio for Mixed Buildings), and Section 74-743 (Special Provisions for Bulk Modifications).

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

* * *

**12-10
DEFINITIONS**

* * *

Large-scale development, general

A "general large-scale development" is a large-scale #development# or #enlargement# other than a #large-scale residential development# or a #large-scale community facility development#. A #general large-scale development# may be located in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special provisions for bulk modifications), paragraph (a)(1), on a tract of land containing a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection, which tract of land:

- (a) has or will have an area of at least 1.5 acres; and
- (b) is designated as a tract, all of which is to be used, #developed# or #enlarged# as a unit:
 - (1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#; or
 - (2) under single fee, alternate or separate ownership, either:
 - (i) pursuant to an urban renewal plan for the #development# of a designated urban renewal area containing such tract of land; or
 - (ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation.

Such tract of land may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #general large-scale development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. Notwithstanding the above, in C5 and C6 Districts a #general large-scale development# having a minimum #lot area# of 5 acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #general large-scale development# provided that such #building# covers less than 15 percent of the #lot area# of the #general large-scale development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

* * *

**23-144
In designated areas where the Inclusionary Housing Program is applicable**

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Community District	Zoning District
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 7, Brooklyn	R8A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

* * *

**23-15
Maximum Floor Area Ratio in R10 Districts**

R10

In the district indicated, except in #Inclusionary Housing designated areas#, the #floor area ratio# for any #building# on a #zoning lot# shall not exceed 10.0, except as provided in Section 23-17 (Special Provisions for Zoning Lots Divided By District Boundaries) and Section 23-90 (INCLUSIONARY HOUSING).

Notwithstanding any other provision of this Resolution, the maximum #floor area ratio# shall not exceed 12.0. However, within the boundaries of Community District 7 in the Borough of Manhattan, all #developments# or #enlargements# in R10 Districts, except R10A or R10X Districts, shall be limited to a maximum #floor area ratio# of 10.0.

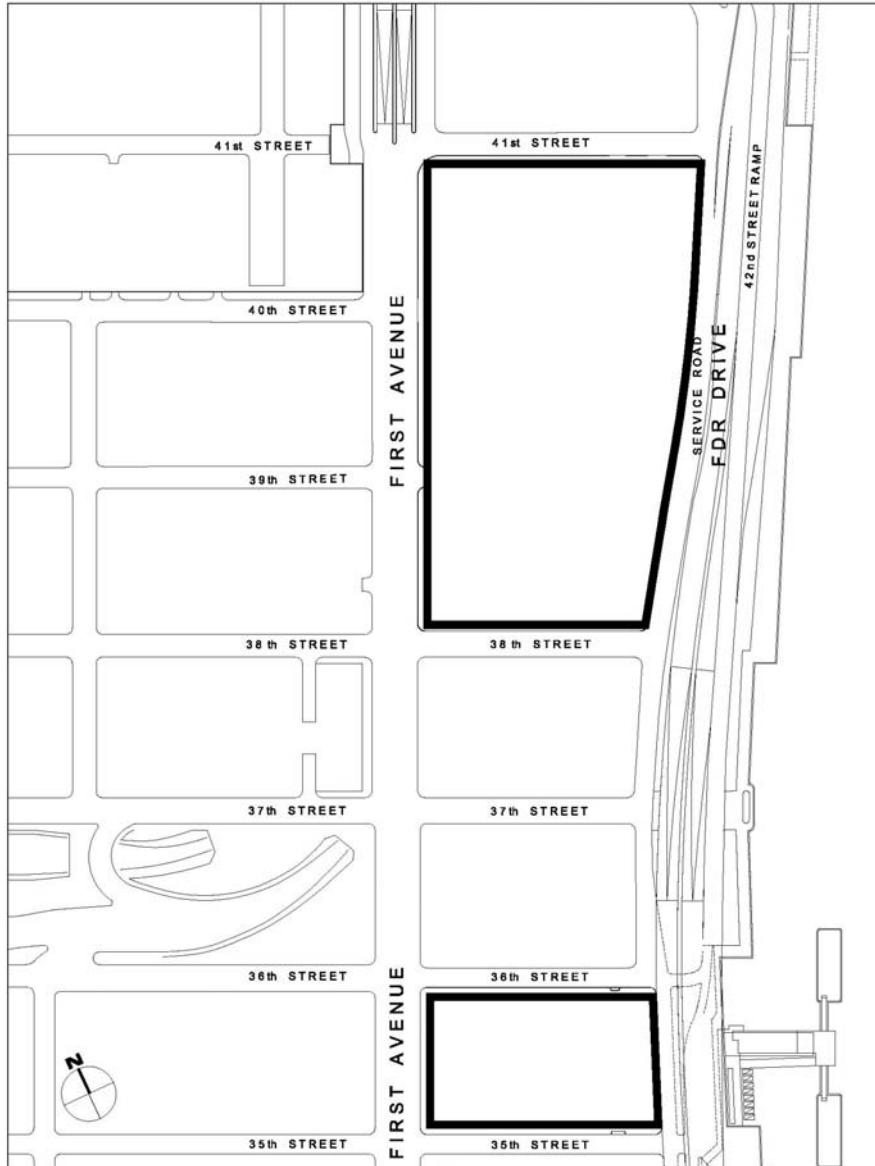
* * *

**23-922
Inclusionary housing designated areas**

The Inclusionary Housing Program shall apply in the following areas:

* * *

(g) In Community District 6, in the Borough of Manhattan, in the R10 Districts within the areas shown on the following Map 14:



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.

* * *

24-161

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

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6A R6B R7-2 R7A R7B R7X R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply within a #general large-scale development# or 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

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas), except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply within a #general large-scale development# or where the #residential#

portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area

* * *

**74-74
General Large-Scale Development**

* * *

**74-743
Special provisions for bulk modification**

(a) For a #general large-scale development#, the City Planning Commission may permit:

- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:
 - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
 - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;
- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
- (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and

- (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50 percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of paragraph (a)(4) of this Section shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district.
- (5) a #residential plaza# to be located anywhere within a #general large-scale development# without regard for #zoning lot lines# provided the #general large-scale development# has a minimum #lot area# of 5 acres and is located in a C5 or C6 District. Where there are more than one contiguous residential plaza on a zoning lot, the residential plazas may be considered as one plaza for the purpose of compliance with the residential plaza standards.
- (6) in an #Inclusionary Housing designated area# in a C4-6 or C5 district,
- (i) a portion of the lot area that contains a wholly #commercial building# to be excluded from the calculation of #floor area# for any other #buildings# on the remainder of the #zoning lot#;
- (ii) #community facility floor area# located above the ground floor to be excluded from the calculation of the amount of #lower income housing# required pursuant to Section 23-942.
- (b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;

- (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
- (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
- (4) considering the size of the proposed #general large scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general-large scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#; and
- (7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(6) of this Section, such modification will facilitate a desirable mix of #uses# in the #general large-scale development# and a plan consistent with the objectives of the Inclusionary Housing program; and
- (8) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

* * *

(On November 14, 2007, Cal. No. 8, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 6

C 070531 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432, and
2. Section 74-743(a)(5)* – to allow a residential plaza to be located anywhere within a general large-scale development without regard for zoning lot lines

in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2* District, within a General Large-Scale Development.

*Note: A new Section 74-743(a)(5) of the Zoning Resolution is proposed under a related application N 070530 ZRY, and the site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 9, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CD 6

C 070531(A) ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area within the general large-scale development without regard for zoning lot lines or district boundaries;
2. Section 74-743(a)(2) - to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432; and
3. Section 74-743(a)(5)(i)* - to modify the requirements of Section 23-942 to allow a portion of the lot area that contains a wholly commercial building to be excluded from the calculation of floor area for any other buildings on the remainder of the zoning lot;

in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2* District, within a General Large-Scale Development.

*Note: A new Section 74-743(a)(5) of the Zoning Resolution is proposed under a related application N 070530(A) ZRM, and the site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 10, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 6

C 070532 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96 of the Zoning Resolution to modify the residential plaza requirements of Article 2, Chapter 7, in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 11, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 6

C 070532(A) ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to Section 74-91 of the Zoning Resolution to modify the public plaza requirements of Section 37-70 (Public Plazas), in connection with

a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 12, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 6

C 070533 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 499 spaces in a portion of the cellar of a proposed mixed use development on property located at 700 & 708 First Avenue (Block 970, Lots 1 & 2), in a C5-2* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 13, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CD 6

C 070534 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 651 spaces on portions of the cellar and subcellar of a proposed mixed use development on property located at 700 & 708 First Avenue (Block 970, Lots 1 & 2), in a C5-2* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 14, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, December 5, 2007, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Supplemental Environmental Impact Statement (DSEIS) concerning the First Avenue Properties Rezoning, a proposal involving zoning map amendments, zoning text amendments, special permits to modify the bulk, height and setback requirements in the General Large Scale Development, to modify the residential plaza design standards, and special permits to allow public and accessory parking garages. Additionally the DSEIS analyzes several associated approvals being sought relating to modifying a previously approved BSA Special Permit, streetscape modifications relating to curb cuts, and modification of retail continuity, streetwall transparency and residential plaza requirements.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 06DCP039M.

No. 42

COMMUNITY BOARD 6 197 a PLAN

CD 6

N 060273 NPM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF a continued public hearing for a plan submitted by Manhattan Community Board 6 concerning recommendations for land use, zoning, the waterfront, urban design, preservation and transportation in the eastern portion of Community District 6, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan is called the "197-a Plan for the Eastern Section of Community District 6, Borough of Manhattan, New York City."

(On September 13, 2006, Cal. No. 2, the Commission scheduled September 27, 2006 for a public hearing. On September 27, 2006, Cal. No. 16 the hearing was continued. On November 14, 2007, Cal. No. 15, the Commission scheduled December 5, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

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 REVIEW SESSION	9	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
AUGUST				1	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 REVIEW SESSION	20	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 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24	25	26	27	28	29 YOM KIPPUR
OCTOBER							
		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 COLUMBUS DAY OBSERVED	9	10	11	12	13
	14 REVIEW SESSION	15	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28 REVIEW SESSION	29	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	29 THANKSGIVING	30	
DECEMBER							1
	2 REVIEW SESSION	3	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24 31	25 CHRISTMAS	26 1ST DAY KWANZAA	27	28	29

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.

V. CITY PLANNING COMMISSION 2008 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			1 NEW YEAR'S DAY	2	3	4	5
	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12
	13	14	15	16	17	18	19
	20 MARTIN LUTHER KING, JR. DAY	21	22	23	24	25	26
	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31		
FEBRUARY						1	2
	3	4	5	6 ASH WEDNESDAY	7	8	9
	10 REVIEW SESSION	11 LINCOLN'S BIRTHDAY	12 CPC PUBLIC MEETING	13	14	15	16
	17	18 PRESIDENTS' DAY	19	20	21	22 WASHINGTON'S BIRTHDAY	23
	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29	
MARCH	2	3	4	5	6	7	8
	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14	15
	16 PALM SUNDAY	17 ST. PATRICK'S DAY	18	19	20	21 GOOD FRIDAY	22
	23 EASTER	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
APRIL			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 PASSOVER	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
MAY					1	2	3
	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9	10
	11	12	13	14	15	16	17
	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23	24
	25 MEMORIAL DAY OBSERVED	26	27	28	29	30	31
JUNE	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	7
	8	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					

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.

VI. CITY PLANNING COMMISSION 2008 SCHEDULE OF MEETINGS
July 1 to December 31

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