

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MAY 7, 2008  
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 080278 HAK	3	MADISON/PUTNAM HOUSING	Scheduled to be Heard 5/21/08
2	C 080153 ZSM	7	WEST END AVENUE PARKING GARAGE	" "
3	N 080177 ZRM	4-8	610 LEXINGTON AVENUE	" "
4	C 080178 ZSM	5	" "	" "
5	N 080184 ZRM	4	SP. HUDSON YARDS, CLINTON & MIDTOWN TEXT AMENDMENTS	" "
6	C 050172 ZMX	9	WESTCHESTER AVENUE REZONING	Favorable Report Adopted
7	N 080346 HKK	14	FISKE TERRACE HISTORIC DISTRICT	Forward Report to City Council
8	C 080183 HAK	16	BROWNSVILLE NORTH HOUSING	Favorable Report Adopted
9	C 070159 ZSM	2	52-54 WOOSTER STREET	" "
10	N 080347 HKM	3	CHILDREN'S AID SOCIETY LANDMARK	Forward Report to City Council
11	N 080348 HKM	3	CONGRE. BETH HAMEDRASH HAGADOL ANSHE UNGARN	" "
12	N 080349 HKM	3	WEBSTER HALL LANDMARK	" "
13	N 080352 HKM	3	FREE PUBLIC BATHS LANDMARK	" "
14	N 080353 HKM	6	ALLERTON HOUSE LANDMARK	" "
15	C 070233 ZSM	4	316 11 <sup>TH</sup> AVENUE GARAGE	Fav. Report Adopted as Modified
16	C 080261 HAM	11	CALVERT LANCASTER EAST HARLEM CLUSTER	Favorable Report Adopted
17	C 080219 ZMM	10	WEST 127 <sup>TH</sup> STREET HOUSING	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18	19
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Betty Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Shirley A. McRae	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 11:12 A.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MAY 7, 2008  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 080220 HAM	10	WEST 127 <sup>TH</sup> STREET HOUSING	Favorable Report Adopted
19	C 060218 ZSQ	3	DOLLAR RENT-A-CAR GARAGE	" "
20	N 080270 ZAR	1	ST. PETERS HIGH SCHOOL	Authorization Approved
21	N 080251 ZAR	1	130 MONTGOMERY AVENUE	" "
22	N 070153 RAR	3	AME ZION CHURCH	" "
23	N 070155 RAR	3	" "	" "
24	C 060032 ZMM	1	84 WHITE STREET	Hearing Closed
25	C 080287 PQQ	8	ST. MARKS GARDENS	" "
26	C 080288 HAK	8	" "	" "

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

MEETING ADJOURNED AT:

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

---

**CITY PLANNING COMMISSION**

---

**WEDNESDAY, MAY 7, 2008**

---

**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. 9]**

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

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

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](http://www.nyc.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

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

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

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

**B**  
**CITY PLANNING COMMISSION**

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

- AMANDA M. BURDEN, *AICP, Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- ANGELA M. BATTAGLIA
- IRWIN G. CANTOR, *P.E.*
- ANGELA R. CAVALUZZI, *R.A.*
- ALFRED C. CERULLO, *III*
- BETTY Y. CHEN
- MARIA M. DEL TORO
- RICHARD W. EADDY
- NATHAN LEVENTHAL
- SHIRLEY A. MCRAE
- JOHN MEROLO
- KAREN A. PHILLIPS, *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.

**TABLE OF CONTENTS**

**WEDNESDAY, MAY 7, 2008**

- Roll Call; Approval Of Minutes.....1
- I. Matters To Be Scheduled for Public Hearing.....1
- II. Reports.....29
- III. Public Hearings .....41
- IV. Schedule Of Meetings: January 1, 2008 - June 30, 2008.....43
- V. Schedule Of Meetings: July 1, 2008 - December 31, 2008.....44

**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 May 21, 2008 at Spector Hall 22 Reade Street, New York at 10:00 a.m.

C

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

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

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

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

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

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

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position:    Opposed \_\_\_\_\_  
                  In Favor \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

**MAY 7, 2008**

---

**APPROVAL OF MINUTES OF the Regular Meeting of April 23, 2008**

---

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MAY 21, 2008**

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

---

**BOROUGH OF BROOKLYN**

**No. 1**

***MADISON/PUTNAM HOUSING***

**CD 3**

**C 080278 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 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), 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 seven residential buildings, tentatively known as Madison/Putnam, with approximately 48 units, to be developed under the Housing Preservation and Development's Cornerstone Program.

**Resolution for adoption scheduling May 21, 2008 for a public hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 2**

***WEST END AVENUE PARKING GARAGE***

**CD 7**

**C 080153 ZSM**

**IN THE MATTER OF** an application submitted by Extell Development Company 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 parking garage with a maximum capacity of 20 spaces on a portion of the ground floor, cellar and sub-cellar of a proposed residential building on property located at 531-539 West End Avenue (Block 1247, Lots 33, 34, 35, 36, 37 & 135), in an R10A 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 May 21, 2008 for a public hearing.**



**No. 3 & 4**

**610 LEXINGTON AVENUE**

**No. 3**

**CD 4-8**

**N 080177 ZRM**

**IN THE MATTER OF** an application submitted by Park Avenue Hotel Acquisition, LLC, and 375 Park Avenue L.P., pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York concerning Article VIII, Chapter 1, Special Midtown District, concerning Section 81-212 (Special provisions for transfer of development rights from landmark sites), Community District #5, Borough of Manhattan.

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

Article VIII: Special Purpose Districts  
Chapter 1: Special Midtown District



\*\*\*

**81-212****Special provisions for transfer of development rights from landmark sites**

The provisions of Section 74-79 (Transfer of Development Rights for Landmark Sites) shall apply in the #Special Midtown District# subject to the modification set forth in this Section and Sections 81-254, 81-266 and 81-277 pertaining to special permits for height and setback modifications, Section 81-747 (Transfer of development rights from landmark theaters) and Section 81-85 (Transfer of development rights from landmark sites within the Special Fifth Avenue Subdistrict).

The provisions of Section 74-79 pertaining to the meaning of the term “adjacent lot” in the case of lots located in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts are modified to apply in the #Special Midtown District# where the “adjacent lot” is in a C5-3, C6-6, C6-7, C6-5.5, C6-6.5 or C6-7T District.

The provisions of paragraph (c) of Section 74-792 as applied in the #Special Midtown District# shall be subject to the restrictions set forth in the table in Section 81-211 on the development rights (FAR) of a landmark “granting lot” for transfer purposes.

Wherever there is an inconsistency between any provision in Section 74-79 and the table in Section 81-211, the table in Section 81-211 shall apply.

Within the Grand Central Subdistrict, any transfer of development rights from a landmark site may be made pursuant to either Section 74-79 or Section 81-63, but not both.

For new #developments# or #enlargements# in C5-3, C6-6, C6-7 and C6-7T Districts, the Commission may also modify or waive the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) and requirements governing the minimum dimensions of a court, where:

the required minimum distance as set forth in Section 23-86 is provided between the #legally required windows# in the new #development# or #enlargement# and a wall or #lot line# on the #zoning lot# occupied by the landmark; and

the required minimum distance is protected by a light and air easement acceptable to the Department of City Planning and recorded in the County Clerk’s office of the county in which such tracts of land are located.

For new #developments# or #enlargements#, on #zoning lots# located in C5-3, C6-6, C6-7 and C6-7T Districts and with frontage on streets on which curb cuts are restricted pursuant to Section 81-44, the Commission may also modify or waive the number of loading berths required pursuant to Section 36-62 (Required Accessory Loading Berths). In granting such special permit, the Commission shall find that:

(a) a loading berth permitted by City Planning Commission authorization pursuant to Section 81-44 would have an adverse impact on the landmark #building or other structure# that is the subject of the special permit;

(b) because of existing #buildings# on the #zoning lot#, there is no other feasible location for the required loading berths; and

(c) the modification or waiver will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement.

For new #developments# or #enlargements#, on #zoning lots# located in C5-3, C6-6, C6-7 and C6-7T Districts, the Commission may also modify the dimensions and minimum clear height required for pedestrian circulation space pursuant to Section 81-45 (Pedestrian

Circulation Space) and 37-50 (Requirements for Pedestrian Circulation Space). In granting such special permit, the Commission shall find that the modification will result in a distribution of #bulk# and arrangement of #uses# on the #zoning lot# that relate more harmoniously with the landmark #building or other structure# that is the subject of the special permit.

**Resolution for adoption scheduling May 21, 2008 for a public hearing.**

---

**No. 4**

**CD 5**

**C 080178 ZSM**

**IN THE MATTER OF** an application submitted by Park Avenue Hotel Acquisition, 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. Sections 81-212\* and 74-79 - to allow the transfer of 200,965 square feet of floor area from property located at 375 Park Avenue (Block 1307, Lots 1 and 9001) that is occupied by a landmark building to property located at 610 Lexington Avenue (Block 1307, Lots 14 and 59), to modify the requirements of Section 23-851 (Minimum Dimension of Inner Courts), Section 23-861 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines/General Provision), Section 36-62 (Required Accessory Off-Street Loading Berths), and Section 81-45 (Pedestrian Circulation Space) and Section 37-07 (Requirements for Pedestrian Circulation Space); and
2. Section 81-277 - to modify the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation)

to facilitate the development of a 63-story mixed use building on property located at 610 Lexington Avenue (Block 1307, Lots 14 and 59), in a C6-6 District, within the Special Midtown District.

\* Note: A zoning text change is proposed under a concurrent related application (N 080177 ZRM) for amendment to Sections 81-212 (Special provisions for transfer of development rights from landmark sites).

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.

**Resolution for adoption scheduling May 21, 2008 for a public hearing.**

---

**SPECIAL HUDSON YARDS, CLINTON & MIDTOWN TEXT AMENDMENTS**

**No. 5**

**CD 4**

**N 080184 ZRM**

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, concerning Article IX, Chapter 3 (Special Hudson Yards District), concerning Article IX, Chapter 6 (Special Clinton District), and concerning Article VIII, Chapter 1 (Special Midtown District)

Matter in underline is new, to be added;

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

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

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

Article VIII - Special Purpose Districts

Chapter 1

Special Midtown District

\* \* \*

81-741

General provisions

\* \* \*

(d) Additional floor area bonuses

All #developments# located on the west side of Eighth Avenue between 42nd and 45th Streets within the Theater Subdistrict may receive an increase in #floor area# pursuant to Section ~~96-21 (Floor Area Increase)~~ 96-22 (Special Regulations for Eighth Avenue Perimeter Area) for those #developments# complying with the provisions of Section 23-90 (INCLUSIONARY HOUSING).

\* \* \*

Article IX - Special Purpose Districts

Chapter 3

Special Hudson Yards District

\* \* \*

93-05  
Applicability of District Regulations

\* \* \*

93-054  
Applicability of Chapter 4 of Article VII

\* \* \*

93-055  
Modification of use and bulk regulations for zoning lots bounding Hudson Boulevard Park

Where the #lot line# of a #zoning lot# coincides with the boundary of the #public parks# located between West 35<sup>th</sup> Street, Hudson Boulevard East, West 33<sup>rd</sup> Street and Eleventh Avenue, such #lot line# shall be considered to be the #street line# of Hudson Boulevard West for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Where the #lot line# of a #zoning lot# coincides with the boundary of the #public park# located between West 39<sup>th</sup> Street, Tenth Avenue, West 38<sup>th</sup> Street and Eleventh Avenue, such #lot line# shall be considered to be the #street line# of Hudson Boulevard East and West, as applicable, for the purposes of applying all #use# and #bulk# regulations of this Resolution.

\* \* \*

93-14  
Retail Continuity Along Designated Streets

Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the building's #street# frontage, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line# shall be limited to #commercial uses# permitted by the underlying zoning district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations. In no event shall the length of #street# frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.

For any new #development# or #enlargement# on such designated retail #streets#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height

of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. For #developments# or #enlargements# fronting upon Hudson Boulevard that are adjacent to existing #buildings# located within the Hudson Boulevard #street# bed or #public park#, glazing shall not be required. However, the Hudson Boulevard #street wall# of such new #development# or #enlargement# shall be designed in a manner that will enable the glazing requirements of this section to be met upon demolition of the #buildings# within the #street# bed or #public park#.

The provisions of this Section shall not apply along the northern #street# frontage of West 35<sup>th</sup> through West 39<sup>th</sup> Streets within 100 feet of Eleventh Avenue, as shown on Map 2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35<sup>th</sup>, West 36<sup>th</sup>, West 37<sup>th</sup>, West 38<sup>th</sup> or West 39<sup>th</sup> Street frontage of the #zoning lot#.

\* \* \*

93-20

#### FLOOR AREA REGULATIONS

\* \* \*

93-223

Maximum floor area ratio in Hell's Kitchen Subdistrict D

(a) Subareas D1 and D2

In Subareas D1 and D2 of Hell's Kitchen Subdistrict D, the basic maximum #floor area ratios# of non-#residential buildings# are set forth in Row A in the table in Section 93-22 and may be increased to the amount specified in Row C pursuant to Section 93-31 (District Improvement Fund Bonus) or through the transfer of #floor area# from the #Phase 2 Hudson Boulevard and Park# as set forth in Section 93-32. The basic maximum #floor area ratios# of any #building# containing #residences# are set forth in Row B.

The #floor area ratio# of any #building# containing #residences# may be increased from 6.5 pursuant to Section 93-31 (District Improvement Fund Bonus) or through the transfer of #floor area# from the #Phase 2 Hudson Boulevard and Park# as set forth in Section 93-32, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23, as follows:

- (1) The #residential floor area ratio# may be increased from 6.5 to a maximum of 12.0 only if for every five square feet of #floor area# increase pursuant to Sections 93-31 or 93-32 there is a #floor area# increase of six square feet, pursuant to Section 23-90, as modified by Section 93-23.

- (2) Any #floor area# increase above a #floor area ratio# of 12.0 shall be only pursuant to Section 93-31 or 93-32.

Furthermore, in Subarea D1, the #floor area ratio# on a #zoning lot# may exceed 13.0 only where the community facility #floor area ratio# is not less than the excess of such #floor area ratio# above 13.0.

\* \* \*

93-30  
SPECIAL FLOOR AREA REGULATIONS

93-31  
District Improvement Fund Bonus

In the #Special Hudson Yards District# and Area P-2 of the #Special Garment Center District#, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded ensuring and that, thereafter, a contribution has been ~~be~~ deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

The Commissioner of Buildings shall not authorize the construction of any #development# or #enlargement# utilizing #floor area# bonused pursuant to this Section, including foundations with respect thereto, nor shall the construction of any bonused portion thereof be authorized, until the Chairperson has certified that the requirements of this Section have been met. Nothing herein shall limit the ability of the Commissioner of Buildings to issue a permit for the construction of a #development# or #enlargement# which does not utilize such bonused floor area.

~~Such~~ The contribution amount shall be \$100 per square foot of #floor area# as of January 19, 2005, and shall be adjusted by the Chairperson annually on July 1 of the following year and each year thereafter, . Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the twelve months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received, and contributions may be made only on days when the Hudson Yards Infrastructure Corporation (the "Corporation") is open for business and during business hours as specified by the Corporation.

The Commission may promulgate rules regarding the administration of this Section, and the Commission may also, by rule, adjust the contribution amount specified in the preceding paragraph to reflect changes in market conditions within the #Hudson Yards Redevelopment Area# if, in its judgment, the adjusted amount will facilitate the district-

wide improvements that are consistent with the purposes of this Chapter and the purposes of the #Special Garment Center District#. The Commission may make such an adjustment by rule, not more than once a year.

For any such adjustment by rule decreasing the contribution amount, or increasing the contribution amount by more than the percentage change in the Consumer Price Index for all urban consumers, the following shall apply:

- (a) Such rule shall be effective for not more than two years; and
- (b) The Commission shall not publish the proposed rule pursuant to the City Administrative Procedure Act unless the City Council Land Use Committee and the Department of City Planning have jointly filed an application for a zoning text amendment under Section 201 of the New York City Charter, which would make such adjustment of the contribution amount permanently effective. The contribution amount established under such rule as finally adopted shall continue in effect with further adjustments based upon the Consumer Price Index for all urban consumers, until the next adjustment of the contribution amount pursuant to this Section.

~~Such contribution amount shall be payable or secured at the time foundation work has been completed and the Commissioner of Buildings shall not authorize any additional construction until the Chairperson has certified that payment has been made or adequate security therefore has been provided.~~

93-34

Distribution of Floor Area in the Large-Scale Plan Subdistrict A

\* \* \*

- (b) Requirements for application

An application filed with the Chairperson of the Commission for the distribution of #floor area# by certification pursuant to paragraph (a) of this Section shall be made jointly by the owner of the #development# rights of the Eastern Rail Yards Subarea A1 and the receiving site and shall include:

- (1) a site plan and #floor area# zoning calculations for the receiving site; and
- (2) a copy of the distribution instrument legally sufficient in both form and content to effect such a distribution, together with a notice of the restrictions limiting further development of the Eastern Rail Yards Subarea A1.

Such ~~N~~ notice of restrictions shall be filed by the owners of the respective sites in the Borough Office of the Register of the City of New York, indexed against

the Eastern Rail Yards Subarea A1 and the receiving site, a certified copy of which shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a pre-condition to issuance of any building permit for any #development# or #enlargement# utilizing #floor area# distributed pursuant to this Section, including foundations with respect thereto, including any foundation or alteration permit, for any #development# or #enlargement# on the receiving site.

\* \* \*

### 93-50

#### SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E

In Subdistricts A through E, the height and setback regulations set forth in Section 93-42 shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, minimum base heights, ~~and~~ maximum length of building walls for towers, and modifications of maximum base heights, depths of required setbacks, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

##### (a) Recesses

Where #street walls# are required to be located on #street lines# or sidewalk widening lines, ground floor recesses up to three feet deep shall be permitted for access to building entrances, and deeper recesses shall be permitted only where necessary to comply with the pedestrian circulation space provisions of Section 93-63. Above the level of the second #story# and up to any specified minimum base height, recesses are permitted provided that the aggregate length of such recesses does not exceed 30 percent of the length of the required #street wall# at any level, and the depth of such recesses does not exceed five feet. No limitations on recesses shall apply above any specified minimum base height or to any portion of a #zoning lot# where #street walls# are not required.

Where #street walls# are required to extend along the entire #street# frontage of a #zoning lot#, no recesses shall be permitted within 20 feet of an adjacent #building#, or within 30 feet of the intersection of two #street lines# except where corner articulation rules apply.

##### (b) Sidewalk Widenings

Where a #street wall# is required to extend along the entire #street# frontage of a #zoning lot#, and such #street# is intersected by a #street# with a mandatory sidewalk widening, no #street wall# shall be required within such sidewalk widening. Where corner articulation rules apply, the inner boundary of any required sidewalk widening may be considered to be the #street line#. The mandatory #street wall# requirements are illustrated on Map 3 in Appendix A of



this Chapter. Where sidewalk widening lines are specified, such lines shall be parallel to and five or ten feet from the #street line#, as required pursuant to Section 93-61 and illustrated on Map 4 (Mandatory Sidewalk Widening) in Appendix A.

\* \* \*

93-512

Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A

(a) Hudson Boulevard

For the purposes of this paragraph, (a), Hudson Boulevard shall be considered to be a #wide street#. The #street wall# of the #development# or #enlargement# shall be located on the Hudson Boulevard sidewalk widening line and extend along at least 70 percent of the length of the Hudson Boulevard frontage of the #zoning lot#, and shall rise without setback to a minimum base height of 90 feet and a maximum base height of 120 feet. On #corner lots#, the maximum base height may apply along intersecting #narrow street lines# for a distance of 100 feet from its intersection with Hudson Boulevard. Above a height of 120 feet, a setback at least 25 feet in depth is required from the Hudson Boulevard #street line#, and setbacks from intersecting #narrow streets# shall comply with the provisions of paragraph (b) of Section 93-42 (Height and Setback in Subdistricts A through E).

Alternatively, for #zoning lots# that occupy the entire Hudson Boulevard #block# front, the Hudson Boulevard #street wall# may rise above a height of 120 feet without setback at the Hudson Boulevard sidewalk widening line, provided that:

- (1) the aggregate width of such #street wall# facing Hudson Boulevard does not exceed 100 feet;
- (2) all other portions of the #building# that exceed a height of 120 feet are set back at least 25 feet from the Hudson Boulevard #street line# at a height not lower than 90 feet; and
- (3) all portions of the #building# that exceed a height of 120 feet are set back from a #narrow street# in compliance with the provisions of paragraph (b) of Section 93-42.

~~For the purposes of applying the #street wall# location and setback provisions of this paragraph to #developments# and #enlargements# fronting on the #public park# between West 38th and West 39th Streets, the #street lines# and sidewalk widening lines of Hudson Boulevard shall be prolonged northward to West 39th Street.~~

\* \* \*

93-513  
Four Corners Subarea A2

(a) Hudson Boulevard

The provisions of paragraph (a) of Section 93-512 (Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A) shall apply, except that the maximum base height shall be 150 feet, ~~and, for the purposes of applying such #street wall# location and setback provisions to #developments# and #enlargements# fronting upon the #public park# between West 33<sup>rd</sup> and West 35<sup>th</sup> Streets, the westerly #street line# and sidewalk widening lines of Hudson Boulevard West shall be prolonged southward to West 33<sup>rd</sup> Street.~~

\* \* \*

93-54  
Special Height and Setback Regulations in Hell’s Kitchen Subdistrict D

93-541  
Height and setback in Subareas D1 and D2

(a) Tenth Avenue

(1) For #zoning lots# that do not occupy the entire Tenth Avenue #block# front, and for #zoning lots# that occupy the entire Tenth Avenue #block# front where existing #residential buildings# will remain, the #street wall# of any #development# or #enlargement# shall be located on and extend along the entire Tenth Avenue #street line#, except that to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such lines. Such #street wall# shall rise without setback to a minimum base height of 90 feet and a maximum base height of 150 feet, except that such minimum base height requirement shall not apply to any existing #residential buildings# to remain. Where such #zoning lots# also front upon a #narrow street#, these provisions shall apply along such #narrow street# frontage for a minimum distance of 50 feet and a maximum distance of 100 feet from the intersection of Tenth Avenue. Above a height of 150 feet, the setback provisions of paragraph (b) of Section 93-42 shall apply.

(2) For #zoning lots# that occupy the entire Tenth Avenue #block# front, and where no existing #buildings# fronting upon Tenth Avenue will remain, the #street wall# of the #development# or #enlargement# shall be located within 10 feet of the Tenth Avenue #street line# and extend

along the entire Tenth Avenue frontage of the #zoning lot# and shall rise without setback to a minimum base height of 90 feet and a maximum base height of 150 feet. These provisions shall apply for a minimum distance of 50 feet and a maximum distance of 100 feet from the intersection of Tenth Avenue.

Above a height of 150 feet, the setback provisions of paragraph (b) of Section 93-42 shall apply. ~~Alternatively, for #zoning lots# that occupy the entire Tenth Avenue #block# front and no portion of any #building# is within 10 feet of the Tenth Avenue #street line#, the Tenth Avenue #street wall# may rise above 150 feet without setback, provided that:~~

~~(1)(i)~~ the aggregate width of such #street wall# does not exceed 100 feet;

~~(2)(ii)~~ all other portions of the #building# that exceed a height of 150 feet are set back at least 10 feet from the Tenth Avenue #street wall# of the #building# at a height not lower than 90 feet; ~~and~~

~~(3)(iii)~~ all portions of the #building# that exceed a height of 150 feet are set back from a #narrow street# in compliance with the provisions of paragraph (b) of Section 93-42, and

(iv) all portions of the Tenth Avenue #streetwall# that do not exceed a height of 90 feet are located ten feet from the Tenth Avenue #street line#, except that recesses may be provided in accordance with the recess provisions of paragraph (a) of Section 93-50. Above a height of 90 feet, up to a height of 150 feet, any #streetwall# facing Tenth Avenue shall be located no closer to Tenth Avenue than 10 feet.

(b) Hudson Boulevard

The regulations set forth in paragraph (a) of Section 93-512 (Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A) shall apply, except that wherever a setback from the Hudson Boulevard #street line# is required to be at least 25 feet deep, such setback depth may be reduced to 15 feet.

(c) Midblocks between Tenth Avenue and Hudson Boulevard

The regulations set forth in paragraph (c) of Section 93-512 shall apply.

(d) Length of building wall

The maximum length of any #story# located above a height of 150 feet that faces north or south shall not exceed 100 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story#

entirely above a height of 150 feet. Any side of such rectangle from which perpendicular lines may be drawn to the nearest #narrow street line# shall not exceed 100 feet.

(e) Tower #lot coverage#

Where more than one tower on a #zoning lot# contains #residences#, the minimum #lot area# requirement of paragraph (c)(1) of Section 93-42 shall not apply to the highest 80 feet of at least half of the number of such towers.

93-542

Height and setback in Subareas D4 and D5

In Subareas D4 and D5 of Hell's Kitchen Subdistrict D, the underlying height and setback regulations shall apply, except that:

- (a) the rooftop regulations set forth in Section 93-41 shall apply to all #developments# or #enlargements#; and
- (b) within the C2-5 District of Subarea D4, #commercial uses# shall be limited to two #stories# or a height of 30 feet, whichever is less.
- (c) within the C1-7A District of Subarea D5, recesses in the #street wall# of any #building# facing Ninth Avenue shall not be permitted within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except as provided for permitted corner articulation.

\* \* \*

93-55

Special Height and Setback Regulations in the South of Port Authority Subdistrict E

In the South of Port Authority Subdistrict E, for any #development# or #enlargement# on a #zoning lot# fronting on Eighth Avenue, the #street wall# of such #development# or #enlargement# shall be located on the Eighth Avenue sidewalk widening line and extend along the entire #street# frontage of the #zoning lot#. Such #street wall# shall rise without setback to a minimum height of 90 feet or the height of the #building#, whichever is less, and a maximum height of 120 feet. Above a height of 90 feet, no portion of the #development# or #enlargement# shall penetrate a #sky exposure plane# that begins at a height of 120 feet above the Eighth Avenue sidewalk widening line and #street lines# of West 39<sup>th</sup> Street and West 40<sup>th</sup> Streets, as applicable, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance except as provided below:

- (a) any portion of the #building or other structure developed# or #enlarged# pursuant to the tower regulations of Sections 33-45 or 35-63, as applicable, may penetrate the #sky exposure plane#.

~~(b)~~ permitted obstructions, as listed in paragraph (a) of Section 93-41, may penetrate the #sky exposure plane#. In addition, a dormer, as listed in paragraph (c) of Section 23-62, may penetrate the #sky exposure plane#.

\* \* \*

~~93-55~~ 93-56

Special Permit for Modification of Height and Setback Regulations

\* \* \*

93-65

Transit Easements

Any #development# or #enlargement# on a #zoning lot# that includes the locations listed below shall provide an easement for subway-related use and public access to the subway mezzanine or station:

(a) The area bounded by Tenth Avenue, West 41st Street, a line 190 feet east of and parallel to Tenth Avenue, and a line 55 feet south of and parallel to West 41st Street. The entrance shall be accessed from Tenth Avenue.

~~(b) The area bounded by the western boundary of the #public park# between West 34th and West 35th Streets, West 34th Street, a line 40 feet west of and parallel to the western boundary of the #public park# between West 34th and West 35th Streets, and a line 75 feet north of and parallel to West 34th Street. The entrance shall be accessed from the #public park# between West 34th and West 35th Streets.~~

~~(c) The area bounded by Eleventh Avenue, West 36th Street, a line 90 feet east of and parallel to Eleventh Avenue, a line 50 feet south of and parallel to West 36th Street, a line 50 feet east of and parallel to 11th Avenue, and West 34th Street. The entrance shall be accessed from West 36th Street or 11th Avenue within 50 feet of West 36th Street.~~

~~(d)~~(b) For any #development# or #enlargement# on a #zoning lot# that includes the southwest corner of West 40th Street and Eighth Avenue, the transit easement shall accommodate a relocated subway entrance from the adjoining sidewalk to a location within the #development# or #enlargement#.

\* \* \*

Article IX - Special Purpose Districts

Chapter 6

Special Clinton District

\* \* \*

96-20  
PERIMETER AREA

#Developments# within the Perimeter Area shall be eligible for increased #floor area# only pursuant to Sections 96-21 (Special Regulations for 42nd Street Perimeter Area) or 96-22 (Special Regulations for Eighth Avenue Perimeter Area)....

\* \* \*

96-21  
Special Regulations for 42<sup>nd</sup> Street Perimeter Area

The provisions of this Section shall apply to #developments# or #enlargements# located in all #Commercial Districts# within the area bounded by the following:

\* \* \*

(b) Floor area regulations

\* \* \*

(2) Floor area regulations in Subarea 2

In Subarea 2 of the 42<sup>nd</sup> Street Perimeter Area as shown in Appendix B, the basic #floor area ratio# of any #development# or #enlargement# shall be 10.0. However, the #floor area ratio# of any #development# or #enlargement# containing #residential use# may exceed 10.0 to a maximum of 12.0 only in accordance with the provisions of Section 23-90 (INCLUSIONARY HOUSING), except that any units for which a #floor area# increase has been earned pursuant to Section 23-90 shall be within the #Special Clinton District#. For #developments# or #enlargements# that have fully utilized the Inclusionary Housing Program, the maximum permitted #floor area ratio# may be increased from 12.0 to 15.0 for a new ~~legitimate~~ theater to be used as a legitimate theater or non-profit performing arts space in accordance with the provisions of Section 96-25 (Floor Area Bonus for New ~~Legitimate~~ Theater Use).

Where a transit easement volume is required on a #zoning lot# in Subarea 2, such easement volume may be temporarily used by the owner of the #zoning lot# for any permitted #uses# until such time as required by the Transit Authority or by its designee for subway purposes. Any such floor spaces occupied by such transit easement

volume shall not count as #floor area#. Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #zoning lot# prior to the time at which public #use# of the easement area is required. A minimum notice of six months in writing shall be given by the Transit Authority to the owner of the #zoning lot# to vacate the tenants of such temporary #uses#.

\* \* \*

96-25

Floor Area Bonus for New ~~Legitimate~~ Theater Use

Within Subarea 2 of the 42<sup>nd</sup> Street Perimeter Area as shown in Appendix A of this Chapter, for #developments# or #enlargements# located within the area bounded by West 42<sup>nd</sup> Street, Dyer Avenue, West 41<sup>st</sup> Street and Eleventh Avenue that have fully utilized a #floor area# increase pursuant to Section 23-90 (INCLUSIONARY HOUSING), ~~three additional square feet of #floor area# may be provided for each square foot of new legitimate theater #use#, the #floor area ratio# may be increased from 12.0 to a maximum of 15.0, provided that for every three square feet of bonused #floor area#, one square foot of such bonused #floor area# shall be used for new "performance space", which, for the purposes of this Section 96-25 shall mean space to be used as a legitimate theater or non-profit performing arts space. Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the following conditions ~~shall exist~~ have been met:~~

- (a) ~~the total #floor area ratio# on the #zoning lot# shall not exceed 15.0;~~
- ~~(b)(a)~~ all #floor area# for any performance space for which a bonus is received pursuant to this Section shall be limited to floor space exclusively associated with legitimate theater or non-profit performing arts #use#, including auditorium, orchestra, balconies, stage and theater equipment space, wings, dressing rooms, rehearsal space, lobbies, lounges, ticket offices, rest rooms, and circulation space. Any other bonused performance space shall not comprise more than 25% of the total #floor area# for which a bonus is received;
- ~~(e)(b)~~ the theater such performance space shall be designed, arranged and used exclusively for live performances and rehearsals of drama, music or dance and shall have at least 99 100 fixed seats and no more than 299 seats. If there is more than one performance space, each shall have at least 100 seats. Adjacent performance spaces may be designed in a manner that allows for their combination into a single performance space provided such combined space has no more than 299 seats;
- (c) a letter from the Department of Cultural Affairs shall be submitted certifying that:
  - ~~(d)(1)~~ a signed lease shall be has been provided from a the prospective theater

operator of the performance space, or a written commitment from the owner of the ~~theater~~ performance space if such owner is also the operator, for occupancy of the ~~theater~~ performance space and its operation as a legitimate theater or non-profit performing arts space for a period of not less than five years, pursuant to an operating plan and program therefor;

- (2) the proposed operator of the performance space has the fiscal and managerial capacity to successfully operate such space;
- (3) preliminary design plans have been provided to the Department of Cultural Affairs for the performance space, which include sufficient detail regarding core, shell, structural, mechanical, electrical, plumbing and HVAC systems, necessary to ensure that such performance space will operate efficiently for its intended use, and
- ~~(e)~~(4) a plan and program shall be accompanied by written commitment from such owner of the financial resources available to ensure timely completion of the identified scope of work; a written commitment has been provided ensuring that there are financial resources available for the timely completion of the identified scope of work, and
- (5) the proposed operator of the performance space will have a program of regularly scheduled presentations that are open to the public.

~~(d)~~ a legal commitment ~~shall be~~ has been provided for inspection and ongoing maintenance of the ~~theater~~ performance space to ensure its continued availability for ~~theater~~ #use# as a legitimate theater or non-profit performing arts space. Such inspection shall be conducted every five years by a licensed engineer or architect, and a report issued to the Chairperson of the City Planning Commission and the Commissioner of the Department of Cultural Affairs ~~and notice of such report shall be published in the City Record~~. Such report shall describe the condition of the ~~theater~~ performance space and identify any maintenance or repair work necessary to ensure the physical and operational soundness of the ~~theater~~ performance space and establish a plan and program for such work, including providing that adequate resources be made available to ensure timely completion of such maintenance or repair work; and

~~(e)~~(e) a legal commitment ~~shall be~~ has been provided for continuance of the #use# of all #floor area# for which a bonus has been received pursuant to this Section as a legitimate theater or non-profit performing arts space and providing that in the event of a change of operator, as defined by the Commissioner of the Department of Cultural Affairs, the owner or operator shall obtain a new letter certifying that the provisions of paragraph (c) of this Section have been met as to the proposed operator. Such legal commitment shall also prohibit #use# as an #adult establishment# for the life of the related #development#.

Such legal commitments shall be in the form of a declaration of restrictions, filed and duly



recorded in the Borough Office of the Register of the City of New York, binding upon the owner and any lessee of the ~~theater performance space~~ and their successors and assigns, a certified copy of which shall be submitted to the Chairperson of the City Planning Commission. The filing of such declaration and the posting of any bond or other security required by the Chairperson of the City Planning Commission under the terms of such declaration, and receipt of ~~such a~~ certified copy of such declaration, shall be preconditions to issuance of any building permit, including any foundation or alteration permit, for any ~~development# or enlargement#~~.

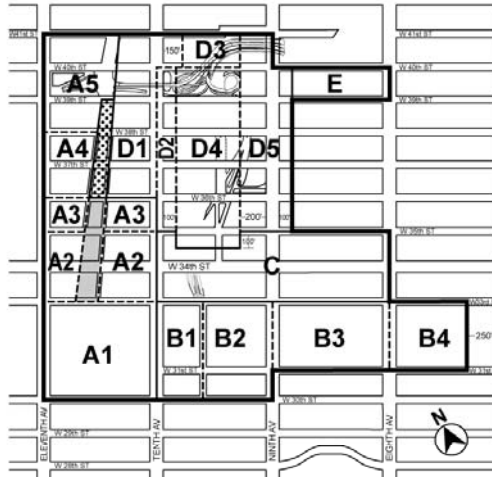
The owner shall not apply for or accept a temporary certificate of occupancy for that portion of the ~~development# or enlargement#~~ identified under the terms of the declaration of restrictions as utilizing the increased ~~floor area#~~ permitted pursuant to this Section, and the Department of Buildings shall not issue a temporary certificate of occupancy for such portion of the ~~development# or enlargement#~~, until the ~~Chairperson through consultation with the~~ Commissioner of the Department of Cultural Affairs has certified that the ~~theater performance space~~ is substantially complete, which shall, for this purpose, mean that such ~~theater performance space~~ is usable by the public. The owner shall not apply for or accept a permanent certificate of occupancy for ~~such portion of the~~ ~~development# or enlargement#~~, nor shall the Department of Buildings issue a permanent certificate of occupancy for ~~such portion~~, the ~~development# or enlargement#~~ until the ~~theater performance space~~ has been finally completed in accordance with the approved plans and such final completion has been certified by the ~~Chairperson through consultation with the~~ Commissioner of the Department of Cultural Affairs. The declaration of restrictions shall be noted on any Temporary or Final Certificate of Occupancy for the building#.

\* \* \*

# Special Hudson Yards District

Zoning Resolution Section: **93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)**

**Map 1: Special Hudson Yards District, Subdistricts and Subareas**



- Special Hudson Yards District
- Subdistricts
- Subareas within subdistricts
- Phase 1 Hudson Boulevard and Park
- ▨ Phase 2 Hudson Boulevard and Park

**Large-Scale Plan Subdistrict A**

- Eastern Rail Yard Subarea A1
- Four Corners Subarea A2
- Subareas A3 through A5

EXISTING

**Farley Corridor Subdistrict B**

- Western Blocks Subarea B1
- Central Blocks Subarea B2
- Farley Post Office Subarea B3
- Pennsylvania Station Subarea B4

**34th Street Corridor Subdistrict C**

**Hell's Kitchen Subdistrict D**

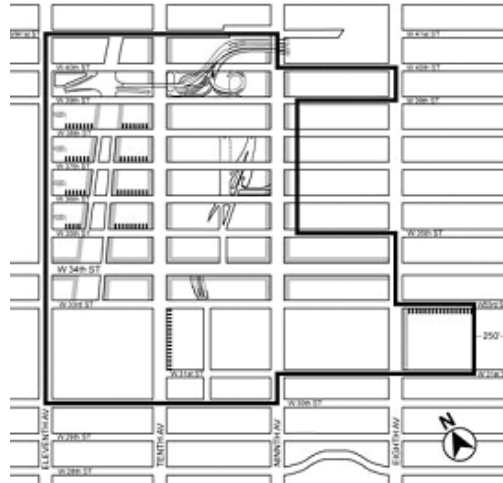
- Subareas D1 through D5

**South of Port Authority Subdistrict E**

### Special Hudson Yards District

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/1905)

Map 2: Mandatory Ground Floor Retail



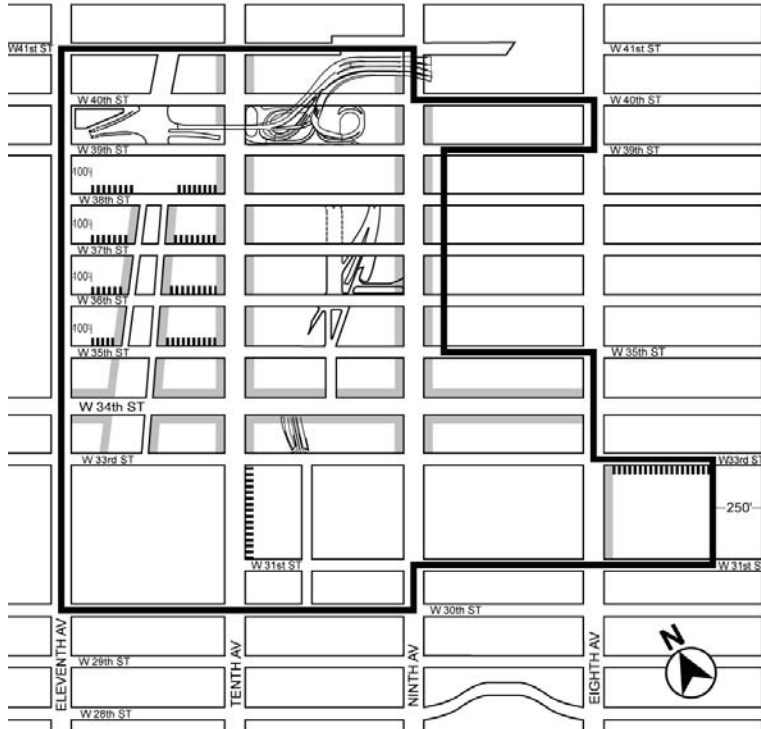
- Special Hudson Yards District
- 100% Retail Requirement
- - - 50% Retail Requirement

EXISTING

# Special Hudson Yards District

Zoning Resolution Section: **93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (L)**

Map 2: Mandatory Ground Floor Retail



 *Special Hudson Yards District*

 100% Retail Requirement

 50% Retail Requirement

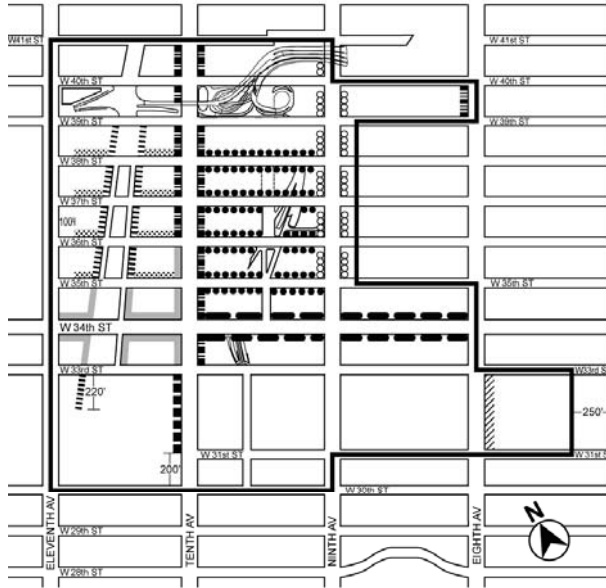
PROPOSED



### Special Hudson Yards District

Zoning Resolution Section: **93-A** (ARTICLE IX; CHAPTER 3) APPENDIX A (\_\_\_\_)

**Map 3: Mandatory Street Wall Requirements**



**Special Hudson Yards District**

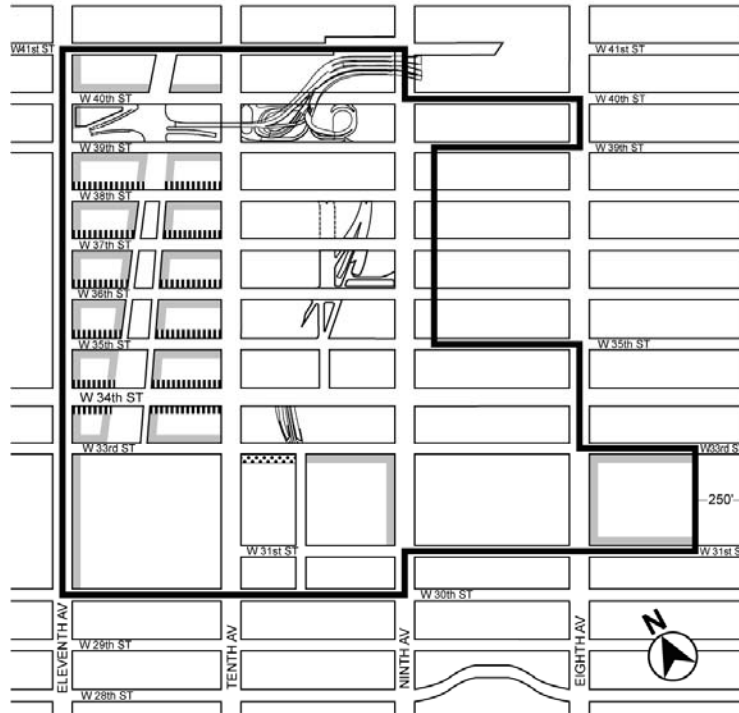
	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
○○○○○○○○○○○○○○○○○○○○	60'	85'	100%
●●●●●●●●●●●●●●●●●●	60'	85'	None
▨▨▨▨▨▨▨▨▨▨▨▨▨▨	60'	120'	50%
	90'	120'	70%
■■■■■■■■■■■■■■■■■■■■	60'	150'	70%
▨▨▨▨▨▨▨▨▨▨▨▨▨▨	90'	120'	100%
▨▨▨▨▨▨▨▨▨▨▨▨▨▨	90'	150'	100%
▨▨▨▨▨▨▨▨▨▨▨▨▨▨	90'	150'	70%
▨▨▨▨▨▨▨▨▨▨▨▨▨▨	90'	150'	35%
▨▨▨▨▨▨▨▨▨▨▨▨▨▨	120'	150'	100%

PROPOSED

# Special Hudson Yards District

Zoning Resolution Section: **93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)**

**Map 4: Mandatory Sidewalk Widening**

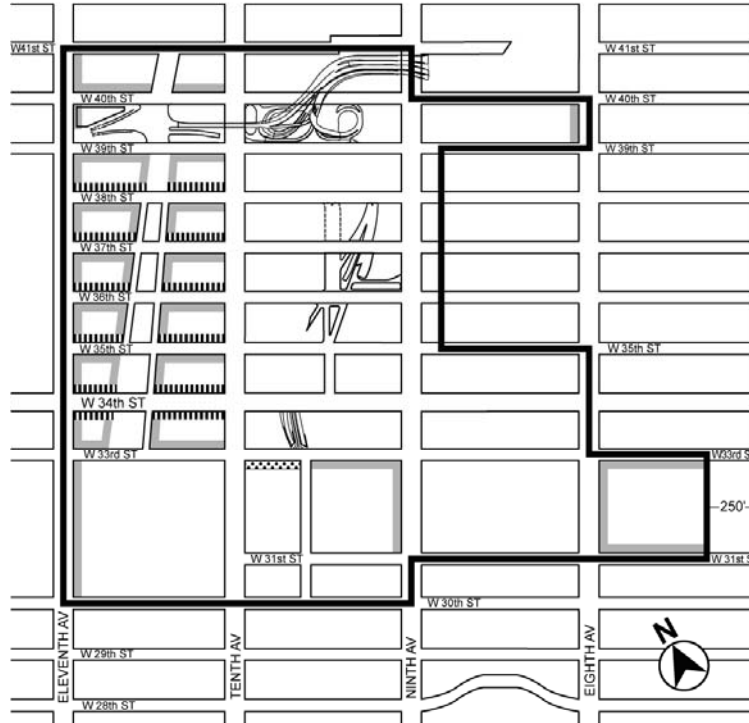


- Special Hudson Yards District
- 10' Sidewalk widening                      EXISTING
- 5' Sidewalk widening
- ▨** 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

# Special Hudson Yards District

Zoning Resolution Section: **93-A (ARTICLE IX; CHAPTER 3) APPENDIX A** ( )

**Map 4: Mandatory Sidewalk Widening**



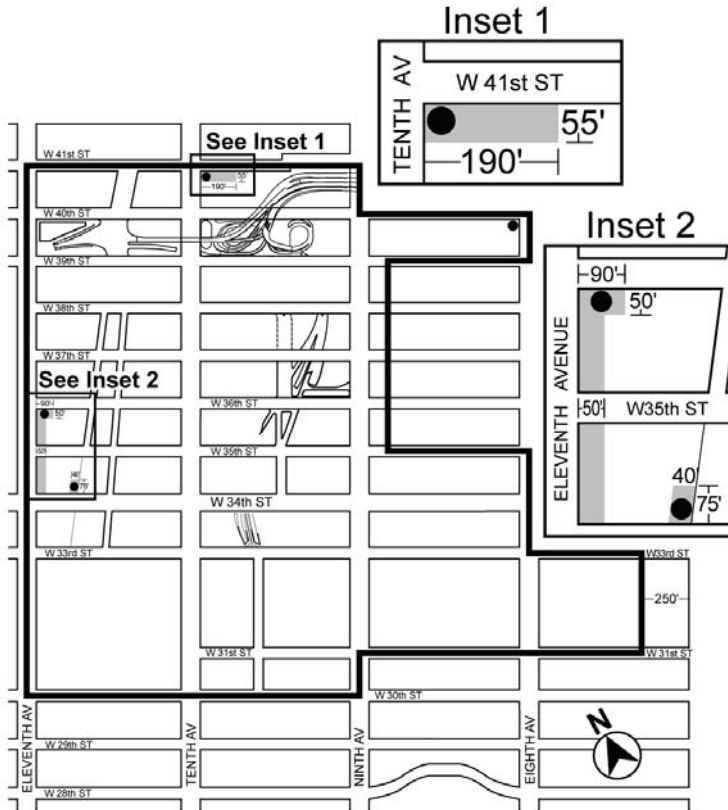
- *Special Hudson Yards District*
- - - - -** 10' Sidewalk widening PROPOSED
- 5' Sidewalk widening
- ▨** 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished






# Special Hudson Yards District

Zoning Resolution Section: **93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)**

Map 5: Transit Easements and Subway Entrances

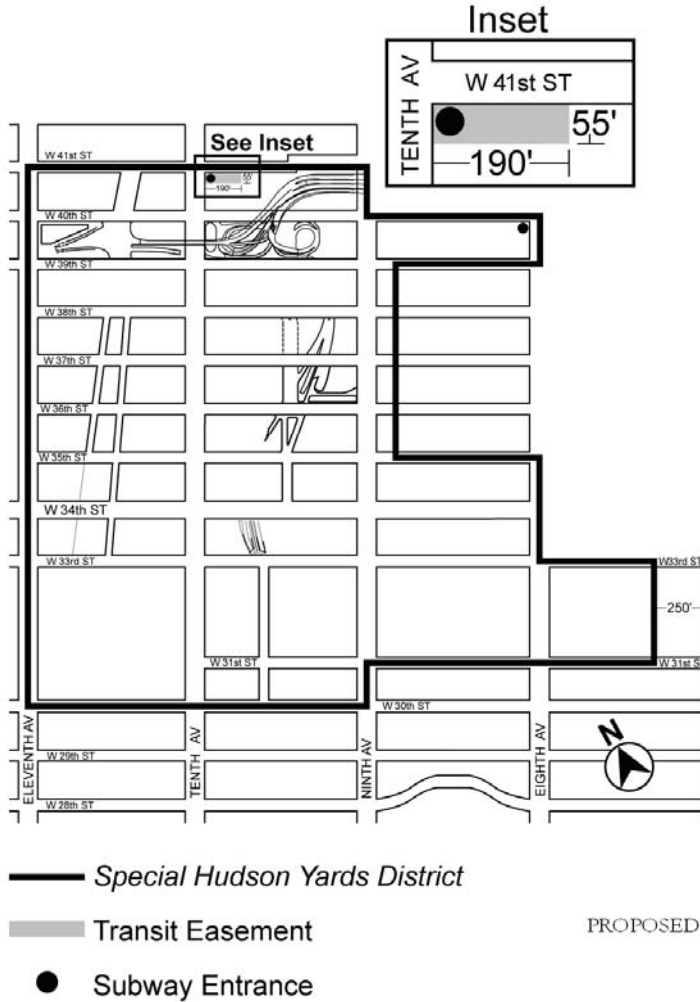


-  Special Hudson Yards District
  -  Transit Easement
  -  Subway Entrance
- EXISTING

# Special Hudson Yards District

Zoning Resolution Section: **93-A (ARTICLE IX; CHAPTER 3) APPENDIX A ( )**

Map 5: Transit Easement and Subway Entrance



Resolution for adoption scheduling May 21, 2008 for a public hearing.

**II. REPORTS**

---

**BOROUGH OF THE BRONX**

**No. 6**

***WESTCHESTER AVENUE REZONING***

**CD 9**

**C 050172 ZMX**

**IN THE MATTER OF** an application submitted by Westpark Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b changing from an R5 District to an R6 District property bounded by Westchester Avenue, a line 450 feet northeasterly of Pugsley Avenue, a line midway between Westchester Avenue and Newbold Avenue, and Pugsley Avenue, as shown on a diagram (for illustrative purposes only) dated January 7, 2008 and subject to the conditions of CEQR Declaration E-207.

(On March 26, 2008, Cal. No. 1, the Commission scheduled April 9, 2008 for a public hearing. On April 9, 2008, Cal. No. 16, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF BROOKLYN**

**No. 7**

***FISKE TERRACE HISTORIC DISTRICT***

**CD 14**

**N 080346 HKK**

**IN THE MATTER OF** a communication dated March 21, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Fiske Terrace – Midwood Park Historic District, designated by the Landmarks Preservation Commission on March 18, 2008 (List 402, LP-2208), Borough of Brooklyn, Community District 14. District boundaries are:

properties bounded by a line beginning at the southeast corner of Foster Avenue and the New York City Transit System B.M.T. Division (Brighton Beach Line) right-of-way, extending southerly along the eastern boundary line of the right-of-way, then easterly along the northern property line of 1517 Avenue H, then southerly along the western property line of 1525 Avenue H to the northern curb line of Avenue H, then easterly along the northern curb line of Avenue H across East 17th Street, East 18th Street, and East 19th

Street to a point in said curb line formed by its intersection with a line extending southerly from the eastern property line of 827-831 East 19th Street (a/k/a 1901-1911 Avenue H), then northerly along the eastern property lines of 827-831 East 19th Street (a/k/a 1901-1911 Avenue H), 819 East 19th Street (Block 6694, Lot 10), and a portion of 815 East 19<sup>th</sup> Street (Block 6694, Lot 12), then easterly along a portion of the southern property line of 815 East 19th Street, northerly along a portion of the eastern property line of 815 East 19th Street, and westerly along a portion of the northern property line of 815 East 19th Street, then northerly along the eastern property lines of 811, 807, and a portion of 801 East 19th Street, then easterly along a portion of the southerly property line of 801 East 19th Street, then northerly along the eastern property lines of 801 to 751 East 19th Street, then easterly along a portion of the southern property line of 1916 Glenwood Road, then northerly along the eastern property line of 1916 Glenwood Road and across Glenwood Road to the northern curb line of Glenwood Road, then westerly along said curb line to a point formed by its intersection with a line extending southerly from the eastern property line of 1917 Glenwood Road (a/k/a 1913-1917 Glenwood Road), then northerly along the eastern property line and westerly along the northern property line of 1917 Glenwood Road, then northerly along the eastern property lines of 715 to 685 East 19th Street, then easterly along a portion of the southern property line of 677 East 19th Street, then northerly along the eastern property lines of 677, 671, and 665 East 19th Street, then westerly along a portion of the northerly property line of 665 East 19th Street, then northerly along the eastern property lines of 659 to 635 East 19th Street, then easterly along a portion of the southern property line of 633 East 19th Street, then northerly along the eastern property lines of 633 to 621 East 19th Street and 1910 Foster Avenue (a/k/a 1910-1918 Foster Avenue) to the southern curb line of Foster Avenue, then westerly along said curb line across East 19th Street, East 18th Street, and East 17th Street to the point of the beginning.

(On April 10, 2008, the Commission duly advertised April 23, 2008 for a public hearing. On April 23, 2008, Cal. No. 16, the hearing was closed)

**For consideration.**

---

**No. 8**

***BROWNSVILLE NORTH HOUSING***

**CD 16**

**C 080183 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 2156 and 2160 Atlantic Avenue (Block 1433, Lots 23 and 25); 1973, 1973A, 1975, and 1969 Bergen Street (Block 1447, Lots 67-70); 402, 404, 412, and 522 Howard Avenue (Blocks

1451 and 1473, Lots 42, 43, 48, and 35); 1459 and 1461 St. Marks Avenue (Block 1452, Lots 1 and 87); 1734 St. Johns Place (Block 1473, Lot 34); and 1457 and 1459 Eastern Parkway (Block 1473, Lots 36 and 37), as an Urban Development Action Area; and

- b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of 2156 and 2160 Atlantic Avenue (Block 1433, Lots 23 and 25); 1973, 1973A, 1975, and 1969 Bergen Street (Block 1447, Lots 67-70); 402, 404, and 412 Howard Avenue (Blocks 1451, Lots 42, 43, and 48); 1459 and 1461 St. Marks Avenue (Block 1452, Lots 1 and 87); 1734 St. Johns Place (Block 1473, Lot 34); and 1457 and 1459 Eastern Parkway (Block 1473, Lots 36 and 37), to a developer selected by HPD;

to facilitate development of six residential buildings, ranging from four to six stories, tentatively known as Brownsville North, with approximately 94 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

(On March 12, 2008, Cal. No. 1, the Commission scheduled March 26, 2008 for a public hearing. On March 26, 2008, Cal. No. 16, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF MANHATTAN**  
**No. 9**  
**52-54 WOOSTER STREET**

**CD 2**

**C 070159 ZSM**

**IN THE MATTER OF** an application submitted by Rocksprings Management Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-10 to allow Use Group 2 uses (residential uses) on the 2<sup>nd</sup> through 6<sup>th</sup> floors, and Section 42-14(D)(2) to allow Use Group 6 uses (retail uses) on the ground floor of a proposed mixed use development on property located at 52-54 Wooster Street (Block 475, Lot 40), 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, N.Y. 10007.

(On March 26, 2008, Cal. No. 4, the Commission scheduled April 9, 2008 for a public

hearing. On April 9, 2008, Cal. No. 14, the hearing was closed.)

**For consideration.**

---

**No. 10**

***CHILDREN'S AID SOCIETY LANDMARK***

**CD3**

**N 080347 HKM**

IN THE MATTER OF a communication dated March 21, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Children's Aid Society, Elizabeth Home for Girls, 207 East 12<sup>th</sup> Street (Block 454, Lot 66), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2274).

**For consideration.**

---

**No. 11**

***CONGREGATION BETH HAMEDRASH HAGADOL ANSHE UNGARN  
LANDMARK***

**CD 3**

**N 080348 HKM**

**IN THE MATTER OF** a communication dated March 21, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Congregation Beth Hamedrash Hagadol Anshe Ungarn, 242 East 7<sup>th</sup> Street

(Block 376, Lot 13), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2261).

**For consideration.**

---

**No. 12**

***WEBSTER HALL LANDMARK***

**CD 3**

**N 080349 HKM**

**IN THE MATTER OF** a communication dated March 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Webster Hall and Annex, 119-125 East 11<sup>th</sup> Street (Block 556, Lot 68), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2273).

**For consideration.**

---

**No. 13**

***FREE PUBLIC BATHS LANDMARK***

**CD 3**

**N 080352 HKM**

**IN THE MATTER OF** a communication dated March 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Free Public Baths of the City of New York, East 11<sup>th</sup> Street Bath building, 538 East 11<sup>th</sup> Street (Block 404, Lot 23), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2252).

**For consideration.**

---

**No. 14**

***ALLERTON HOUSE LANDMARK***

**CD 6**

**N 080353 HKM**

**IN THE MATTER OF** a communication dated March 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Allerton 39<sup>th</sup> Street House, located at 145 East 39<sup>th</sup> Street a.k.a.141-147 East 39<sup>th</sup> Street (Block 895, Lot 34), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402, LP- 2296).

**For consideration.**



**No. 15**

***316 11<sup>TH</sup> AVENUE GARAGE***

**CD 4**

**C 070233 ZSM**

**IN THE MATTER OF** an application submitted by DD 11<sup>th</sup> Avenue, 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 108 spaces on portions of the ground floor and cellar of a proposed mixed-use building on property located at 316 11<sup>th</sup> Avenue (Block 701, Lots 62, 68 and 70), in a C6-4 District within the Special West Chelsea District (Sub Area 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.

(On March 12, 2008, Cal. No. 2, the Commission scheduled March 26, 2008 for a public hearing. On March 26, 2008, Cal. No. 17, the hearing was closed.)

**For consideration.**





**No. 16*****CALVERT LANCASTER EAST HARLEM CLUSTER*****CD 11****C 080261 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 168, 162, 176, and 180 East 122<sup>nd</sup> Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119<sup>th</sup> Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15 – 17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20, and 155); and 145 East 117<sup>th</sup> Street (Block 1645, Lot 21), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for property; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 168, 162, 176, and 180 East 122<sup>nd</sup> Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119<sup>th</sup> Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15, 16, and 54); 1642 Park Avenue (Block 1622, Lot 34); and 1887, 1881, 1879A, and 1879 Lexington Avenue (Block 1645, Lots 52, 120, 121, and 20), to a developer selected by HPD;

to facilitate development of six buildings, tentatively known as Calvert Lancaster East Harlem Cluster, with 79 residential units, commercial and community facility space, to be developed under the New York City Housing Preservation and Development's Cornerstone Program.

(On April 9, 2008, Cal. No. S1, the Commission scheduled April 23, 2008 for a public hearing. On April 23, 2008, Cal. No. 21, the hearing was closed.)

**For consideration.**

---

**Nos. 17 & 18**

***WEST 127<sup>TH</sup> STREET HOUSING***

**No. 17**

**CD 10**

**C 080219 ZMM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from within an existing R7-2 a C1-4 District bounded by West 128<sup>th</sup> Street, Frederick Douglass Boulevard, West 127<sup>th</sup> Street and a line 100 feet westerly of Frederick Douglass Boulevard;
2. changing from an R7-2 District to an R8A District property bounded by West 128<sup>th</sup> Street, Frederick Douglass Boulevard, West 127<sup>th</sup> Street and a line 100 feet easterly of St. Nicholas Avenue;
3. changing from an R8 to an R8A District property bounded by West 128<sup>th</sup> Street, a line 100 feet easterly of St. Nicholas Avenue, West 127<sup>th</sup> Street and St. Nicholas Avenue; and
4. establishing within the proposed R8A District a C2-4 District bounded by:
  - a. West 128<sup>th</sup> Street, Frederick Douglass Boulevard, West 127<sup>th</sup> Street and a line 100 feet westerly of Frederick Douglas Boulevard; and
  - b. West 128<sup>th</sup> Street, a line 100 feet easterly of St. Nicholas Avenue, West 127<sup>th</sup> Street and St. Nicholas Avenue;

as shown on a diagram (for illustrative purposed only) dated January 7, 2008, and subject to the CEQR Declaration E-212.

(On April 9, 2008, Cal. No. 5, the Commission scheduled April 23, 2008 for a public hearing On April 23, 2008, Cal. No. 19, the hearing was closed.)

**For Consideration..**

---

**No. 18****CD 10****C 080220 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 346, 344, 342, 340, 352, and 350 St. Nicholas Avenue (Block 1954, Lots 20-23, 41, and 42); 311, 309, 307, 305, and 303 West 127<sup>th</sup> Street (Block 1954, Lots 24-28); 2373, 2375, 2377, 2379, and 2381 Frederick Douglass Boulevard (Block 1954, Lots 32-36); and 304, 306, and 308 West 128<sup>th</sup> Street (Block 1954, Lots 37-39), 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 property located at 346, 344, 342, 340, 352, and 350 St. Nicholas Avenue (Block 1954, Lots 20-23, 41, and 42); 311, 309, 307, 305, and 303 West 127<sup>th</sup> Street (Block 1954, Lots 24-28); 2373, 2375, 2377, and 2381 Frederick Douglass Boulevard (Block 1954, Lots 32-34, and 36); and 304, 306, and 308 West 128<sup>th</sup> Street (Block 1954, Lots 37-39), to a developer selected by HPD;

to facilitate development of three buildings, tentatively known as West 127<sup>th</sup> Street, with approximately 229 residential units and commercial space, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

(On April 9, 2008, Cal. No. 6, the Commission scheduled April 23, 2008 for a public hearing. On April 23, 2008, Cal. No. 19, the hearing was closed.)

**For Consideration.**

---

**BOROUGH OF QUEENS**

**No. 19**

***DOLLAR RENT-A-CAR GARAGE***

**CD 3**

**C 060218 ZSQ**

**IN THE MATTER OF** an application submitted by Dollar Thrifty Automotive Group pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 392 spaces including 40 accessory spaces and to allow some of such spaces to be located on the roof, on portions of the ground floor, cellar and roof of an existing 1-story garage building on property located at 22-61 94th Street (Block 1071, Lot 50).

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 March 26, 2008, Cal. No. 5, the Commission scheduled April 9, 2008 for a public hearing. On April 9, 2008, Cal. No. 15, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF STATEN ISLAND**

**No. 20**

***ST. PETERS HIGH SCHOOL***

**CD 1**

**N 080270 ZAR**

**IN THE MATTER OF** an application submitted by St. Peter's Boys High School for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution for certain uses within the Special Hillside Preservation District to allow the construction of an addition to the existing gymnasium building located at 200 Clinton Avenue (Block 92, Lot 1) within the Special Hillside Preservation District.

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

**For consideration.**

---

**No. 21**

***130 MONTGOMERY AVENUE***

**CD 1**

**N 080251 ZAR**

**IN THE MATTER OF** an application submitted by St. George Plaza LLC for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution for certain uses within the Special Hillside Preservation District to facilitate the development of a four-story, mixed-use building at 130 Montgomery Avenue (Block 17, Lot 116) within the Special Hillside Preservation District.

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

**For consideration.**

---

**Nos. 22 & 23**

***AME ZION CHURCH***

**No. 22**

**CD 3**

**N 070153 RAR**

**IN THE MATTER OF** an application submitted by the Rossville AME Zion Church for the grant of authorization pursuant to Section 107-64 of the Zoning Resolution for the removal of trees to facilitate the construction of one 4-story building containing 61 units at Bloomingdale and Claypit Roads (Block 7267, Lots 101, 109), within the Special South Richmond District, Borough of Staten Island, Community District 3.

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

(On April 23, 2008, Cal. No. 13, the item was laid over.)

**For consideration.**

---

**No. 23**

**CD 3**

**N 070155 RAR**

**IN THE MATTER OF** an application submitted by the Rossville AME Zion Church for the grant of authorization pursuant to Section 107-64 of the Zoning Resolution for the removal of trees to facilitate the construction of one 4-story building containing 58 units at Bloomingdale Road near Jessica Lane (Block 7267, Lots 89, 92, 94), within the Special South Richmond District, Borough of Staten Island, Community District 3.

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

(On April 23, 2008, Cal. No. 14, the item was laid over.)

**For consideration.**

---

**III. PUBLIC HEARINGS**

---

**BOROUGH OF MANHATTAN**

**No. 24**

***84 WHITE STREET***

**CD 1**

**C 060032 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER** of an application submitted by 84 White Street LLC pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a, changing from an M1-5 District to a C6-2A District property bounded by Walker Street, Lafayette Street, White Street, and Broadway, as shown on a diagram (for illustrative purposes only) dated January 28, 2008 and subject to the conditions of CEQR Declaration E-208.

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

(On April 23, 2008, Cal. No. 1, the Commission scheduled May 7, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF BROOKLYN**

**Nos. 25 & 26**

***ST. MARKS GARDENS***

**No. 25**

**CD 8**

**C 080287 PQK**

**PUBLIC HEARING:**

**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 515, 519, and 521 St. Marks Avenue (Block 1149, lots 63, 65, and p/o 68).

(On April 23, 2008, Cal. No. 2, the Commission scheduled May 7, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 26**

**CD 8**

**C 080288 HAK**

**PUBLIC HEARING:**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 515, 519 and 521 St. Marks Avenue (Block 1149, Lots 63, 65, and part of 68), as an Urban Development Action Area; an
  - 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 residential building, tentatively known as St. Marks Gardens with approximately 38 residential units.

(On April 23, 2008, Cal. No. 3, the Commission scheduled May 7, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

---



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

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

**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  
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		1	2	3	4	5	6
	7	LABOR DAY 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	9	10	11
	12	COLUMBUS DAY OBSERVED 13	14	15	YOM KIPPUR 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	11	12	13	14	15
	16	REVIEW SESSION 17	VETERANS' DAY 18	CPC PUBLIC MEETING 19	20	21	22
	23	24	25	26	27	28	29
30				THANKSGIVING			
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	22	23	24	25	26	27
	28	HANUKKAH 29	30	31	CHRISTMAS	KWANZAA BEGINS	

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.