

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 21, 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 050018 ZMX | 1 | ST. ANN'S AVENUE DEVELOPMENT | Scheduled to be Heard 6/4/08 |
| 2 | N 080345 ZRK | 6 | CARROL GARDENS ZONING TEXT AMENDMENT | " " |
| 3 | C 080195 HAM | 11 | HERITAGE HOUSE | " " |
| 4 | C 080013 PCQ | 5 | NYPD MAINTENANCE FACILITY | " " |
| 5 | N 080311 BDX | 6 | BELMONT BID | Favorable Report Adopted |
| 6 | N 080247 ZRX | 2 | HUNTS POINT SPECIAL DISTRICT | Fav. Report Adopted as Modified |
| 7 | C 080248 ZMX | 2 | " " | Favorable Report Adopted |
| 8 | C 080287 PJK | 8 | ST. MARKS GARDEN | " " |
| 9 | C 080288 HAK | 8 | " " | " " |
| 10 | N 070566 ZAR | 2 | 20 ELMHURST AVENUE | Authorization Approved |
| 11 | N 080037 ZAR | 2 | 10 ELMHURST AVENUE | " " |
| 12 | C 080278 HAK | 3 | MADISON/PUTNAM HOUSING | Hearing Closed |
| 13 | C 080153 ZSM | 7 | WEST END AVENUE PARKING GARAGE | " " |
| 14 | N 080177 ZRM | 4-8 | 610 LEXINGTON AVENUE | " " |
| 15 | C 080178 ZSM | 5 | " " | " " |
| 16 | N 080184 ZRM | 4 | SP. HUDSON YARDS/MIDTOWN TEXT AMENDMENTS | " " |

| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: | | | | | | | | | | | | |
|------------------------------------------|---------------------------|-------------------------------------------------|---|---|---|---|----|----|--|--|--|--|--|--|
| | | In Favor - Y Oppose - N Abstain - AB Recuse - R | | | | | | | | | | | | |
| Calendar Numbers: | | 5 | 6 | 7 | 8 | 9 | 10 | 11 | | | | | | |
| Amanda M. Burden, AICP, Chair | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Angela M. Battaglia | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Irwin Cantor, P.E. | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Angela R. Cavaluzzi, R.A. | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Alfred C. Cerullo, III | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Betty Chen | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Maria M. Del Toro | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Richard W. Eaddy | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Nathan Leventhal | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Shirley A. McRae | P | | | | | | | | | | | | | |
| John Merolo | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |
| Karen A. Phillips, Commissioners | P | Y | Y | Y | Y | Y | Y | Y | | | | | | |

MEETING ADJOURNED AT: 1:39 P.M.

NOTE: Com. McRae was not present for the votes. Com. Eaddy Recused on Cal No. 12 and Com. Cerullo Recused on Cal. Nos. 14 and 15.

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

CITY PLANNING COMMISSION

WEDNESDAY, MAY 21, 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. 10]

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, FAICP, 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.

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WEDNESDAY, MAY 21, 2008

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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 June 4, 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 21, 2008

APPROVAL OF MINUTES OF the Regular Meeting of May 7, 2008

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 4, 2008**

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

BOROUGH OF BRONX

No. 1

ST. ANN'S AVENUE DEVELOPMENT

CD 1

C 050018 ZMX

IN THE MATTER OF an application submitted by Ebling Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-1 District to an R7X District property bounded by East 159th Street, Eagle Avenue, East 156th Street and St. Ann's Avenue; and
2. establishing within the proposed R7X District a C2-3 District bounded by East 159 Street, a line 100 feet southeasterly of St. Ann's Avenue, East 156th Street, and St. Ann's Avenue,

as shown on a diagram (for illustrative purposes only) dated March 24, 2008

Resolution for adoption scheduling June 4, 2008 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CARROLL GARDENS ZONING TEXT AMENDMENT

CD 6

N 080345 ZRK

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 the modification of bulk regulations in Articles II and III, relating to certain narrow streets in Community District 6 in the Borough of Brooklyn.

Matter Underlined is new, to be added;

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

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

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

* * *

23-10

OPEN SPACE AND FLOOR AREA REGULATIONS

* * *

23-145

For residential buildings developed or enlarged pursuant to the Quality Housing Program

R6 R7 R8 R9 R10

In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for any #residential building# on a #zoning lot developed# or #enlarged# pursuant to the Quality Housing Program shall be as set forth in the following table and the maximums for #developments#, or #enlargements# where permitted, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO
FOR
QUALITY HOUSING BUILDINGS
(in percent)

| District | Maximum #Lot Coverage# | | Maximum #Floor Area Ratio# |
|-------------|------------------------|------------------------------------|-------------------------------|
| | #Corner Lot# | #Interior Lot# or #Through Lot# | |
| R6 | 80 | 60 | 2.20 |
| R6** | 80 | 60 | 2.43 |
| R6* R6A R7B | 80 | 65 | 3.00 |
| R6B | 80 | 60 | 2.00 |
| R7 | 80 | 65 | 3.44 |
| R7* R7A | 80 | 65 | 4.00 |
| R7D | 80 | 65 | 4.20 |
| R7X | 80 | 70 | 5.00 |
| R8 R8A R8X | 80 | 70 | 6.02 |
| R8* | 80 | 70 | 7.20 |
| R8B | 80 | 70 | 4.00 |
| R9 R9A | 80 | 70 | 7.52 |
| R9X | 80 | 70 | 9.00 |
| R10 | 100 | 70 | 10.00 |

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying #floor area# and open space regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

**23-20
DENSITY REGULATIONS**

* * *

23-22**Maximum Number of Dwelling Units or Rooming Units**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the maximum number of #dwelling units# or #rooming units# shall equal the maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. In R1 through R5 Districts, no #rooming units# shall be permitted and any #dwelling unit# shall be occupied by only one #family#. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit# or #rooming unit#.

For the purposes of this Section, where a #floor area ratio# is determined pursuant to Sections 23-142 or 23-143, notwithstanding the #height factor# of the #building#, the maximum #residential floor area ratio# shall be 2.43 in an R6 District within 100 feet of a #wide street#, 3.44 in an R7 District, and 6.02 in an R8 District. In an R6 District beyond 100 feet of a #wide street#, the maximum #residential floor area ratio# shall be as specified in Sections 23-142 or 23-143, or 2.2, whichever is greater.

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying density regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

FACTOR FOR DETERMINING MAXIMUM NUMBER
OF DWELLING UNITS OR ROOMING UNITS

| District | Factor for #Dwelling Units# | Factor for #Rooming Units# |
|------------------|--------------------------------|-------------------------------|
| R1-1 | 4,750 | |
| R1-2 | 2,850 | |
| R2, R2A | 1,900 | |
| R2X | 2,900 | |
| R3-1 R3-2* | 625 | |
| R3A | 710 | |
| R3-2 R4 R4-1 R4B | 870 | |
| R3X | 1,000 | |

| | | |
|-------------------|-------|-----|
| R4A | 1,280 | |
| R4** R5** R5B | 900 | |
| R5, R5D | 760 | |
| R5A | 1,560 | |
| R5B*** | 1,350 | |
| R6 R7 R8B | 680 | 500 |
| R8 R8A R8X R9 R9A | 740 | 530 |
| R9-1 R9X R10 | 790 | 600 |

- * for #single-# and #two-family detached# and #semi-detached residences#
- ** for #residences# in a #predominantly built-up area#
- *** for #buildings# subject to the provisions of Section 25-633 (Prohibition of curb cuts in certain districts)

* * *

**23-60
HEIGHT AND SETBACK REGULATIONS**

* * *

**23-67
Special Provisions Relating to Specified Streets**

**23-671
Special Provisions for Zoning Lots Directly Adjoining Public Parks**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 23-63 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

23-672**Special provisions for certain streets in Community District 6 in the Borough of Brooklyn**

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

24-57**Modifications of Height and Setback Regulations**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for certain #community facility uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 24-51 to 24-55, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

35-24**Special Street Wall Location and Height and Setback Regulations in Certain Districts**

* * *

TABLE B
HEIGHT AND SETBACK FOR BUILDINGS
IN NON-CONTEXTUAL DISTRICTS

| District | Minimum Base Height | Maximum Base Height | Maximum Building Height |
|---------------------------------------------------------------------------------------|---------------------------|---------------------------|-------------------------------|
| C1 or C2 mapped in R6** C4-2** C4-3** | 30 | 45 | 55 |
| C1 or C2 mapped in R6* inside Core*** C4-2* inside Core*** C4-3* inside Core*** | 40 | 55 | 65 |

| | | | |
|----------------------------------------|----|----|----|
| C1 or C2 mapped in R6* outside Core*** | 40 | 60 | 70 |
| C4-2* outside Core*** | | | |
| C4-3* outside Core*** | | | |

* * *

- * Refers to that portion of a district which is within 100 feet of a #wide street#
- ** Refers to that portion of a district on a #narrow street#, except within a distance of 100 feet from its intersection with a #wide street#
- *** Core refers to #Manhattan Core#.

Note: In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

Resolution for adoption scheduling, June 4, 2008 for a public hearing.



BOROUGH OF MANHATTAN

No. 3

HERITAGE HOUSE

CD 11

C 080195 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 50, 52, 54, 56, 58, and 60 East 131st Street (Block 1755, Lots 45-49, and 146), 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 six-story building, tentatively known as Heritage House, with approximately 40 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling June 4, 2008 for a public hearing.

BOROUGH OF QUEENS

No. 4

NYPD MAINTENANCE FACILITY

CD 5

C 080013 PCQ

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 49-21 and 48-23 Metropolitan Avenue (Block 2611, lots 460, 470, and p/o lots 452, 454, 1001, and 1002) for use as a vehicle maintenance facility.

Resolution for adoption scheduling June 4, 2008 for a public hearing.

II. REPORTS

BOROUGH OF BRONX

No. 5

BELMONT BID

CD 6

N 080311 BDX

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Belmont 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 Belmont Business Improvement District.

(On April 9, 2008, Calendar No. 1, the Commission scheduled April 23, 2008 for a public hearing. On April 23, 2008, Calendar No. 15, the hearing was closed.

For consideration.

Nos. 6 & 7

HUNTS POINT SPECIAL DISTRICT

No. 6

CD 2

N 080247 ZRX

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, creating the Special Hunt's Point District in Article X, Chapter 8, and amending related sections of the Zoning Resolution, Community District 2, Borough of the Bronx.

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

* * *

**11-12
Establishment of Districts**

* * *

Establishment of the Special Hudson Yards District

* * *

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of Special Limited Commercial District

* * *

**12-10
DEFINITIONS**

* * *

Special Hudson Yards District

* * *

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply to all #developments#. The #Special Hunts Point District# appears on the #zoning maps# superimposed on other districts and its regulations supplement and supersede those of the districts on which it is superimposed.

Special Limited Commercial District

* * *

Note: No underlining, all text is new in Article X, Chapter 8.

**Article X – Special Purpose Districts
Chapter 8
Special Hunts Point District**

**108-00
GENERAL PURPOSES**

The #Special Hunts Point District# established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Hunts Point community. These goals include, among others, the following specific purposes:

- (a) to provide a buffer of high-performance industrial and other commercial establishments around the residential area;
- (b) to encourage the development of food related businesses and other compatible businesses;
- (c) to create a transition between the Hunts Point Food Market and related businesses and the adjacent neighborhood;
- (d) to retain jobs in New York City;
- (e) to promote the development of retail businesses in the neighborhood;
- (f) to provide an opportunity for the physical improvement of Hunts Point;
- (g) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

**108-01
General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunts Point District#, the provisions of this Chapter shall apply to all #developments# and #enlargements# within the #Special Hunts Point District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**108-02
District Plan and Maps**

The District Plan for the #Special Hunts Point District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Hunts Point District#.

These areas shall include the Residential Buffer and the Food Industry Subdistricts.

The District Plan includes the #Special Hunts Point District# Map located in Appendix A to this Chapter.

The map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter shall apply.

**108-10
Use Regulations**

**108-11
Use Modifications in the Residential Buffer Subdistrict**

- (a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses:

From Use Group 3A
Libraries, museums or non-commercial art galleries

From Use Group 4A
Clubs
Community centers, not including settlement houses
Non-commercial recreational centers

From Use Group 6A, with no limitation as to #floor area# per establishment
Food stores, including supermarkets, grocery stores, meat markets or delicatessen stores,

From Use Group 10A, with no limitation as to #floor area# per establishment
Carpet, rug, linoleum or other floor covering stores
Clothing or clothing accessory stores
Department stores
Dry goods or fabric stores
Furniture stores
Television, radio, phonograph or household appliance stores
Variety stores

- (b) In the #Special Hunts Point District#, Use Group 18 #uses# shall not be permitted in the underlying M1-2 District within the Residential Buffer Subdistrict, except that breweries, limited to 10,000 square feet of #floor area# per establishment, shall be permitted.

**108-12
Use Modifications in the Food Industry Subdistrict**

In the #Special Hunts Point District#, in the underlying M1-2 District within the Food Industry Subdistrict, #uses# listed in Section 42-15 (Use Group 18) shall not be permitted, except for the following:

From Use Group 18A:

Beverages, alcoholic or breweries

Machinery, heavy, including electrical, construction, mining, or agricultural, including repairs
Metal or metal products, treatment or processing, including enameling, japanning, lacquering, galvanizing or similar processes
Plastic, raw
Steel, structural products, including bars, girders, rails, wire rope or similar products

From Use Group 18B:

Refrigerating plants

**108-13
Enclosure Regulations**

In the #Special Hunts Point District#, all #uses# listed in Use Groups 16, 17 and 18 shall be located within completely enclosed #buildings#, except that building materials or contractors' yards, listed in Use Group 17, may be open or enclosed.

**108-14
Applicability of Article V, Chapter 2 (Non-Conforming Uses)**

In the #Special Hunts Point District#, a #non-conforming use# may be changed only to a #conforming use#.

The following sections pertaining to #non-conforming uses# in the #Special Hunts Point District# shall not apply:

Section 52-32: (Land with Minor Improvements)

Section 52-33: (Manufacturing or Related Uses in Residence Districts), inclusive

Section 52-34: (Commercial Uses in Residence Districts)

Section 52-35: (Manufacturing or Related Uses in Commercial Districts)

Section 52-36: (Non-Conforming Commercial Uses in Commercial Districts)

Section 52-37: (Non-Conforming Commercial Uses in Manufacturing Districts)

Section 52-43: (C1 or C4 Districts)

Section 52-44: (Residence Districts Except R1 and R2 Districts)

Section 52-45: (Non-Conforming Residential Uses in M1 Districts)

Section 52-46: (Conforming and Non-conforming Residential Uses in M1-D Districts)

Section 52-54: (Buildings Designed for Residential Use in Residence Districts)

Section 52-56: (Multiple Dwellings in M1-D Districts)

Section 52-62: (Residential Buildings in M1-D Districts)

Section 52-72: (Land with Minor Improvements)

Section 52-731: (Advertising signs)

Section 52-732: (Signs on awnings or canopies)

Section 52-74: (Uses Objectionable in Residence Districts)

Section 52-75: (Certain Types of Uses Involving Open Storage or Salvage).

108-20

Modification of Parking Requirements in the Residential Buffer Subdistrict

In the Residential Buffer Subdistrict, parking shall be provided at the rate of 1 space per 300 square feet of #floor area# for food stores, including supermarkets, grocery stores, meat markets or delicatessen stores. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces and #accessory# off-street loading berths.

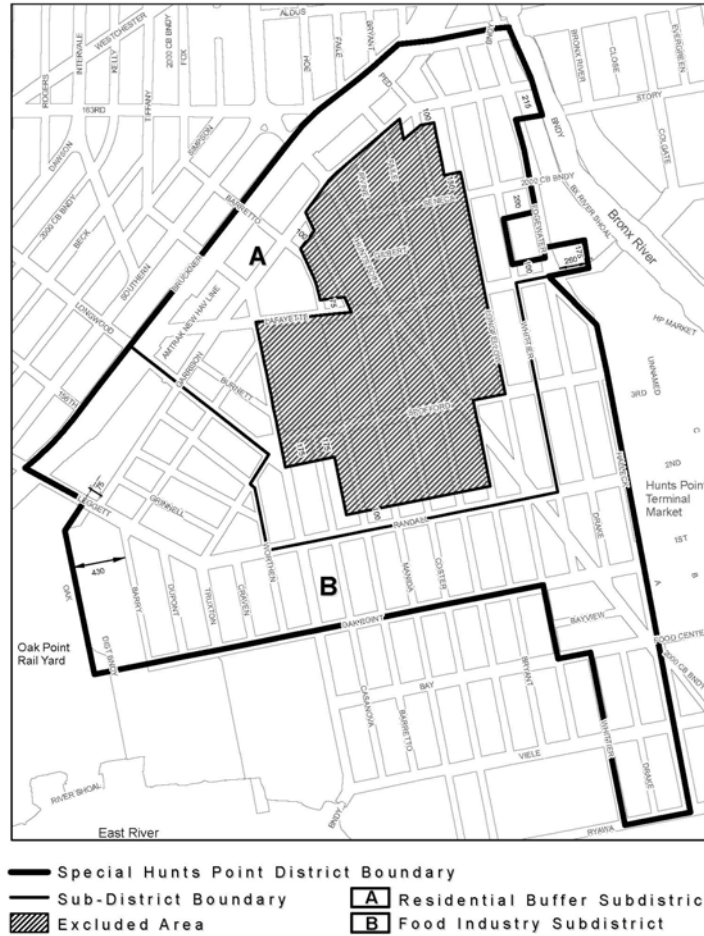
108-30

Street Tree Requirements

In the #Special Hunts Point District#, all #developments# or #enlargements# shall provide and maintain one #street# tree for every 25 feet of #street# frontage along the entire #street# length 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.

APPENDIX A

Special Hunts Point District Map



* * *

(On March 26, 2008, Cal. No. 2, the Commission scheduled April 9, 2008 for a public hearing. On April 9, 2008, Calendar No. 17 the hearing was closed.)

For consideration.

No. 7

CD 2

C 080248 ZMX

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

1. changing from an M1-1 District to an R6 District property bounded by Seneca Avenue, Longfellow Avenue, a line 100 feet southerly of Seneca Avenue, and a line midway between Longfellow Avenue and Bryant Avenue;
2. changing from an M1-1 District to an M1-2 District property bounded by Bruckner Expressway and its westerly centerline prolongation, Pedestrian Street and its northeasterly centerline prolongation, Longfellow Avenue, a line 150 feet northerly of Seneca Avenue, a line midway between Longfellow Avenue and Bryant Avenue, a line 100 feet southerly and southeasterly of Garrison Avenue, a line midway between Bryant Avenue and Faile Street, Garrison Avenue, Manida Street, a line 100 feet southeasterly of Garrison Avenue, Barretto Street, a line 75 feet northerly of Lafayette Avenue, Manida Street, Lafayette Avenue, Tiffany Street, a line 175 feet southerly of Spofford Avenue, a line midway between Barretto Street and Casanova Street, a line 100 feet northerly of Randall Avenue, Bryant Avenue, Spofford Avenue, Longfellow Avenue, Lafayette Avenue, Edgewater Road, Halleck Street, East Bay Avenue and its easterly centerline prolongation, Longfellow Avenue, a line 300 feet northerly of Oak Point Avenue, Casanova Street, Randall Avenue, Worthen Street and its northwesterly centerline prolongation, and Bruckner Boulevard;
3. changing from an M2-1 District to an M1-2 District property bounded by Bruckner Expressway, a U.S. Pierhead and Bulkhead Line, a line 215 feet southerly of Garrison Avenue and its easterly prolongation, Edgewater Road, a line 200 feet southerly of Seneca Avenue, Whittier Street, a line 100 feet northerly of Lafayette Avenue, Edgewater Road, a line 175 feet northerly of Lafayette Avenue, a line perpendicular to the northerly street line of Lafayette Avenue distance 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Lafayette Avenue and the easterly street line of Edgewater Road, Lafayette Avenue, a line midway between Whittier Street and Longfellow Avenue, Seneca Avenue, Longfellow Avenue, and Pedestrian Street and its northeasterly centerline prolongation;
4. changing from an M3-1 District to an M1-2 District property bounded by:
 - a. Worthen Street and its northwesterly of centerline prolongation, Randall Avenue, Casanova Street, a line 300 feet northerly of Oak Point Avenue, Longfellow Avenue, Oak Point Avenue and its westerly centerline prolongation, a line 430 feet westerly of Barry Street and its northerly prolongation, the southwestery prolongation of a line 75 feet northwesterly Garrison Avenue, the northwesterly centerline prolongation of Leggett Avenue, and Bruckner Boulevard; and

- b. East Bay Avenue, Halleck Street, Viele Avenue, Halleck Street, Ryawa Avenue, and Whittier Street; and
5. establishing within an existing R6 District a C1-4 District bounded by:
- a. Lafayette Avenue, Bryant Avenue, a line 75 feet southerly of Lafayette Avenue, and Faile Street; and
 - b. Hunt's Point Avenue, a line perpendicular to the easterly street line of Faile Street distance 400 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Faile Street and the southerly street line of Lafayette Avenue, a line 100 feet northeasterly of Hunt's Point Avenue, a line perpendicular to the northeasterly street line of Hunt's Point Avenue distance 270 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Hunt's Point Avenue and the westerly street line of Bryant Avenue, Hunt's Point Avenue, Spofford Avenue, a line 100 feet westerly of Faile Street, a line 100 feet southwesterly of Hunt's Point Avenue, and Coster Street;

as shown on a diagram (for illustrative purposes only) dated January 7, 2008, and subject to the conditions of CEQR Declaration E-210.

(On March 26, 2008, Cal. No. 3, the Commission scheduled April 9, 2008 for a public hearing. On April 9, 2008, Calendar No. 18, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 8 & 9

ST. MARKS GARDEN

No. 8

CD 8

C 080287 POK

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, Calendar No. 2, the Commission scheduled May 7, 2008 for a public hearing. On May 7, 2008 for a public hearing. On May 7, 2008, Calendar No. 25, the hearing was closed.)

For consideration.

No. 9

CD 8

C 080288 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 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, Calendar No. 3, the Commission scheduled May 7, 2008 for a public hearing. On May 7, 2008, Calendar No. 26, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 10

20 ELMHURST AVENUE

CD 2

N 070566 ZAR

IN THE MATTER OF an application submitted by Castle View Associates, LLC for the grant of authorizations pursuant to Sections 105-421 and 105-425 of the Zoning Resolution involving the modification of topographic features on Tier I sites and modification of botanic environment and tree preservation and planting requirements to facilitate the construction of a single-family detached home with an in-ground swimming pool and patio located at 20 Elmhurst Avenue (Block 882, Lot 68) within the Special Natural Area District (NA-1).

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

For consideration.



No. 11

10 ELMHURST AVENUE

CD 2

N 080037 ZAR

IN THE MATTER OF an application submitted by Castle View Associates, LLC for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution involving the modification of topographic features on a Tier I site to facilitate the construction of a single family detached home with an in-ground swimming pool and patio located at 10 Elmhurst Avenue (Block 882, Lot 62) within the Special Natural Area District (NA-1).

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

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 12

MADISON/PUTNAM HOUSING

CD 3

C 080278 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 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.

(On May 7, 2008, Calendar No. 1 the Commission scheduled May 21, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 13

WEST END AVENUE PARKING GARAGE

CD 7

C 080153 ZSM

PUBLIC HEARING:

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.

(On May 7, 2008, Calendar No. 2 the Commission scheduled May 21, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14 & 15

610 LEXINGTON AVENUE

No. 14

CD 4-8

N 080177 ZRM

PUBLIC HEARING:

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).

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.

(On May 7, 2008, Calendar No. 3 the Commission scheduled May 21, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 5

C 080178 ZSM

PUBLIC HEARING:

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.

(On May 7, 2008, Calendar No. 4 the Commission scheduled May 21, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

SPECIAL HUDSON YARDS, CLINTON & MIDTOWN TEXT AMENDMENTS

CD 4

N 080184 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, 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 35th Street, Hudson Boulevard East, West 33rd 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 39th Street, Tenth Avenue, West 38th 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 35th through West 39th 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 35th, West 36th, West 37th, West 38th or West 39th 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 33rd and West 35th Streets, the westerly #street line# and sidewalk widening lines of Hudson Boulevard West shall be prolonged southward to West 33rd 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 39th Street and West 40th 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.~~

(e) ~~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 42nd 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 42nd 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 42nd Street Perimeter Area as shown in Appendix A of this Chapter, for #developments# or #enlargements# located within the area bounded by West 42nd Street, Dyer Avenue, West 41st 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.
- (f)(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)(c) 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#.

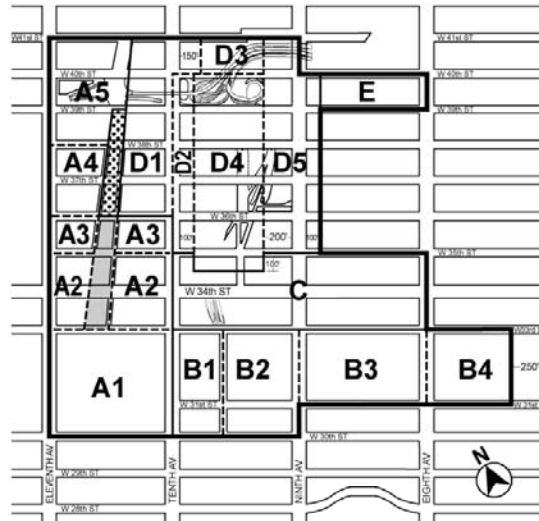
Such legal commitments shall be in the form of a declaration of restrictions, filed and duly recorded in the Borough Office of the Register of the City of New York, binding upon the owner and any lessee of the ~~theater performance space~~ and their successors and assigns, a certified copy of which shall 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

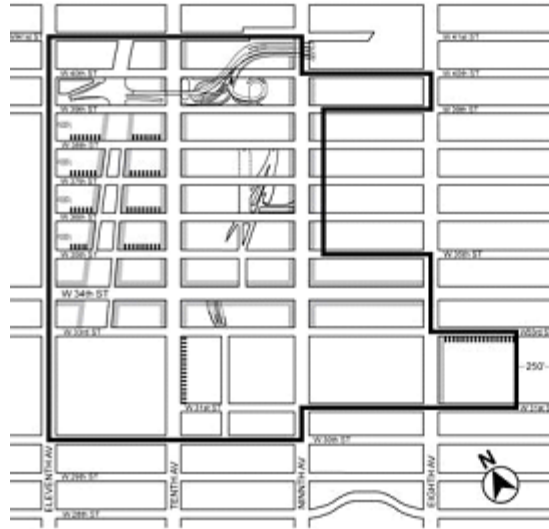
- Subareas D1 through D5

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



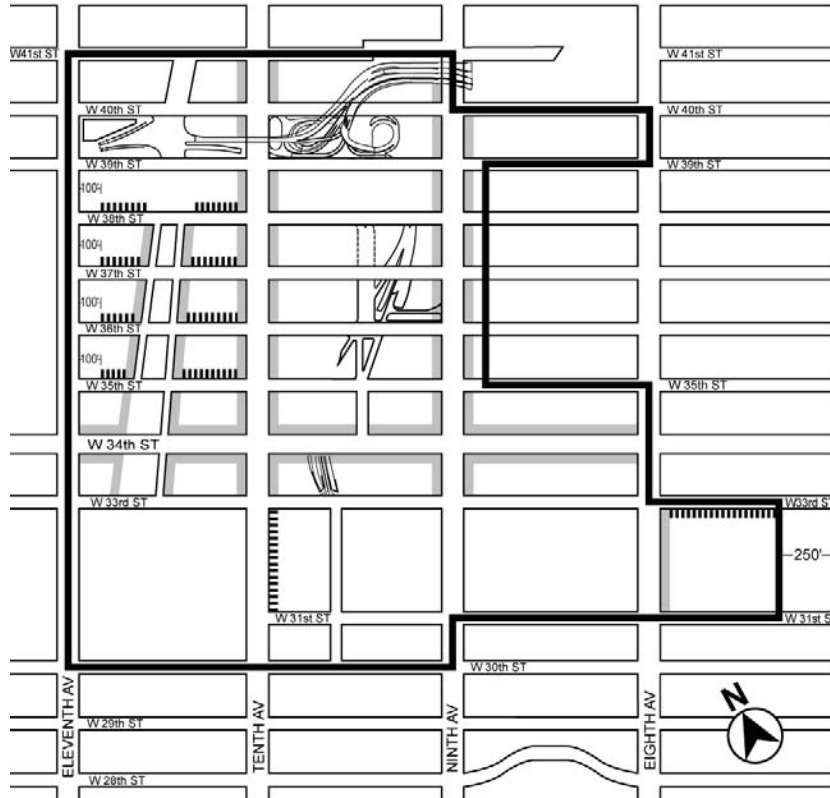
- Special Hudson Yards District
- 100% Retail Requirement
- 50% Retail Requirement

EXISTING

Special Hudson Yards District

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

Map 2: Mandatory Ground Floor Retail



— Special Hudson Yards District

■ 100% Retail Requirement

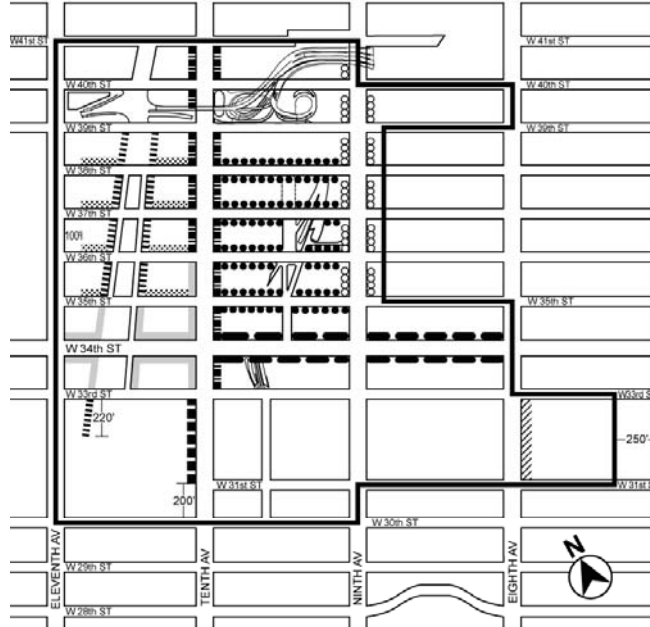
▨ 50% Retail Requirement

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

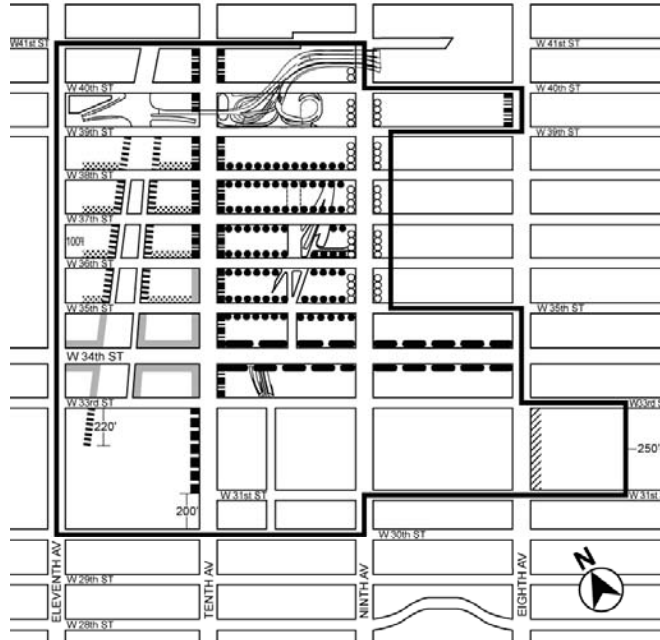
| | Minimum Base Height | Maximum Base Height | Percentage of zoning lot street frontage that must be occupied by a street wall |
|----------------------|---------------------------|---------------------------|---------------------------------------------------------------------------------------|
|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

EXISTING

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

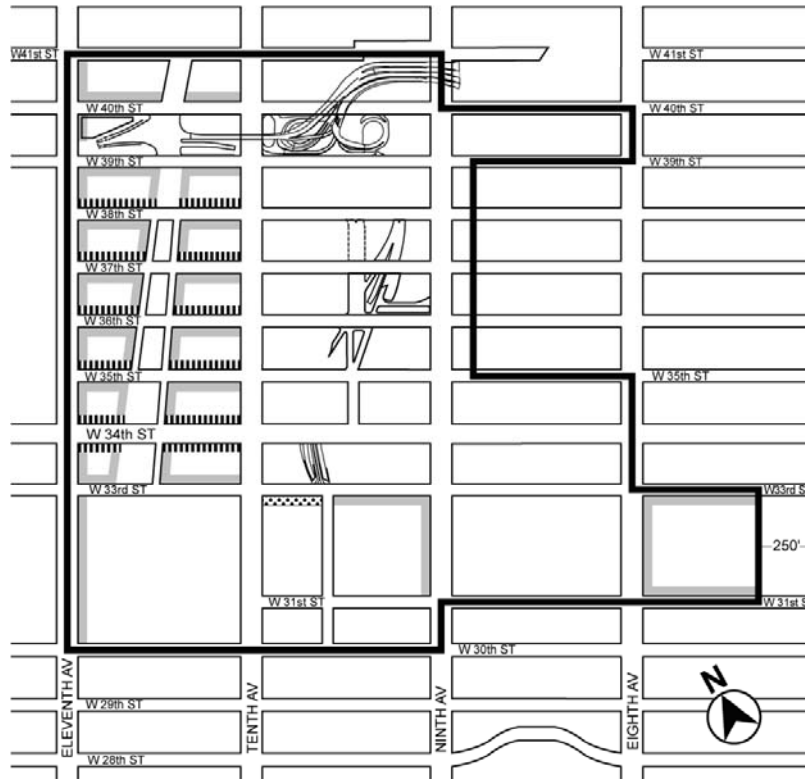
| | Minimum Base Height | Maximum Base Height | Percentage of zoning lot street frontage that must be occupied by a street wall |
|------------------|---------------------|---------------------|---------------------------------------------------------------------------------|
| ○○○○○○○○○○○○○○○○ | 60' | 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

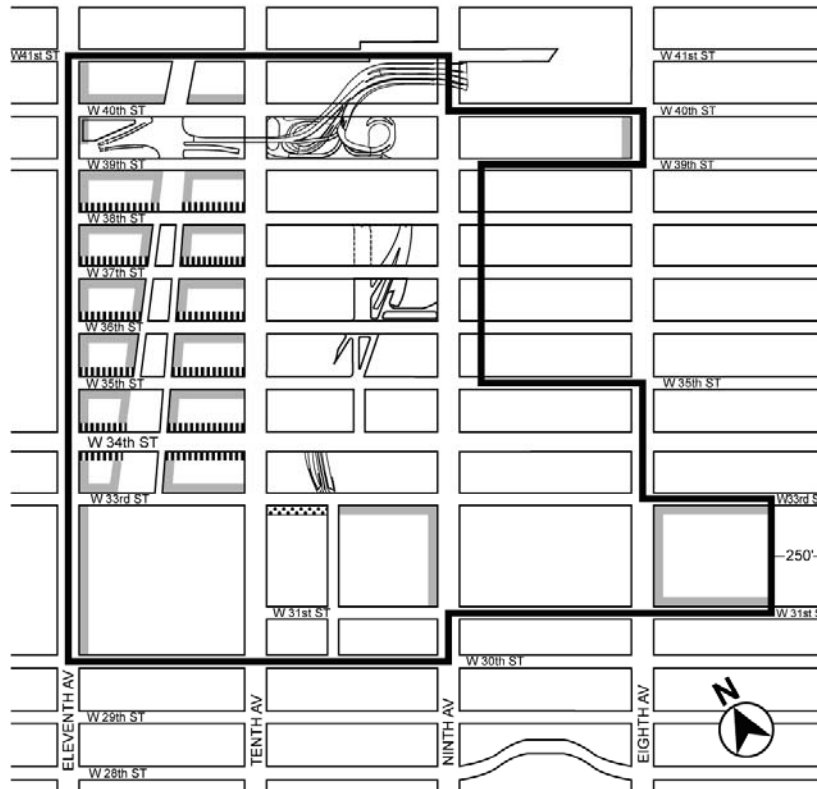
— 5' Sidewalk widening

▨ 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 (L/L)**

Map 4: Mandatory Sidewalk Widening



— Special Hudson Yards District

----- 10' Sidewalk widening PROPOSED

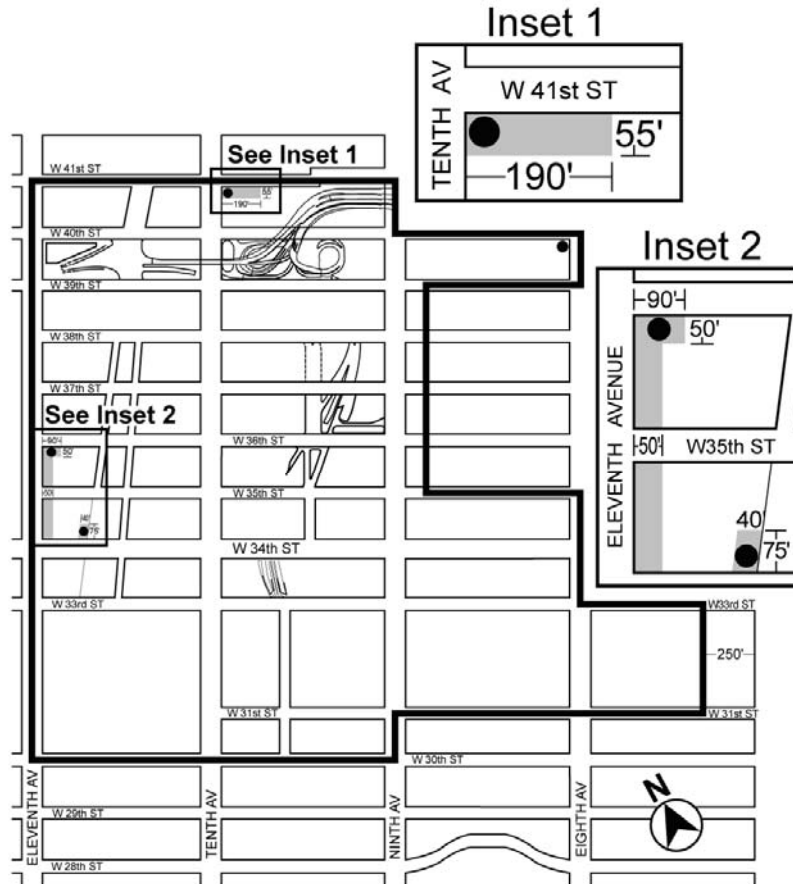
— 5' Sidewalk widening




▨ 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



— Special Hudson Yards District

— Transit Easement

● Subway Entrance

PROPOSED

(On May 7, 2008, Cal. No. 5, the Commission scheduled May 21, 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 |
|-----------------|-------------------|-----------------------------------------|--------------------------|--------------------------|-----|-----------------------------|-----|
| JANUARY | | | 1 NEW YEAR'S DAY | 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 MARTIN LUTHER KING, JR. DAY | 22 | 23 | 24 | 25 | 26 |
| | 27 | 28 REVIEW SESSION | 29 | 30 CPC PUBLIC MEETING | 31 | | |
| FEBRUARY | | | | | | 1 | 2 |
| | 3 | 4 | 5 | 6 ASH WEDNESDAY | 7 | 8 | 9 |
| | 10 | 11 REVIEW SESSION | 12 LINCOLN'S BIRTHDAY | 13 CPC PUBLIC MEETING | 14 | 15 | 16 |
| | 17 | 18 | 19 | 20 | 21 | 22 WASHINGTON'S BIRTHDAY | 23 |
| | 24 | 25 PRESIDENTS' DAY REVIEW SESSION | 26 | 27 CPC PUBLIC MEETING | 28 | 29 | |
| MARCH | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| | 9 | 10 REVIEW SESSION | 11 | 12 CPC PUBLIC MEETING | 13 | 14 | 15 |
| | 16 PALM SUNDAY | 17 ST. PATRICK'S DAY | 18 | 19 | 20 | 21 | 22 |
| | 23 EASTER | 24 REVIEW SESSION | 25 | 26 CPC PUBLIC MEETING | 27 | 28 | 29 |
| | 30 | 31 | | | | | |
| APRIL | | | 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 PASSOVER | 21 REVIEW SESSION | 22 | 23 CPC PUBLIC MEETING | 24 | 25 | 26 |
| | 27 | 28 | 29 | 30 | | | |
| MAY | | | | | 1 | 2 | 3 |
| | 4 | 5 REVIEW SESSION | 6 | 7 CPC PUBLIC MEETING | 8 | 9 | 10 |
| | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| | 18 | 19 REVIEW SESSION | 20 | 21 CPC PUBLIC MEETING | 22 | 23 | 24 |
| | 25 | 26 MEMORIAL DAY OBSERVED | 27 | 28 | 29 | 30 | 31 |
| JUNE | 1 | 2 REVIEW SESSION | 3 | 4 CPC PUBLIC MEETING | 5 | 6 | 7 |
| | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | 15 | 16 REVIEW SESSION | 17 | 18 CPC PUBLIC MEETING | 19 | 20 | 21 |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| | 29 | 30 REVIEW 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 | | LABOR DAY 1 | 2 | 3 | 4 | 5 | 6 |
| | 7 | REVIEW SESSION 8 | 9 | CPC PUBLIC MEETING 10 | 11 | 12 | 13 |
| | 14 | | | | 18 | 19 | 20 |
| | 21 | REVIEW SESSION 22 | | | 25 | 26 | 27 |
| | 28 | | | | | | |
| OCTOBER | | | | | 2 | 3 | 4 |
| | 5 | REVIEW SESSION 6 | | | 9 | 10 | 11 |
| | 12 | COLUMBUS OBSERVED 13 | | | IPPUR 16 | 17 | 18 |
| | 19 | | | | 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 | | | |

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