

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JANUARY 21, 2009  
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 080008 ZMM	4	THE CLINTON PARK	Scheduled to be Heard 2/4/09
2	N 080009 ZRM	4	" "	" "
3	C 080010 ZSM	4	" "	" "
4	C 080011 ZSM	4	" "	" "
5	N 090211 ZRM	4	EASTERN RAIL YARDS TEXT	" "
6	C 090145 HAM	11	PS 109	" "
7	N 090191 ZRY	CW	BICYCLE PARKING TEXT AMENDMENT	" "
8	C 050187 MMX	6	EAST 181 <sup>ST</sup> STREET CITY MAP CHANGE	Favorable Report Adopted
9	C 090073 HAX	3	1157 FULTON AVENUE	Laid Over
10	N 080421 ZAX	8	4911 ARLINGTON AVENUE	Authorization Approved
11	N 090245 PXX	2	STATE SUPREME COURT OFFICES	Favorable Report Adopted
12	N 090246 PXX	18	NYPD OFFICE SPACE	" "
13	N 090144 HAM	10	ERBOGRAPH APARTMENTS	" "
14	C 090072 PPM	4	PUERTO RICAN TRAVELING THEATER COMPANY DISPOSITION	" "
15	N 070285 ZAM	4	345 WEST 35 <sup>TH</sup> STREET	Laid Over
16	N 090103 ZRQ	6	SPECIAL FOREST HILLS DISTRICT REZONING	Fav. Report Adopted as Modified
17	C 090104 ZMQ	6	" "	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		8	9	10	11	12	13	14	15	16	17	18			
Amanda M. Burden, FAICP, Chair	P	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			
Angela M. Battaglia	P	Y	L	Y	Y	Y	Y	Y	L	Y	Y	Y			
Irwin Cantor, P.E.	P	Y	A	Y	Y	Y	Y	Y	A	Y	Y	Y			
Angela R. Cavaluzzi, AIA	P	Y	I	Y	Y	Y	Y	Y	I	Y	Y	Y			
Alfred C. Cerullo, III	P	Y	D	Y	Y	Y	Y	Y	D	Y	Y	Y			
Betty Chen	P	Y		Y	Y	Y	Y	Y		Y	Y	Y			
Maria M. Del Toro	P	Y	O	Y	Y	Y	Y	Y	O	Y	Y	Y			
Richard W. Eaddy	P	Y	V	Y	Y	Y	Y	Y	V	Y	Y	Y			
Nathan Leventhal	P	Y	E	Y	Y	Y	Y	Y	E	Y	Y	Y			
Shirley A. McRae	P	Y	R	Y	Y	Y	Y	Y	R	Y	Y	Y			
John Merolo	P	Y		Y	Y	Y	Y	Y		Y	Y	Y			
Karen A. Phillips, Commissioners	A														

MEETING ADJOURNED AT: 12:58 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JANUARY 21, 2009**

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



**Michael R. Bloomberg, Mayor  
City of New York**

**[No. 2]**

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

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

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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

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

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

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

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

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

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

- AMANDA M. BURDEN, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, AIA**
- 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 JANUARY 21, 2009**

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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 February 4, 2009 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: \_\_\_\_\_

**JANUARY 21, 2009**

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**APPROVAL OF MINUTES OF the Regular Meetings of January 7, 2009**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 4, 2009**

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

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**BOROUGH OF MANHATTAN**

**Nos. 1, 2, 3 & 4**

***THE CLINTON PARK***

**No. 1**

**CD 4**

**C 080008 ZMM**

**IN THE MATTER OF** an application submitted by 536 W 54<sup>th</sup> LLC A, 536 W 54<sup>th</sup> LLC B and 536 W 54<sup>th</sup> Street LLC C pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c changing from an M1-5 District to a C6-3X District property bounded by West 54<sup>th</sup> Street, a line 470 feet easterly of Eleventh Avenue, West 53<sup>rd</sup> Street and Eleventh Avenue, as shown on a diagram (for illustrative purposes only) dated October 27, 2008

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

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**No. 2**

**CD 4**

**N 080009 ZRM**

**IN THE MATTER OF** an application submitted by 536 W 54<sup>th</sup> LLC A, 536 W 54<sup>th</sup> LLC B and 536 W 54<sup>th</sup> Street LLC C pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) and relating to Article IX, Chapter 6 (Special Clinton District),

Matter in underline is new, to be added;

Matter in ~~strike out~~ is old, to be deleted;

Matter within # # is defined in Section 12-10 (DEFINITIONS)

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

\* \* \*

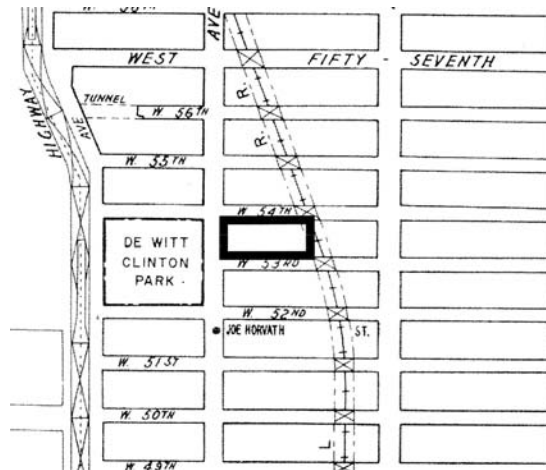
**23-922**

**Inclusionary Housing designated areas**

The Inclusionary Housing Program shall apply in the following areas:

\* \* \*

(f) In Community Board 4, in the Borough of Manhattan, in the C6-3X District within the area shown on the following Map 10:



Map 10  
Portion of Community District 4, Manhattan

\* \* \*

**23-942**

**In Inclusionary Housing designated areas**

\* \* \*

(a) Maximum #floor area ratio#

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor



area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#. In addition, the following rules shall apply:

<u>District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>
R6*	2.2	2.42
R6**	2.7	3.6
R6A	2.7	3.6
R6B	2.0	2.2
R7A	3.45	4.6
R7X	3.75	5.0
R8	5.40	7.2
R9	6.0	8.0
<u>R9X</u>	<u>7.0</u>	<u>9.0</u>
R10	9.0	12.0

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

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

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 6  
 Special Clinton District**

\* \* \*

96-80

**EXCLUDED AREAS**

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

(a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56<sup>th</sup> Street and Eleventh Avenue known as the Clinton Community Urban Renewal Development Area, provided that in this area (i) the provisions of Section 96-40 (MODIFICATIONS OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS) and 96-51 (Mandatory Tree Planting Provisions) shall apply; (ii) in C6-3X districts automobile showrooms with automobile sales, preparation of automobiles for delivery and automobile repairs, and police department stables for horses, with accessory automobile parking shall be permitted uses below the level of any floor occupied by dwelling units, should the floor to ceiling height of such police stable as measured from the #base plane# exceed 23 feet then any floor space occupied by accessory parking located on the floor immediately above the floor occupied by such police stable and immediately below the level of any floor occupied by #dwelling units# shall be exempted from the definition of #floor area#.

\* \* \*

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

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**No. 3**

**CD 4**

**C 080010 ZSM**

**IN THE MATTER OF** an application submitted by 536 W 54<sup>th</sup> LLC A, 536 W 54<sup>th</sup> LLC B and 536 W 54<sup>th</sup> Street LLC C pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a) of the Zoning Resolution to modify the height and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) to facilitate the construction of a mixed use development on property located at 770 Eleventh Avenue (Block 1082, Lot 1), in a C6-3X\* District, within the Special Clinton District (Excluded Area), in a general large-scale development.

\*Note The site is proposed to be rezoned by changing an M1-5 District to a C6-3X District, under a related concurrent application C 080008 ZMM.

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

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

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**No. 4**

**CD 4**

**C 080011 ZSM**

**IN THE MATTER OF** an application submitted by 536 W 54<sup>th</sup> LLC A, 536 W 54<sup>th</sup> LLC B and 536 W 54<sup>th</sup> Street LLC C pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Section 74-744(b) of the Zoning Resolution to allow residential and non-residential uses to be arranged on the third floor level without regard for the regulations set forth in Section 32-42 (Location within Buildings) and Section 74-744(c) to modify the sign regulations of Section 32-67 (Special Provisions Applying along District Boundaries) to facilitate the construction of a mixed use development on property located at 770 Eleventh Avenue (Block 1082, Lot 1), in a C6-3X\* District, within the Special Clinton District (Excluded Area), in a general large-scale development.

\*Note The site is proposed to be rezoned by changing an M1-5 District to a C6-3X District, under a related concurrent application C 080008 ZMM.

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

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

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**NOTICE**

**On Wednesday, February 4, 2009, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning map amendment, a zoning text amendment, and special permits to facilitate a proposed mixed-use development at 770 Eleventh Avenue.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07DCP071M.**

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No. 5

*EASTERN RAIL YARDS TEXT*

CD 4

N 090211 ZRM

**IN THE MATTER OF** an application submitted by RG ERY LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Sections 93-514(a) (Eastern Rail Yards Subarea A1 – Location of Buildings), 93-71 (Public Access Areas in the Eastern Rail Yards Subarea A1), 93-81 (Required and Permitted Parking) and 93-82 (Use and Location of Parking Facilities) in Community District 4, Borough of Manhattan.

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 IX**

**Chapter 3**

**Special Hudson Yards District**

\* \* \*

**93-51**

**Special Height and Setback Regulations in the Large Scale Plan Subdistrict A**

\* \* \*

**93-514**

**Eastern Rail Yards Subarea A1**

*(a) Location of buildings*

#Buildings# shall be located only in the following areas:

- (1) **east of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East;**
- (2) west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and within 220 feet of West 33<sup>rd</sup> Street; and

(3) ~~for #buildings# containing only uses in Use Group 3 or 4, the footprint of such #buildings# at the level of the outdoor plaza required pursuant to paragraph (b) of Section 93-71 shall be west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 250 feet of West 30th Street.~~

**(3) west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30<sup>th</sup> Street, provided that either:**

**(i) #development# in such area contains only #uses# in Use Groups 3 and 4; or**

**(ii) where #development# in such area includes #residential use#:**

**(a) such #residential use# is permitted only in a #building# located west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West, and such #building# may also include #uses# in Use Groups 3, 4, 6A and 6C; and**

**(b) a #building# containing only #uses# in Use Groups 3 or 4 may be located not closer than 50 feet east of such prolongation.**

\* \* \*

**93-71  
Public Access Areas in the Eastern Rail Yards Subarea A1**

Any #development# in the Eastern Rail Yards Subarea A1 shall provide public access areas in accordance with the following requirements:

\* \* \*

(b) Outdoor plaza

\* \* \*

The retail and glazing requirements of Section 93-14 (Retail Continuity Along Designated Streets) shall apply to at least 70 percent of the length of all building walls facing each side of the outdoor plaza, except that such retail requirements shall not apply to any #building# containing only #uses# in Use Group 3 or 4 located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30<sup>th</sup> Street.

\* \* \*

(f) **Connection to High Line**

A publicly accessible connection between the High Line and the outdoor plaza shall be provided that has a minimum width, measured parallel to the High Line, of 80 feet. If covered, the average clear height of such connection shall be 60 feet. The retail and glazing requirements of Section 93-14 shall apply to at least 50 percent of the length of all building walls facing each side of such connection, except that such retail requirements shall not apply to any #building# containing only #uses# in Use Group 3 or 4 located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30<sup>th</sup> Street.

\* \* \*

**93-80  
OFF-STREET PARKING REGULATIONS**

\* \* \*

**93-81  
Required and Permitted Parking**

All #developments# or #enlargements# on #zoning lots# greater than 15,000 square feet shall provide #accessory# parking spaces in accordance with the provisions of this Section. For #zoning lots# of 15,000 square feet or less, #accessory# parking spaces are permitted up to the maximum number allowed for required spaces as set forth in this Section.

- (a) Except in the Eastern Rail Yards Subarea A1, for #residences#, #accessory# off-street parking spaces shall be provided for at least 33 percent of the total number of dwelling units, except that where such #dwelling units# are government-assisted, pursuant to paragraph (e) of Section 25-25, #accessory# off-street parking spaces shall be provided for at least 25 percent of the total number of such #dwelling units#. In all areas, the total number of off-street parking spaces #accessory# to #residences# shall not exceed 40 percent of the total number of #dwelling units#. However, if the total number of #accessory# off-street parking spaces required for such use on the #zoning lot# is less than 15, no such spaces shall be required.
- (b) Except in the Eastern Rail Yards Subarea A1, for #commercial# and #community facility uses#, a minimum of 0.30 #accessory# off-street parking spaces shall be provided for each 1,000 square feet of #floor area# and not more than 0.325 off-street parking spaces shall be provided for every 1,000 square feet of #floor area#. If the total number of #accessory# off-street parking spaces required for such #uses# on the #zoning lot# is less than 40, no such spaces shall be required. No parking shall be required for houses of worship or #schools#.
- (c) Except in the Eastern Rail Yards Subarea A1, the required and permitted amounts of #accessory# off-street parking spaces shall be determined separately for #residential#, #commercial# and #community facility uses#.
- (d) In the Eastern Rail Yard Subarea A1, no #accessory# off-street parking shall be required, and any #accessory# parking shall comply with the following provisions:
- (1) For #residences#, #accessory# off-street parking spaces may be provided for not more than 40 percent of the total number of #dwelling units#.
  - (2) For #commercial# and #community facility use#, not more than 0.325 #accessory# off-street parking spaces may be provided for every 1,000 square feet of #floor area# , provided that in no event shall the number of off-street parking spaces #accessory# to #commercial# or #community facility use# exceed 350 spaces.
  - (3) In no event shall the total number of #accessory #off-street parking spaces for all #uses# exceed 1,000.
- ~~(d)(e)~~ The provisions of Sections 36-52 (Size and Location of Spaces) and 36-53 (Location of Access to the Street) shall apply to all permitted or required #accessory# off-street parking spaces.

Except as otherwise indicated, the provisions of this Section shall apply to all off-street Parking spaces within the #Special Hudson Yards District#.

(a) All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord. Furthermore, if #accessory# and public parking spaces are provided on the same #zoning lot#, all such spaces shall be located within the same parking facility. However, such regulations are modified in the following areas:

(1) in C1-7A Districts and in C2-5 Districts mapped within R8A Districts, all #accessory# off-street parking spaces shall be used exclusively by the occupants of the #residential development#, #enlargement# or conversion. Where a parking facility is located partially within a C2-5 District mapped within an R8A District and partially within another district, all such #accessory# off-street parking spaces may be made available for public use provided more than half of the floor space of the parking facility is located outside the C2-5 District mapped within an R8A District.

(2) in the Eastern Railyard Subarea 1, #use# of any #accessory# parking spaces shall be exclusively for #uses# located in the Subarea.

\* \* \*

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

\_\_\_\_\_

**No. 6**

***PS 109***

**CD 11**

**C 090145 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 213 East 99<sup>th</sup> Street (Block 1649, Lot 9), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and



- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the rehabilitation of an existing five-story building, tentatively known as P.S. 109, with approximately 74 residential units.

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

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**CITYWIDE**

**No. 7**

***BICYCLE PARKING TEXT AMENDMENT***

**CITYWIDE**

**N 090191 ZRY**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the establishment of regulations pertaining to indoor, secure bicycle parking.

Matter in underline is new, to be added;

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

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

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

**Article I**

**Chapter 1**

**Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

**11-337**

**Building permits issued and applications filed before (date of enactment)**

Any application for a building permit approved by the Department of Buildings for a #development# or #enlargement# prior to (date of enactment) may be #developed# or #enlarged# pursuant to the terms of such permit in accordance with the regulations in effect at the time of such permit approval.

If, before November 17, 2008, an application for a special permit is pending before the Board of Standards and Appeals or an authorization or special permit from the City

Planning Commission has been certified or referred to authorize construction on a #zoning lot#, the provisions of N090191 ZRY, pertaining to bicycle parking, shall not apply.

For hospitals, if, before (date of enactment), an application for a special permit is pending before the Board of Standards and Appeals or an authorization or special permit from the City Planning Commission has been filed to authorize construction on a #zoning lot#, the provisions of N090191 ZRY, pertaining to bicycle parking, shall not apply.

\* \* \*

**Chapter 2  
Construction of Language and Definitions**

\* \* \*

**12-10  
DEFINITIONS**

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

\* \* \*

Floor area (4/16/08)

\* \* \*

However, the #floor area# of a #building# shall not include:

- (1) #cellar# space, except where such space is used for dwelling purposes. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces, #accessory# bicycle parking spaces and #accessory# off-street loading berths;

\* \* \*

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

\* \* \*

**23-12  
Permitted Obstructions in Open Space**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, the following shall not be considered obstructions when located in any #open space# required on a #zoning lot#, except that no portion of such #open space# which is also a required #yard# or #rear yard equivalent#, or is needed to satisfy the minimum required area or dimensions of a #court#, may contain any obstructions not permitted in such #yard#, #rear yard equivalent# or #court#:

\* \* \*

(c) Driveways, private streets, open #accessory# off-street parking spaces, unenclosed #accessory# bicycle parking spaces or open #accessory# off-street loading berths, provided that the total area occupied by all these items does not exceed the percent of the total required #open space# on the #zoning lot#, as follows:

- (1) 50 percent in R1, R2, R3, R6, R7, R8, R9 or R10 Districts; and
- (2) 66 percent in R4 or R5 Districts;

\* \* \*

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

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

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

\* \* \*

Parking spaces for automobiles or bicycles, off-street, open, #accessory#, within a #side# or #rear yard#;

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

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

Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.

However, no such parking spaces shall be permitted in any #front yard# within a R1, R2 other than R2X, R4B, R5B or R5D District, and no such required spaces shall be permitted in any #front yard# within any R1, R2, R3, R4A or R4-1 District within a #lower density growth management area#.

\* \* \*

(b) In any #rear yard# or #rear yard equivalent#:

\* \* \*

Parking spaces, off-street, #accessory#, for automobiles or bicycles, provided that:

- (1) the height of a #building# used for such purposes, if #accessory# to a #single-# or #two-family residence#, shall not exceed one #story# and, if located in an R1 District, such #building# may not be nearer than five feet to a #rear lot line# or #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#;
- (2) if #accessory# to any other kind of #residential building#, the height of such #accessory building# shall not exceed six feet above #curb level# in R3, R4 or R5 Districts, or fourteen feet above #curb level# in R6, R7, R8, R9 or R10 Districts;
- (3) enclosed #accessory# parking spaces for bicycles shall be #accessory# to a #residence# other than a #single-# or #two-family residence#, attached to a #building#, and the area dedicated to such spaces shall not exceed the area of bicycle parking spaces permitted to be excluded from #floor area# pursuant to Section 25-85 (Floor Area Exemption).

\* \* \*

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

\* \* \*

**24-33**  
**Permitted Obstructions in Required Yards or Rear Yard Equivalents**

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

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

\* \* \*

Parking spaces for automobiles or bicycles, off-street, open, #accessory#;

\* \* \*

(b) In any #rear yard# or #rear yard equivalent#:

\* \* \*

Parking spaces for automobiles or bicycles, off-street, #accessory# to a #community facility building# or a #building# used partly for #community facility uses#, provided that the height of an #accessory building# used for such purposes shall not exceed 14 feet above #curb level# and further provided that enclosed #accessory# parking spaces for bicycles shall be attached to a #building#, and the area dedicated to such spaces shall not exceed the area of bicycle parking spaces permitted to be excluded from #floor area# pursuant to Section 25-85 (Floor Area Exemption). However, such #accessory building# shall not be a permitted obstruction in R1, R2, R3A, R3X, R3-1, R4A, R4B or R4-1 Districts;

\* \* \*

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

\* \* \*

**25-00**  
**GENERAL PURPOSES AND DEFINITIONS**

**25-01**  
**General Purposes**

The following regulations on permitted and required accessory off-street parking spaces and accessory bicycle parking spaces are adopted in order to provide needed space off the streets for parking in connection with new residences, to reduce traffic congestion

resulting from the use of streets as places for storage of automobiles, to protect the residential character of neighborhoods, to provide for a higher standard of residential development within the City, and thus to promote and protect public health, safety and general welfare.

## **25-02**

### **Applicability**

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required ~~accessory~~ off-street parking spaces ~~and accessory bicycle parking spaces~~ apply to ~~residences~~, ~~community facility uses~~ or ~~commercial uses~~, as set forth in the provisions of the various Sections.

\* \* \*

## **25-80**

### **BICYCLE PARKING**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, bicycle parking spaces shall be provided in accordance with the requirements set forth in this Section, inclusive, as a condition precedent to the use of such development, enlargement, dwelling unit, conversion, group parking facility or open parking area.

The provisions of this Section 25-80, inclusive, shall apply to:

- (a) developments;
- (b) enlargements that increase the floor area within a building by 50 percent or more;
- (c) dwelling units created by conversions of non-residential floor area;
- (d) new dwelling units in residential buildings or building segments constructed after (date of enactment);
- (e) new enclosed accessory group parking facilities with 35 or more automobile parking spaces; and
- (f) open parking areas accessory to commercial or community facility uses that contain 18 or more automobile parking spaces or are greater than 6,000 square feet in area.

After (date of enactment), if there is a net increase in the floor area or other applicable unit of measurement specified in the table in this Section, the same requirements set forth

in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

In addition, the provisions of Section 25-85 (Floor Area Exemption) shall apply to all #buildings# as set forth therein.

For the purposes of this Section, inclusive, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

**25-81**  
**Required Bicycle Parking Spaces**

**25-811**  
**Enclosed bicycle parking spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table below. For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For #residences#, the #accessory# bicycle parking requirement shall be calculated separately for separate #buildings# or #building segments#.

Where any #building# or #zoning lot# contains two or more #uses# having different bicycle parking requirements as set forth in the following table, the bicycle parking requirements for each type of #use# shall apply to the extent of that #use#.

Where an enclosed #accessory group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table below, or one for every 10 automobile parking spaces that are enclosed within a #building or other structure# or located on the roof of a #building#, whichever will require a greater number of bicycle parking spaces.

**REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR COMMUNITY FACILITY USES**

<b>Type of #Use#</b>	<b>Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement</b>
<b>FOR RESIDENTIAL USES</b>	
Use Group 1	None required
Use Group 2	1 per 2 #dwelling units#

FOR COMMUNITY FACILITY USES*	
College or #school# student dormitories or fraternity and sorority student houses	1 per 5 beds
Colleges, universities, or seminaries (a) Classrooms, laboratories, student centers or offices	1 per 5,000 square feet of #floor area#**
(b) Theaters, auditoriums, gymnasiums or stadiums	1 per 20,000 square feet of #floor area#**
Libraries, museums or non-commercial art galleries	1 per 20,000 square feet of #floor area#
Monasteries, convents or novitiates; houses of worship, rectories or parish houses; Use Group 4B	None required
All other Use Group 3 and Use Group 4 #uses# not otherwise listed in this table	1 per 10,000 square feet of #floor area#

\* #Non-profit hospital staff dwellings# shall be subject to the requirements for Use Group 2 #residential uses#.

\*\* Up to half of these spaces may be provided as unenclosed bicycle parking spaces pursuant to the requirements of Section 25-83 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

However, the bicycle parking requirements set forth in the above table shall be waived for bicycle parking spaces that are #accessory# to:

- (a) #residential buildings# or #residential building segments# containing 10 #dwelling units# or less;
- (b) colleges, universities, or seminaries where the number of required bicycle parking spaces is six or less;
- (c) college or #school# student dormitories or fraternity and sorority student houses where the number of required bicycle parking spaces is five or less; or
- (d) all other # community facility uses# not otherwise listed in the above table where the number of required bicycle parking spaces is three or less.

## **25-812**

### **Unenclosed bicycle parking spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for open parking areas #accessory# to #community facility uses# that contain 18 or more spaces or are greater than 6,000 square feet in area, which meet the applicability standards of Section 25-67 (Parking Lot Landscaping), unenclosed #accessory# bicycle parking spaces shall be provided as follows:



- (a) One bicycle parking space shall be provided for every ten vehicle parking spaces, up to 200 vehicle parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one bicycle space.
- (b) Each bicycle rack shall allow for the bicycle frame and one wheel to be locked to the rack. If bicycles can be locked to each side of the rack without conflict, each side may be counted toward a required space. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas.
- (c) Bicycle racks shall be provided within 50 feet of a main entrance of a #building# and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from the main entrance of a #building#. Department of Transportation bicycle racks provided on a fronting sidewalk may be counted toward this requirement, provided such racks meet the standards of this paragraph, (c).

#### **25-82**

##### **Authorization for Reduction of Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle parking spaces), or a waiver of all such spaces, upon finding there are subsurface conditions, below-ground infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

#### **25-83**

##### **Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all #accessory# bicycle parking spaces shall be provided on the same #zoning lot# as the #building# or #use# to which such spaces are #accessory#, except as provided in Section 25-84 (Certification for Off-Site Bicycle Parking Spaces).

All enclosed #accessory# bicycle parking spaces shall be fully enclosed and weather protected. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. Bicycle parking spaces shall be located in a room secured by a lock or similar means, or adjoin a securely anchored rack to which the bicycle frame and one wheel can be locked. Fifteen square feet of area shall be provided for each bicycle space. However,

the area for each bicycle space may be reduced by up to nine square feet per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles.

A plaque shall be placed at the exterior of the entry to the bicycle parking area, outside any locked door, with lettering at least two inches in height stating "Bicycle Parking."

For colleges, universities, or seminaries, one-half of required enclosed #accessory# bicycle parking spaces may be provided as open unenclosed spaces, provided that such spaces meet the standards of Section 25-812 (Unenclosed bicycle parking spaces), paragraph (b).

All bicycle parking spaces which are #accessory# to #residences# shall be made available for the storage and independent access of the bicycles used by the occupants of such #residences#.

All required bicycle parking spaces which are #accessory# to a #community facility use# shall be made available for the storage and independent access of the bicycles used by the employees of such #use#, except that bicycle parking spaces #accessory# to colleges or universities shall be accessible to all authorized users of such #building#, and that bicycle parking spaces #accessory# to #community facilities# with sleeping accommodations may be accessible to the occupants of such facility.

Bicycle spaces may be located in a room secured by a lock or similar means, provided that access is through a commonly accessible area and access is made available to eligible users on an equal basis.

#### **25-84**

#### **Certification for Off-Site Bicycle Parking Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for colleges, universities, seminaries, hospitals and related facilities, except animal hospitals, #accessory# bicycle parking spaces required pursuant to Section 25-811 (Enclosed bicycle parking spaces) may be provided on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that the Chairperson of the City Planning Commission certifies to the Department of Buildings that all such bicycle parking spaces are:

- (a) located on a #zoning lot# not further than 1,000 feet from the nearest boundary of the #zoning lot# occupied by the #use# to which they are #accessory#; or within a subsurface parking and other service facility that serves multiple #zoning lots#, including the #zoning lot# occupied by the #use# to which they are #accessory#; and
- (b) subject to deed restrictions filed in an office of record, binding the owner and his heirs and assigns to maintain the required number of spaces as accessible

throughout the life of the #use# generating the #accessory# bicycle parking spaces.

The number of off-site #accessory# bicycle parking spaces provided pursuant to this Section and the area of such bicycle parking spaces, in square feet, shall be noted on the Certificate of Occupancy for both the #building# in which the off-site bicycle parking spaces are located, and the #building# to which such bicycle parking spaces are #accessory#.

**25-85**  
**Floor Area Exemption**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, space provided for enclosed #accessory# bicycle parking spaces pursuant to the standards of this section shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by the number of required spaces, or if spaces are waived pursuant to paragraphs (a), (b), (c) or (d) of Section 25-811 (Enclosed bicycle parking spaces), the number that would have been required but for the waiver; and
- (b) the #accessory# bicycle parking spaces provided meet the standards for required bicycle parking of Section 25-83 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

Notwithstanding the provisions of paragraph (a) of this section, for the following #uses#, the amount of space that may be excluded from the definition of #floor area# shall not exceed an amount equal to 15 square feet multiplied by the number of spaces set forth in the table below.

**MAXIMUM BICYCLE PARKING SPACES EXCLUDED FROM #FLOOR AREA#**

<b>Type of #Use#</b>	<b>Maximum Bicycle Parking Spaces Excluded from #Floor Area# in Relation to Specified Unit of Measurement</b>
FOR COMMUNITY FACILITY USES*	
Philanthropic or non-profit institutions with sleeping accommodations	1 per 5 beds

Proprietary, non-profit or voluntary hospitals and related facilities, except animal hospitals	1 per 5,000 square feet of #floor area#
--	---

However, in no event shall this Section apply to #single-# or #two-family residences#: and in no event shall this Section apply to #accessory# bicycle parking spaces provided off-site pursuant to Section 25-84 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that the surrounding #group parking facility# is not #floor area#.

The number of #accessory# bicycle parking spaces provided pursuant to Section 25-80, inclusive, and the total of any area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

\* \* \*

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

\* \* \*

**33-23**  
**Permitted Obstructions in Required Yards or Rear Yard Equivalents**

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

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

\* \* \*

Parking spaces for automobiles or bicycles, off-street, open, #accessory#;

\* \* \*

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

\* \* \*

Parking spaces for automobiles or bicycles, off-street, #accessory# provided that the height of an #accessory building# used for such purposes and located in a

required #rear yard# or #rear yard equivalent# shall not exceed 23 feet above #curb level#;

\* \* \*

**Article III**  
**Chapter 6**  
**Accessory Off-Street Parking and Loading Regulations**

\* \* \*

**36-01**  
**General Purposes**

The following regulations on permitted and required accessory off-street parking spaces and #accessory# bicycle parking spaces are adopted in order to provide parking spaces off the streets sufficient to give necessary access to developing centers of commerce outside the high density central areas, to reduce traffic congestion caused by parking on the streets, to prevent substantial amounts of traffic from circulating in and parking on residential streets surrounding commercial centers, to provide for a higher standard of commercial development within the City and thus to promote and protect public health, safety and general welfare.

**36-02**  
**Applicability of District Regulations**

Except as otherwise provided in this Section, the regulations of this Chapter on permitted and required #accessory# off-street parking spaces and #accessory# bicycle parking spaces apply to #residences#, #community facility uses# or #commercial uses#, as set forth in the provisions of the various Sections. In addition, the regulations of this Chapter, or of specified Sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

\* \* \*

**36-70**  
**BICYCLE PARKING**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, bicycle parking spaces shall be provided in accordance with the requirements set forth in this Section, inclusive, as a condition precedent to the #use# of such #development#, #enlargement#, #dwelling unit#, conversion, #group parking facility# or open parking area.

In all districts, as indicated, the provisions of this Section 36-70, inclusive, shall apply to:

- (a) #developments#;
- (b) #enlargements# that increase the #floor area# within a #building# by 50 percent or more;
- (c) #dwelling units# created by conversions of non-#residential floor area#;
- (d) new #dwelling units# in #residential buildings# or #building segments# constructed after (date of enactment);
- (e) new enclosed #accessory group parking facilities# with 35 or more automobile parking spaces; and
- (f) open parking areas #accessory# to #commercial# or #community facility uses# that contain 18 or more automobile parking spaces or are greater than 6,000 square feet in area.

After (date of enactment), if there is a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

In addition, the provisions of Section 36-75 (Floor Area Exemption) shall apply to all #buildings# as set forth therein.

Bicycle parking spaces shall be provided in accordance with the requirements set forth in this Section, inclusive, as a condition precedent to the #use# of such #development#, #enlargement#, conversion, #group parking facility# or open parking area.

For the purposes of this Section, inclusive, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

### **36-71** **Required Bicycle Parking Spaces**

#### **36-711** **Enclosed bicycle parking spaces**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table below.

For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For

#residences#, the #accessory# bicycle parking requirement shall be calculated separately for separate #buildings# or #building segments#.

Where any #building# or #zoning lot# contains two or more #uses# having different bicycle parking requirements as set forth in the following table, the bicycle parking requirements for each type of #use# shall apply to the extent of that #use#.

Where an enclosed #accessory group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table below, or one for every 10 automobile parking spaces that are enclosed within a #building or other structure# or located on the roof of a #building#, whichever will require a greater number of bicycle parking spaces.

**REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL,  
COMMUNITY FACILITY OR COMMERCIAL USES**

<b>Type of #Use#</b>	<b>Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement</b>
<b>FOR RESIDENTIAL USES</b>	
Use Group 1	None required
Use Group 2	1 per 2 #dwelling units#
<b>FOR COMMUNITY FACILITY USES*</b>	
College or #school# student dormitories or fraternity and sorority student houses	1 per 5 beds
Colleges, universities, or seminaries (a) Classrooms, laboratories, student centers or offices	1 per 5,000 square feet of #floor area#**
(b) Theaters, auditoriums, gymnasiums or stadiums	1 per 20,000 square feet of #floor area#**
Libraries, museums or non-commercial art galleries	1 per 20,000 square feet of #floor area#
Monasteries, convents or novitiates; houses of worship, rectories or parish houses; Use Group 4B	None required
All other Use Group 3 and Use Group 4 #uses# not otherwise listed in this table	1 per 10,000 square feet of #floor area#
<b>FOR COMMERCIAL USES</b>	
General retail or service #uses#. Use Groups 6A, 6C, 7B, 9A, 10A, 12B, 13B or 14A (except docks for vessels, other than #gambling vessels#); Eating and drinking establishments in all Use Groups	1 per 10,000 square feet of #floor area#
Use Group 6B	1 per 7,500 square feet of #floor area#

Use Group 5A, 6E, 7A, 7D, 8B, 12A (except eating and drinking establishments), 13A 14B, 15A, 16B, or 16C; automobile rental establishments	1 per 10,000 square feet of #floor area#
Use Group 8A, 12A, theaters	1 per 20,000 square feet of #floor area#
#Public parking garages#	1 per 10 automobile parking spaces
Use Group 13A (except theaters), 15A, 16B, 16C, and all other #commercial uses# not otherwise listed	None required

\* #Non-profit hospital staff dwellings# shall be subject to the requirements for UG 2 #residential uses#.

\*\* Up to half of these spaces may be provided as unenclosed bicycle parking spaces pursuant to the requirements of Section 36-73 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces)..

However, the bicycle parking requirements set forth in the above table shall be waived for bicycle parking spaces that are accessory to:

- (a) #residential buildings# containing 10 #dwelling units# or less;
- (b) colleges, universities, or seminaries where the number of required enclosed bicycle parking spaces is six or less;
- (c) college or #school# student dormitories or fraternity and sorority student houses where the number of required bicycle parking spaces is five or less; or
- (d) all other #community facility# or #commercial uses# not otherwise listed in the above table where the number of required bicycle parking spaces is three or less.

### **36-712**

#### **Unenclosed bicycle parking spaces**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for open parking areas #accessory# to #commercial# or #community facility uses# that contain 18 or more spaces or are greater than 6,000 square feet in area, which meet the applicability standards of Section 37-91 (Applicability), unenclosed bicycle parking spaces shall be provided as follows:

- (a) One bicycle parking space shall be provided for every ten vehicle parking spaces, up to 200 vehicle parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or



greater than one-half resulting from this calculation shall be considered to be one bicycle space.

- (b) Each bicycle rack shall allow for the bicycle frame and one wheel to be locked to the rack. If bicycles can be locked to each side of the rack without conflict, each side may be counted toward a required space. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas.
- (c) Bicycle racks shall be provided within 50 feet of a main entrance of a #building# and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from the main entrance of a #building#. Department of Transportation bicycle racks provided on a fronting sidewalk may be counted toward this requirement, provided such racks meet the standards of this paragraph. (c).

### **36-72**

#### **Authorization for Reduction of Spaces**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 36-711 (Enclosed bicycle parking spaces) or a waiver of all such spaces, upon finding there are subsurface conditions, below-ground infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

### **36-73**

#### **Restrictions on Operation, Size and Location of Bicycle Parking Spaces**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all #accessory# bicycle parking spaces shall be provided on the same #zoning lot# as the #building# or #use# to which such spaces are #accessory#, except as provided in Section 36-74 (Certification for Off-Site Bicycle Parking Spaces).

All enclosed #accessory# bicycle parking spaces shall be fully enclosed and weather protected. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. Bicycle parking spaces shall be located in a room secured by a lock or similar means, or adjoin a securely anchored rack to which the bicycle frame and one wheel can be locked. Fifteen square feet of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to nine square feet per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles.

A plaque shall be placed at the exterior of the entry to the bicycle parking area, outside any locked door, with lettering at least two inches in height stating "Bicycle Parking."

(a) For colleges, universities, or seminaries, one-half of required #accessory# bicycle parking spaces shall be permitted to be provided as open unenclosed spaces, provided that such spaces meet the standards of Section 36-712 (Unenclosed bicycle parking spaces), paragraph (b).

(b) For #public parking garages#, an information plaque shall be provided at each point of bicycle entry to the #public parking garage#, mounted with its center five feet above the ground, directly visible and unobstructed from the #street#. The entry plaque shall contain:

a bicycle symbol which is 12 inches square in dimension with a highly contrasting background, as shown in this paragraph, (b). The symbol shall match exactly the symbol provided in the digital file at the Department of City Planning website (<http://www.nyc.gov/ITBDI>).



The entry plaque shall be mounted with its center five feet above the ground. It shall be in a position that clearly identifies the entry into the #public parking garage#, and placed so that the entire entry plaque is obvious and directly visible, with few or no obstructions.

All required bicycle parking spaces which are #accessory# to #residences# shall be made available for the storage and independent access of the bicycles used by the occupants of such #residences#.

All required bicycle parking spaces which are #accessory# to a #commercial# or #community facility use# shall be made available for the storage and independent access of the bicycles used by the employees of such #use#, except that bicycle parking spaces #accessory# to colleges or universities must be accessible to all authorized users of such

#building#, and that bicycle parking spaces #accessory# to #community facilities# with sleeping accommodations may be accessible to the occupants of such facility.

Bicycle spaces may be located in a room secured by a lock, or similar means, provided that access is through a commonly accessible area and access is made available to eligible users on an equal basis.

**36-74**

**Certification for Off-Site Bicycle Parking Spaces**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for colleges, universities, seminaries, hospitals and related facilities, except animal hospitals, #accessory# bicycle parking spaces required pursuant to Section 36-711 (Enclosed bicycle parking spaces) may be provided on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that the Chairperson of the City Planning Commission certifies to the Department of Buildings that all such bicycle parking spaces are:

- (a) located on a #zoning lot# not further than 1,000 feet from the nearest boundary of the #zoning lot# occupied by the #use# to which they are #accessory#; or within a subsurface parking and other service facility that serves multiple #zoning lots#, including the #zoning lot# occupied by the #use# to which they are #accessory#; and
- (b) subject to deed restrictions filed in an office of record, binding the owner and his heirs and assigns to maintain the required number of spaces as accessible throughout the life of the #use# generating the #accessory# bicycle parking spaces.

The number of off-site #accessory# bicycle parking spaces provided pursuant to this Section and the area of such bicycle parking spaces, in square feet, shall be noted on the Certificate of Occupancy for both the #building# in which the off-site bicycle parking spaces are located, and the #building# to which such bicycle parking spaces are #accessory#.

**36-75**

**Floor Area Exemption**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, space provided for enclosed #accessory# bicycle parking spaces pursuant to the standards of this section shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by the number of required spaces, or if spaces are waived pursuant to paragraphs (a), (b), (c) or (d) of Section 36-711 (Enclosed bicycle parking spaces), the number that would have been required but for the waiver; and
- (b) the #accessory# bicycle parking spaces provided meet the standards for required bicycle parking of Section 36-73 (Restrictions on Operation, Size and Location of Bicycle Parking Spaces).

Notwithstanding the provisions of paragraph (a) of this section, for the following #uses#, the amount of space that may be excluded from the definition of #floor area# shall not exceed an amount equal to 15 square feet multiplied by the number of spaces set forth in the table below.

**MAXIMUM BICYCLE PARKING SPACES EXCLUDED FROM #FLOOR AREA#**

<b>Type of #Use#</b>	<b>Maximum Bicycle Parking Spaces Excluded from #Floor Area# in Relation to Specified Unit of Measurement</b>
<b>FOR COMMUNITY FACILITY USES</b>	
Philanthropic or non-profit institutions with sleeping accommodations	1 per 5 beds
Proprietary, non-profit or voluntary hospitals and related facilities, except animal hospitals	1 per 5,000 square feet of #floor area#

However, in no event shall this Section apply to #single-# or #two-family residences#; and in no event shall this Section apply to #accessory# bicycle parking spaces provided off-site pursuant to Section 36-74 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that the surrounding #group parking facility# is not #floor area#.

The number of #accessory# bicycle parking spaces provided pursuant to Section 36-70, inclusive, and total of any area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

\* \* \*

**Article III  
Chapter 7  
Special Urban Design Regulations**

\* \* \*

**37-96  
Bicycle Parking**

~~One bicycle parking space shall be provided for every ten vehicle parking spaces, up to 200 vehicle parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one bicycle space. Bicycle parking must be provided in inverted “U” shaped parking racks. Each rack must be located within a two foot by six foot area on the #zoning lot#. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas. Each rack shall count towards two required spaces.~~

~~Bicycle racks shall be provided within 50 feet of a building’s main entrance and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from a building’s main entrance. Department of Transportation bicycle racks provided on a fronting sidewalk may be counted toward this requirement.~~

**37-9796  
Modifications of Design Standards**

\* \* \*

**37-971961  
Modification of landscaping requirements**

\* \* \*

**37-972962  
Modification of design requirements by authorization**

\* \* \*

**37-9897  
Landscaping Selection Lists**

\* \* \*

**37-981971  
Selection list for perimeter trees**

\* \* \*

**37-982972**

**Selection list for interior trees**

\* \* \*

**37-983973**

**Selection list for ground covers and shrubs**

\* \* \*

**Article IV**

**Chapter 3**

**Bulk Regulations**

\* \* \*

**43-23**

**Permitted Obstructions in Required Yards or Rear Yard Equivalents**

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

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

\* \* \*

Parking spaces for automobiles or bicycles, off-street, open, #accessory#;

\* \* \*

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

\* \* \*

Parking spaces for automobiles or bicycles, off-street, #accessory#, provided that the height of an #accessory building# used for such purposes and located in a required #rear yard# or #rear yard equivalent# shall not exceed 23 feet above #curb level#;

\* \* \*

**Article IV**

**Chapter 4**

**Accessory Off-Street Parking and Loading Regulations**

\* \* \*

**44-60**

**BICYCLE PARKING**

M1 M2 M3

In all districts, as indicated, the provisions of Section 36-70 (BICYCLE PARKING), inclusive, shall apply to all permitted #commercial# and #residential uses#. In addition, for #manufacturing uses#, #accessory# bicycle parking spaces shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by one bicycle parking space per 10,000 square feet of #floor area#;
- (b) the #accessory# bicycle parking spaces provided meet the standards for #accessory# bicycle parking of Section 36-73 (Restrictions on Operation, Size and Location of Bicycle Parking Spaces);

However, in no event shall #accessory# bicycle parking spaces be excluded from the definition of #floor area# in the case of #single-# or #two-family residences# or in the case of #accessory# bicycle parking spaces provided off-site pursuant to Section 36-74 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that the surrounding #group parking facility# is not #floor area#.

The number of #accessory# bicycle parking spaces provided pursuant to this Section and total of any area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

\* \* \*

**Article VII**  
**Chapter 4**  
**Special Permits by the City Planning Commission**

\* \* \*

**74-745**  
**Location of accessory parking spaces and loading berths**

When a #general large-scale development# includes two or more #zoning lots#, the City Planning Commission may permit permitted or required #accessory# off-street parking spaces, bicycle parking spaces or loading berths to be located anywhere within a #general large-scale development# without regard for #zoning lot lines#, provided that the Commission shall find:

- (a) such off-street parking spaces, bicycle parking spaces and loading berths will be conveniently located in relation to the #use# to which such spaces or berths are #accessory#;
- (b) such location of off-street parking spaces, bicycle parking spaces and loading berths will result in a better site plan; and
- (c) such location of off-street parking spaces, bicycle parking spaces and loading berths will not unduly increase the number of spaces in any single #block#, draw excessive traffic through local #streets#, or otherwise adversely affect traffic conditions in the surrounding area.

Whenever required off-street parking spaces, bicycle parking spaces and loading berths are permitted to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# shall be kept available for such #building# throughout its life.

\* \* \*

**Article VII**  
**Chapter 8**  
**Special Regulations Applying to Large-Scale Residential Developments**

\* \* \*

**78-40**  
**OFF-STREET PARKING REGULATIONS**

**78-41**  
**Location of Accessory Parking Spaces**

When a #large-scale residential development# includes, or will include after subdivision, two or more #zoning lots#, the City Planning Commission may, upon application, authorize permitted or required #accessory# off-street parking spaces or bicycle parking spaces to be located anywhere within the #development# without regard for #zoning lot lines#, provided that in each case the Commission shall make the following special findings:

- (a) that such off-street parking spaces or bicycle parking spaces will be conveniently located in relation to the #use# or #uses# to which such spaces are #accessory#;
- (b) that such location of the off-street parking spaces or bicycle parking spaces will permit better site planning and will thus benefit both the owners, occupants, employees, customers, residents or visitors of the #development# and the City as a whole; and



- (c) that such location of the off-street parking spaces or bicycle parking spaces will not increase the number of spaces in any single #block# or the traffic drawn through any one or more of the nearby local #streets# in such measure as to affect adversely other #zoning lots# outside the #development# or traffic conditions in the surrounding area.

Whenever required off-street parking spaces or bicycle parking spaces are authorized to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# or #use# shall be kept available for such #building# or #use# throughout its life. Whenever any #zoning lot# within such a #large-scale residential development# is subdivided into two or more #zoning lots#, such subdivision shall be subject to the provisions of Section 78-51 (General Provisions).

\* \* \*

**Article VII**  
**Chapter 9**  
**Special Regulations Applying to Large-Scale Community Facility Developments**

\* \* \*

**79-30**  
**PARKING REGULATIONS**

**79-31**  
**Location of Parking Spaces**

When a #large-scale community facility development# includes two or more #zoning lots#, the City Planning Commission may, upon application authorize permitted or required #accessory# off-street parking spaces or bicycle parking spaces to be located anywhere within the #development# without regard for #zoning lot lines#, provided that in each case the Commission shall make the following special findings:

- (a) that such off-street parking spaces or bicycle parking spaces will be conveniently located in relation to the #use# or #uses# to which such spaces are #accessory#;
- (b) that such location of the off-street parking spaces or bicycle parking spaces will permit better site planning and will thus benefit both the owners, occupants, employees, customers, residents, or visitors of the #development# and the City as a whole; and
- (c) that such location of the off-street parking spaces or bicycle parking spaces will not increase the number of spaces in any single #block# or the traffic drawn through any one or more of the nearby local #streets# in such measure as to affect adversely other #zoning lots# outside the #development# or traffic conditions in the surrounding area.

Whenever required off-street parking spaces or bicycle parking spaces are authorized to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# or #use# shall be kept available for such #building# or #use# throughout its life.

\* \* \*

**Article IX - Special Purpose Districts**  
**Chapter 3**  
**Special Hudson Yards District**

\* \* \*

**93-85**  
**Indoor Bicycle Parking**

~~Within the #Special Hudson Yards District#, a designated area for bicycle parking shall be provided for #developments# or #enlargements# with a minimum #commercial floor area ratio# of 5.0. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#, but in no event shall more than 400 square feet be required. Such facility shall be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for facilities #accessory# to the bicycle parking area.~~

\* \* \*

**Article X**  
**Special Purpose Districts**  
**Chapter 1**  
**Special Downtown Brooklyn District**

\* \* \*

**101-44**  
**Indoor Bicycle Parking**

~~C6-1 C6-4 C6-5~~

~~In the districts indicated, a designated area for bicycle parking shall be provided for commercial #developments# or #enlargements# with a minimum #floor area ratio# of 5.0. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#, but in no event shall more than 400 square feet be required. Such facility shall be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for #accessory# facilities.~~

\* \* \*

**Chapter 8**  
**Special St. George District**

\* \* \*

**108-57**  
**Accessory Indoor Bicycle Parking**

~~A designated area for #accessory# bicycle parking shall be provided for #developments# or #enlargements# with #residential# or #commercial uses#. Such facility shall be enclosed, accessible and secure. The #floor area# of a #building# shall not include #accessory# bicycle parking located below 33 feet., or #accessory# facilities, such as lockers, showers and circulation space.~~

- ~~(a) — For #residential developments# or #enlargements# with ten or more units per #building# or #building segment#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.~~
- ~~(b) — For commercial office #developments# or #enlargements# with 10,000 square feet or more of office #floor area#, one bicycle parking space shall be provided for every 5,000 square feet of office space, up to a maximum of 200 bicycle parking spaces.~~
- ~~(c) — For commercial #developments# or enlargements# with 10,000 square feet or more of retail or service #floor area#, one bicycle parking space shall be provided for every per 10,000 square feet of retail space, up to a maximum of 100 bicycle parking spaces.~~

\* \* \*

**Article XI - Special Purpose Districts**  
**Chapter 7**  
**Special Long Island City Mixed Use District**

\* \* \*

**117-541**  
**Indoor bicycle parking**

~~A designated area for bicycle parking shall be provided in Areas A 1 and A 2 for commercial #developments# or #enlargements# with a minimum #floor area ratio# of 5.0, except where more than 50 percent of the #floor area# of such #development# or #enlargement# is occupied by a #use# listed in Use Groups 16 or 17. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#. Such facility must be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for #accessory# facilities.~~

\* \* \*

**Article XII - Special Purpose Districts**  
**Chapter 4**  
**Special Willets Point District**

\* \* \*

**124-54**  
**Indoor Bicycle Parking**

~~Within the #Special Willets Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as lockers, showers and circulation space shall also be excluded from the definition of #floor area#.~~

- ~~(a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.~~
- ~~(b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking space shall be provided for every 5,000 square feet of such office #use#, up to a maximum of 200 bicycle parking spaces.~~
- ~~(c) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 10,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.~~

\* \* \*

**Article XII - Special Purpose Districts**  
**Chapter 5**  
**Special Southern Hunters Point District**

\* \* \*

**~~125-56~~**  
**~~Accessory Indoor Bicycle Parking~~**

~~Within the #Special Southern Hunters Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as lockers, showers and circulation space shall also be excluded from the definition of #floor area#.~~

- ~~(a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.~~
- ~~(b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking space shall be provided for every 5,000 square feet of such office #use#, up to a maximum of 200 bicycle parking spaces.~~

~~(e) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 5,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.~~

\* \* \*

**Resolution for adoption scheduling February 4, 2009 for a public hearing.**

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**II. REPORTS**

**BOROUGH OF THE BRONX**

**No. 8**

***EAST 181<sup>ST</sup> STREET CITY MAP CHANGE***

**CD 6**

**C 050187 MMX**

**IN THE MATTER OF** an application, submitted by the New York City Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430, *et seq.*, of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of East 181<sup>st</sup> Street between Webster Avenue and Park Avenue West;
- any adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 13108 dated May 5, 2008, and signed by the Borough President.

(On December 3, 2008, Cal. No. 1, the Commission scheduled December 17, 2008 for a public hearing. On December 17, 2008, Cal. No. 30, the hearing was closed.)

**For consideration..**

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**BOROUGH OF THE BRONX**

**No. 9**

***1157 FULTON AVENUE***

**CD 3**

**C 090073 HAX**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 1157 Fulton Avenue (Block 2609, Lot 54), as an Urban Development Action Area; and

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

to facilitate the rehabilitation of an existing four-story residential building, tentatively known as 1157 Fulton Avenue, with approximately 13 residential units.

(On December 17, 2008, Cal. No. 1, the Commission scheduled January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 10**

***4911 ARLINGTON AVENUE***

**CD 8**

**N 080421 ZAX**

**IN THE MATTER OF** an application submitted by Vikram Patel pursuant to Section 105-432 of the Zoning Resolution, for the grant of authorizations involving modification of yard, height and setback regulations to allow an enlargement of a single-family residence at 4911 Arlington Avenue (Block 5940, Lot 360) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 11**

***STATE SUPREME COURT OFFICES***

**CD 2**

**N 090245 PXX**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for the use of property located at One Metro Tech Center (Block 147, Lot 4) (Appellate Division of the New York State Supreme Court, Second Judicial Department's Mental Hygiene Legal Services office).

(On December 23, 2008, the Commission duly advertised January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 12**

***NYPD OFFICE SPACE***

**CD 18**

**N 090246 PXX**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter, for use of property located at 8925 Avenue D (Block 7920, Lots 6 and p/o 1)(Brooklyn South Narcotics and Vice Enforcement offices).

(On December 23, 2008, the Commission duly advertised January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 13**

***ERBOGRAPH APARTMENTS***

**CD 10**

**N 090144 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 203 West 146<sup>th</sup> Street (Block 2032, Lot 23), Site 23 of the Bradhurst Urban Renewal Area, as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area;

to facilitate development of an eight-story, mixed-use building, tentatively known as Erbograph Apartments, with approximately 65 residential units, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing for the Elderly Program.

(On December 3, 2008, Cal. No. 4, the Commission scheduled December 17, 2008 for a public hearing. On December 17, 2008, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 14**

***PUERTO RICAN TRAVELING THEATER COMPANY DISPOSITION***

**CD 4**

**C 090072 PPM**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition to 303 West 46<sup>th</sup> Street, LLC of a negative easement interest and the removal of a community facility use only restriction from the unused development rights on city-owned property located at 304 West 47<sup>th</sup> Street (Block 1037, Lot 37).

(On December 3, 2008, Cal. No. 5, the Commission scheduled December 17, 2008 for a public hearing. On December 17, 2008, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 15**

***345 WEST 35<sup>TH</sup> STREET***

**CD4**

**N 070285 ZAM**

**IN THE MATTER OF** an application submitted by Eros M&R, LLC, for the grant of an authorization pursuant to Section 121-13 of the Zoning Resolution to waive the preservation requirements of Section 121-113, to allow the conversion of the entirety of an existing 14-story vacant building to hotel use on property located at 345 W. 35<sup>th</sup> Street (Block 759, Lot 14) in a C6-4M District, Special Garment Center District.

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 16 & 17**

***SPECIAL FOREST HILLS DISTRICT REZONING***

**No. 16**

**CD 6**

**N 090103 ZRQ**

**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 Forest Hills District in Article VIII, Chapter 6, and amending related sections of the Zoning Resolution.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of December 17, 2008 (Cal. No. 28) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On December 3, 2008, Cal. No. 6, the Commission scheduled December 17, 2008 for a public hearing. On December 17, 2009, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 6**

**C 090104 ZMQ**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by Austin Street, Ascan Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and the southwesterly centerline prolongation of 72<sup>nd</sup> Road;
2. changing from an R7-1 District to an R5D District property bounded by Austin Street, Ascan Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and the southwesterly centerline prolongation of 72<sup>nd</sup> Road;
3. changing from a C4-2 District to an R5D District property bounded by Austin Street, the southwesterly centerline prolongation of 72<sup>nd</sup> Road, the northeasterly boundary line of the Long Island Rail Road right-of-way, and the southwesterly prolongation of a line midway between 70<sup>th</sup> Road and Continental Avenue-71<sup>st</sup> Avenue;
4. changing from a C8-2 District to an R5D District property bounded by Austin Street, the southwesterly prolongation of a line midway between 70<sup>th</sup> Road and Continental Avenue-71<sup>st</sup> Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and Yellowstone Boulevard;
5. changing from an C4-2 District to a C4-4A District property bounded by a line 240 feet northeasterly of Austin Street, 72<sup>nd</sup> Road, Austin Street, and a line midway between 70<sup>th</sup> Road and Continental Avenue-71<sup>st</sup> Avenue;
6. changing from an C8-2 District to a C4-4A District property bounded by a line 240 feet northeasterly of Austin Street, a line midway between 70<sup>th</sup> Road and Continental Avenue-71<sup>st</sup> Avenue, Austin Street, and 70<sup>th</sup> Avenue;
7. changing from an R7-1 District to a C4-5X District property bounded by Queens Boulevard, 72<sup>nd</sup> Road, a line 100 feet southwesterly of Queens Boulevard, and a line midway between 71<sup>st</sup> Road and 72<sup>nd</sup> Avenue;

8. changing from a C4-2 District to a C4-5X District property bounded by Queens Boulevard, a line midway between 71<sup>st</sup> Road and 72<sup>nd</sup> Avenue, a line 100 feet southwesterly of Queens Boulevard, 72<sup>nd</sup> Road, a line 240 feet northeasterly of Austin Street, a line midway between 70<sup>th</sup> Road and Continental Avenue-71<sup>st</sup> Avenue, a southwesterly service road of Queens Boulevard and its northeasterly centerline prolongation, and 70<sup>th</sup> Road.
9. changing from a C8-2 District to a C4-5X District property bounded by Yellowstone Boulevard, a southwesterly service road of Queens Boulevard and its northeasterly centerline prolongation, a line midway between 70<sup>th</sup> Road and Continental Avenue-71<sup>st</sup> Avenue, a line 240 feet northeasterly of Austin Street, 70<sup>th</sup> Avenue, and Austin Street;
10. establishing within a proposed R5D District a C2-3 District bounded by Austin Street, Ascan Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and Yellowstone Boulevard; and
11. establishing a Special Forest Hills District (“FH”) bounded by Yellowstone Boulevard, a southwesterly service road of Queens Boulevard, 70<sup>th</sup> Road, Queens Boulevard, 72<sup>nd</sup> Road, Austin Street, Ascan Avenue; and the northeasterly boundary line of the Long Island Rail Road right-of-way,

as shown on a diagram (for illustrative purposes only), dated September 22, 2008 and subject to the conditions of CEQR Declaration E-222.

(On December 3, 2008, Cal. No. 7, the Commission scheduled December 17, 2008 for a public hearing. On December 17, 2009, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 18**

***WESTERVELT AVENUE***

**CD 1**

**N 060076 ZAR**

**IN THE MATTER OF** an application submitted by Peter Zahakos, President of Vestervelt Properties, LLC for the grant of an authorization pursuant to Section 119-316 of the Zoning Resolution involving modification of grading controls to allow the construction of fourteen detached houses located at Benziger, Westervelt and Hendricks

Avenues (Block 39, Lots 29 & 43: Tentative Lots 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55) 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.**

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**III. PUBLIC HEARINGS****BOROUGH OF THE BRONX****No. 19*****YANKEE STADIUM PARKING*****CD 4****C 090153 PPX****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking and accessory uses:

<b>BLOCK</b>	<b>LOT</b>
2539	29
2539	175
2539	191
2539	193
2539	504
2539	p/o 32

(On January 7, 2009, Cal. No. 1, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.****Nos. 20, 21 & 22*****BROADWAY PLAZA*****No. 20****CD 8****C 080014 MMX****PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by the New York City Economic Development Corporation (EDC), and Kingsbridge 230<sup>th</sup> LLC, pursuant to Sections 197-c

and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Kimberly Place, east of Broadway;
- any adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 13121 dated April 14, 2008, and signed by the Borough President.

(On January 7, 2009, Cal. No. 2, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 21**

**CD 8**

**C 090146 ZMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Kingsbridge 230<sup>th</sup> LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. eliminating from within an existing R6 District a C2-3 District bounded by Verveelen Place, the northwesterly boundary line of a Rail Road right-of way, West 230<sup>th</sup> Street, and Broadway; and
2. changing from an R6 District to a C4-4 District property bounded by Verveelen Place and its southeasterly centerline prolongation, the Major Deegan Expressway, West 230<sup>th</sup> Street and its southeasterly centerline prolongation, and Broadway;

as shown on a diagram (for illustrative purposes only) dated October 27, 2008, and subject to the conditions of CEQR Declaration E-223.

(On January 7, 2009, Cal. No. 3, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

**CD 8**

**C 090147 PPX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 3266, Lot 13 pursuant to zoning.

(On January 7, 2009, Cal. No. 4, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 23**

***EAST WINDSOR TERRACE REZONING***

**CD 7**

**C 090197 ZMK**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16d and 22c:

1. changing from an R5 District to a R5B District property bounded by the northeasterly centerline prolongation of Kermit Place, a line 80 feet southwesterly of Coney Island Avenue, Caton Avenue, and East 8<sup>th</sup> Street;
2. changing from an R6 District to an R5B District property bounded by Caton Place, East 8<sup>th</sup> Street, Kermit Place, a line 100 feet southwesterly of East 8<sup>th</sup>



Street, a line 125 feet southeasterly of Kermit Place, East 7<sup>th</sup> Street, Kermit Place, the northerly prolongation of a line midway between Ocean Parkway and East 7<sup>th</sup> Street, a line midway between Caton Place and Kermit Place, and a line 100 feet southwesterly of East 8<sup>th</sup> Street;

- 3. changing from an R7A District to an R5B District property bounded by a line 75 feet northwesterly of Kermit Place, the northerly prolongation of a line midway between Ocean Parkway and East 7<sup>th</sup> Street, Kermit Place, and Ocean Parkway;
- 4. changing from an R6 District to an R6A District property bounded by Kermit Place, East 7<sup>th</sup> Street, a line 125 feet southeasterly of Kermit Place, a line 100 feet southwesterly of East 8<sup>th</sup> Street, Kermit Place, East 8<sup>th</sup> Street, Caton Avenue, and the northerly prolongation of a line midway between Ocean Parkway and East 7<sup>th</sup> Street; and
- 5. establishing within a proposed R6A District a C2-4 District bounded by East 8<sup>th</sup> Street, Caton Avenue, East 7<sup>th</sup> Street, and a line 125 feet southeasterly of Kermit Place;

within the Special Ocean Parkway District, as shown on a diagram (for illustrative purposes only) dated November 17, 2008.

(On January 7, 2009, Cal. No. S1, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 24**

***567 WEST 183<sup>RD</sup> STREET***

**CD 12**

**C 090071 HAM**

**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 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), as an Urban Development Action Area; and

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

to facilitate the rehabilitation of an existing three-story residential building, tentatively known as 567 West 183<sup>rd</sup> Street, with nine residential units, to be developed under the Department of Housing Preservation and Development's Division of Alternative Management Special Projects Program.

(On January 7, 2009, Cal. No. 5, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 25**

***405-427 WEST 53<sup>RD</sup> STREET GARAGE***

**CD 4**

**C 070305 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 405 West 53<sup>rd</sup> Development Group, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 96-111 and 13-561 of the Zoning Resolution to allow an unattended accessory off-street parking garage with a maximum capacity of 37 spaces on portions of the ground floor and cellar of a proposed residential building on property located at 405-427 West 53<sup>rd</sup> Street (Block 1063, Lot 17), in a C6-2 District, within the Special Clinton 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 January 7, 2009, Cal. No. 6, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 26**

***372 BROOME STREET***

**CD 2**

**C 070486 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Little Red House, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-782 of the Zoning Resolution to modify the use regulations of Section 15-021(e) to allow the conversion to residential use of the 2<sup>nd</sup> through 6<sup>th</sup> floors of an existing 6-story building erected prior to December 15, 1961, on property located at 372 Broome Street (Block 480, Lot 37 and p/o of Lot 36), in a C6-2G District, within the Special Little Italy District (Preservation 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 January 7, 2009, Cal. No. 7, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 27**

***NORTH CORONA 2 REZONING***

**CD 3**

**C 090112 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No(s). 9d, 10a, 10b:

1. changing from an R6B District to an R5 District property bounded by:
  - a. a line 100 feet southerly of 35<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, and 90<sup>th</sup>

Street;

- b. a line 100 feet southerly of 34<sup>th</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet northerly of 35<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 35<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 37<sup>th</sup> Avenue, 91<sup>st</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, 35<sup>th</sup> Avenue, and 91<sup>st</sup> Street;
  - c. a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 300 feet northerly of Roosevelt Avenue, Elmhurst Avenue, 92<sup>nd</sup> Street, 37<sup>th</sup> Avenue, a line midway between 94<sup>th</sup> Street and 95<sup>th</sup> Street, a line 100 feet southeasterly of 37<sup>th</sup> Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, a line 200 feet northerly of Roosevelt Avenue, and 89<sup>th</sup> Street;
  - d. 35<sup>th</sup> Avenue, 105<sup>th</sup> Street, 34<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line 100 feet northwesterly and northerly of 37<sup>th</sup> Avenue, 106<sup>th</sup> Street, 37<sup>th</sup> Avenue, 107<sup>th</sup> Street, 37<sup>th</sup> Road, 104<sup>th</sup> Street, a line 100 feet northwesterly of 37<sup>th</sup> Avenue, and a line 100 feet northeasterly of 99<sup>th</sup> Street;
  - e. a line 100 feet southeasterly of 37<sup>th</sup> Avenue, a line 100 feet southwestly of 103<sup>rd</sup> Street, 39<sup>th</sup> Avenue, 99<sup>th</sup> Street, a line 100 feet northwesterly of 39<sup>th</sup> Avenue, and a line 100 feet northeasterly of 99<sup>th</sup> Street; and
  - f. 38<sup>th</sup> Avenue, a line 125 feet northeasterly of 111<sup>th</sup> Street, a line 125 feet northwesterly of Roosevelt Avenue, and a line 100 feet northeasterly of 108<sup>th</sup> Street;
2. changing from an R5 District to an R5A District property bounded by a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 101<sup>st</sup> Street, 34<sup>th</sup> Avenue, 102<sup>nd</sup> Street, 35<sup>th</sup> Avenue, a line midway between Junction Boulevard and 97<sup>th</sup> Street, the southerly street line of Brice Road and its easterly and westerly prolongation, Junction Boulevard, 34<sup>th</sup> Avenue, and a line 100 feet westerly of 96<sup>th</sup> Street;
  3. changing from an R6B District to an R5A District property bounded by:
    - a. 35<sup>th</sup> Avenue, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, 91<sup>st</sup> Street, 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, Elmhurst Avenue, a line 300 feet northerly of Roosevelt Avenue, and a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street;
    - b. 35<sup>th</sup> Avenue, a line 100 feet northeasterly of 99<sup>th</sup> Street, a line 100 feet northwesterly of 37<sup>th</sup> Avenue, and a line 100 feet northeasterly of

Junction Boulevard;

- c. a line 100 feet southeasterly of 37<sup>th</sup> Avenue, a line 100 feet northeasterly of 99<sup>th</sup> Street, a line 100 feet northwesterly of 39<sup>th</sup> Avenue, a line 100 feet northerly of Roosevelt Avenue, 98<sup>th</sup> Street, 38<sup>th</sup> Avenue, and 97<sup>th</sup> Street;
  - d. 37<sup>th</sup> Road, 107<sup>th</sup> Street, 37<sup>th</sup> Drive, a line 100 feet southwesterly of 108<sup>th</sup> Street, a line 125 feet northwesterly and northerly of Roosevelt Avenue, a line 100 feet northeasterly of 104<sup>th</sup> Street, 39<sup>th</sup> Avenue, and 104<sup>th</sup> Street; and
  - e. 37<sup>th</sup> Avenue, 111<sup>th</sup> Street, a line 125 feet northwesterly of 38<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line midway between 37<sup>th</sup> Avenue and 38<sup>th</sup> Avenue, a line 125 feet southwesterly of 114<sup>th</sup> Street, a line 125 feet northwesterly of Roosevelt Avenue, a line 125 feet northeasterly of 111<sup>th</sup> Street, 38<sup>th</sup> Avenue, and a line 100 feet northeasterly of 108<sup>th</sup> Street; and
4. changing from an R6 District to an R6A District property bounded by:
- a. Astoria Boulevard, 112<sup>th</sup> Place, a line perpendicular to the easterly street line of 112<sup>th</sup> Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 112<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, a line perpendicular to the westerly street line of 111<sup>th</sup> Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 111<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 110<sup>th</sup> Street and 111<sup>th</sup> Street, a line perpendicular to the easterly street line of 110<sup>th</sup> Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 110<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 108<sup>th</sup> Street and 110<sup>th</sup> Street, the easterly prolongation of the southerly street line of 32<sup>nd</sup> Avenue, and 108<sup>th</sup> Street; and
  - b. a line 100 northerly of Northern Boulevard, 112<sup>th</sup> Place, Northern Boulevard, a line 100 feet easterly of 112<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 96<sup>th</sup> Street, Northern Boulevard, and 95<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only), dated October 6, 2008.

(On January 7, 2009, Cal. No. 8, the Commission scheduled January 21, 2009 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV. CITY PLANNING COMMISSION 2009 SCHEDULE OF MEETINGS**  
**January 1 to June 30**

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

**V. CITY PLANNING COMMISSION 2009 SCHEDULE OF MEETINGS**  
**July 1 to December 31**

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

**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.