

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 4, 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 090141 HAK | 3 | THE GARVEY | Scheduled to be Heard 2/18/09 |
| 2 | C 090142 HAK | 3 | THE BRADFORD | " " |
| 3 | C 070396 ZMK | 17 | 354 CLARKSON AVENUE | " " |
| 4 | C 090164 PPK | 18 | FLATLANDS INDUSTRIAL SITE 1 | " " |
| 5 | N 090252 HAM | 3 | LOWER EAST SIDE GIRL'S CLUB | " " |
| 6 | C 090132 ZMM | 7 | 150 AMSTERDAM AVENUE ZONING CHANGE | " " |
| 7 | C 080106 ZSR | 1 | 121 ST POLICE PRECINCT | " " |
| 8 | C 080107 PSR | 1 | " " | " " |
| 9 | C 090073 HAX | 3 | 1157 FULTON AVENUE | Favorable Report Adopted |
| 10 | C 090135 PCK | 1 | BROOKLYN NORTH SALT SHED | " " |
| 11 | C 090197 ZMK | 7 | EAST WINDSOR TERRACE REZONING | " " |
| 12 | C 090120 ZMM | 1 | BATTERY MARITIME BUILDING | " " |
| 13 | C 090121 PPM | 1 | " " | " " |
| 14 | N 090122 ZAM | 1 | " " | Authorization Approved |
| 15 | N 090254 HKM | 5 | SOCIETY HOUSE OF THE A. S. C. E. LANDMARK | Forward Report to City Council |
| 16 | N 090255 HKM | 3 | ST. NICHOLAS OF MYRA ORTHODOX CHURCH LANDMARK | " " |
| 17 | C 090111 PCQ | 7 | GRACE ASPHALT | Favorable Report Adopted |

| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: | | | | | | | | | | | | | |
|--|---------------------------|---|----|----|----|----|----|----|----|----|----|--|--|--|--|
| | | In Favor - Y Oppose - N Abstain - AB Recuse - R | | | | | | | | | | | | | |
| Calendar Numbers: | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | S1 | | | | |
| Amanda M. Burden, FAICP, Chair | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | A | | | | | | | | | | | | | | |
| Angela M. Battaglia | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Irwin Cantor, P.E. | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Angela R. Cavaluzzi, AIA | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Alfred C. Cerullo, III | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Betty Chen | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Maria M. Del Toro | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Richard W. Eaddy | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Nathan Leventhal | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Shirley A. McRae | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| John Merolo | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Karen A. Phillips, Commissioners | P | | | | | | | | | | | | | | |

MEETING ADJOURNED AT: 12:50 P.M.

NOTE: Commissioner Phillips was not present for the votes.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, FEBRUARY 4, 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 |
|---------|-------------------|--------|----------------------------------|------------------------|
| 18 | N 090191 ZRY | CW | BICYCLE PARKING TEXT AMENDMENT | Hearing Closed |
| 19 | C 090145 HAM | 11 | PS 109 | " " |
| 20 | C 080008 ZMM | 4 | THE CLINTON PARK | " " |
| 21 | N 080009 ZRM | 4 | " " | " " |
| 22 | C 080010 ZSM | 4 | " " | " " |
| 23 | C 080011 ZSM | 4 | " " | " " |
| 24 | N 090211 ZRM | 4 | EASTERN RAIL YARDS TEXT | " " |
| | Supplemental Cal. | | | |
| 1 | N 070285 ZAM | 4 | 345 WEST 35 TH STREET | Authorization Approved |
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|--|---------------------------|---|--|
| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R | |
| Calendar Numbers: | | | |
| Amanda M. Burden, FAICP, Chair | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | | | |
| Angela M. Battaglia | | | |
| Irwin Cantor, P.E. | | | |
| Angela R. Cavaluzzi, AIA | | | |
| Alfred C. Cerullo, III | | | |
| Betty Chen | | | |
| Maria M. Del Toro | | | |
| Richard W. Eaddy | | | |
| Nathan Leventhal | | | |
| Shirley A. McRae | | | |
| John Merolo | | | |
| Karen A. Phillips, Commissioners | | | |

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 4, 2009

**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. 3]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

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

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

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

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

B
CITY PLANNING COMMISSION

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

- AMANDA M. BURDEN, *FAICP, Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- ANGELA M. BATTAGLIA
- IRWIN G. CANTOR, *P.E.*
- ANGELA R. CAVALUZZI, *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 FEBRUARY 4, 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 18, 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: _____

FEBRUARY 4, 2009

APPROVAL OF MINUTES OF the Regular Meetings of January 21, 2009

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 18, 2009**

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

BOROUGH OF BROOKLYN

No. 1

THE GARVEY

CD 3

C 090141 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1598, 1600, and 1602 Fulton Street (Block 1699, Lots 26-28), Site 17D of the Fulton Park Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a mixed-use building, tentatively known as the Garvey, with approximately 78 residential units, and commercial space to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

No. 2

THE BRADFORD

CD 3

C 090142 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1560 Fulton Street (Block 1699, Lot 7), Site 17A of the Fulton Park Urban Renewal Area; 1562, 1564, and 1566 Fulton Street (Block 1699, Lots 8-10); 1568, 1570, 1572, 1574, and 1576 Fulton Street (Block 1699, Lots 11-15), Site 17B of the Fulton Park Urban Renewal Area; and 43 Albany Street (Block 1699, Lot 6), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 1560 Fulton Street (Block 1699, Lot 7), Site 17A of the Fulton Park Urban Renewal Area; and 1568, 1570, 1572, 1574, and 1576 Fulton Street (Block 1699, Lots 11-15), Site 17B of the Fulton Park Urban Renewal Area, to a developer selected by HPD;

to facilitate development of a mixed-use building, tentatively known as the Bradford, with approximately 96 residential units and commercial space.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

No. 3

354 CLARKSON AVENUE

CD 17

C 070396 ZMK

IN THE MATTER OF an application submitted by ESP Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b:

1. changing from an M1-1 District to an R7A District property bounded by Clarkson Avenue, a line 100 feet westerly of New York Avenue, a line midway between Clarkson Avenue and Lenox Avenue, and a line 100 feet easterly of Nostrand

Avenue; and

2. establishing within the proposed R7A District a C2-4 District bounded by Clarkson Avenue, a line 100' westerly of New York Avenue, a line midway between Clarkson Avenue and Lenox Avenue, and a line 100 feet easterly of Nostrand Avenue;

as shown on a diagram (for illustrative purposes only) dated November 17, 2008.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

No. 4

FLATLANDS INDUSTRIAL SITE 1

CD 18

C 090164 PPK

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 at 1145 Rockaway Avenue (Block 3644, Lot 210) pursuant to zoning.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

LOWER EAST SIDE GIRL'S CLUB

CD 3

N 090252 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 400-402 East 8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development of a 12-story mixed-use building, tentatively known as Lower East Side Girls Club, with approximately 78 residential units, retail and community facility space.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

No. 6

150 AMSTERDAM AVENUE ZONING CHANGE

CD 7

C 090132 ZMM

IN THE MATTER OF an application submitted by 150 Amsterdam Avenue Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, by establishing within an existing R8 District a C2-5 District bounded by a line 230 feet northerly of West 66th Street, Amsterdam Avenue, West 66th Street and a line 100 feet westerly of Amsterdam Avenue, as shown on a diagram (for illustrative purposes only) dated November 17, 2008.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 7 & 8

121ST POLICE PRECINCT

No. 7

CD 1

C 080106 ZSR

IN THE MATTER OF an application submitted by the Police Department and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution as follows:

- a. to allow a police station to be located in a residence district; and
- b. to allow the applicable district bulk regulations for community facility buildings as set forth in Article II, Chapter 4 to apply to a proposed building;

to facilitate the development of a police station, on property located at 970 Richmond Avenue (Block 1704, Lot 1), in an R3-2 District.

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

Resolution for adoption scheduling February 18, 2009 for a public hearing.

No. 8

CD 1

C 080107 PSR

IN THE MATTER OF an application submitted by the Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection of property located at 970 Richmond Avenue (Block 1704, Lot 1) for use as a police precinct station house.

Resolution for adoption scheduling February 18, 2009 for a public hearing.

II. REPORTS

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. On January 21, 2009, Cal. No. 9, the item was laid over.)

For consideration.

BOROUGH OF BROOKLYN

No. 10

BROOKLYN NORTH SALT SHED

CD 1

C 090135 PCK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New

York City Charter, for the site selection and acquisition of property located at 175 Varick Avenue (Block 2962, p/o Lot 11) , for use as a salt storage facility.

(On December 17, 2008, Cal. No. 1, the Commission scheduled January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 29, the hearing was closed.)

For consideration.

No. 11

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 8th Street;
2. changing from an R6 District to an R5B District property bounded by Caton Place, East 8th Street, Kermit Place, a line 100 feet southwesterly of East 8th Street, a line 125 feet southeasterly of Kermit Place, East 7th Street, Kermit Place, the northerly prolongation of a line midway between Ocean Parkway and East 7th Street, a line midway between Caton Place and Kermit Place, and a line 100 feet southwesterly of East 8th 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 7th Street, Kermit Place, and Ocean Parkway;
4. changing from an R6 District to an R6A District property bounded by Kermit Place, East 7th Street, a line 125 feet southeasterly of Kermit Place, a line 100 feet southwesterly of East 8th Street, Kermit Place, East 8th Street, Caton Avenue, and the northerly prolongation of a line midway between Ocean Parkway and East 7th Street; and
5. establishing within a proposed R6A District a C2-4 District bounded by East 8th Street, Caton Avenue, East 7th 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. On January 21, 2009, Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 12, 13 & 14

BATTERY MARITIME BUILDING

No. 12

CD 1

C 090120 ZMM

IN THE MATTER OF an application submitted by Dermot BMB, LLC and the 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. 12b changing from an M1-4 District to a C4-6 District property bounded by South Street, the southerly prolongation of a line 100 feet westerly of the westerly street line of Broad Street, the U.S. Pierhead Line and the southerly centerline prolongation of Whitehall Street, as shown on a diagram (for illustrative purposes only) dated October 27, 2008.

(On December 17, 2008, Cal. No. 12, the Commission scheduled January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 24, the hearing was closed.)

For consideration.

No. 13

CD 1

C 090121 PPM

IN THE MATTER OF an application submitted by the New York City Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at the Battery Maritime Building, 10 South Street (Block 2, Lot 1) pursuant to zoning.

(On December 17, 2008, Cal. No. 13, the Commission scheduled January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 25, the hearing was closed.)

For consideration.

No. 14

CD 1

N 090122 ZAM

IN THE MATTER OF an application submitted by Dermot BMB, LLC and the Economic Development Corporation for the grant of an authorization pursuant to Section 62-722(a) to modify the waterfront public access requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDOR), and in conjunction therewith, Section 62-332 (Rear yards and waterfront yards) to facilitate a partial conversion and enlargement of an existing building, on property located at 10 South Street (Block 2, p/o Lot 1), in a C4-6 District*, within the Special Lower Manhattan District.

*Note: The site is proposed to be rezoned from an M1-4 District to a C4-6 District, under a related application C 090120 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.

For consideration.

No. 15

SOCIETY HOUSE OF THE A. S. C. E. LANDMARK

CD 5

N 090254 HKM

IN THE MATTER OF a communication dated December 24th, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Society House of the American Society of Civil Engineers, located at 220 West 57th Street (Block 1028, Lot 42), by the Landmarks Preservation Commission on December 16th, 2008 (List No. 408/LP- 2297).

For consideration.

No. 16

ST. NICHOLAS OF MYRA ORTHODOX CHURCH LANDMARK

CD3

N 090255 HKM

IN THE MATTER OF a communication dated December 24th 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the St. Nicholas of Myra Orthodox Church building, 288 East 10th Street, a/k/a 155-157 Avenue A (Block 437, Lot 25), by the Landmarks Preservation Commission on December 16, 2008 (Designation List No. 408/LP-2312).

For consideration.

BOROUGH OF QUEENS

No. 17

GRACE ASPHALT

CD 7

C 090111 PCQ

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 130-31 Northern Boulevard (Block 1791, Lots 52, 68 and 72) , for use as an asphalt plant.

(On December 17, 2008, Cal. No. 14, the Commission scheduled January 7, 2009 for a public hearing. On January 7, 2009, Cal. No. 26, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

CITYWIDE

No. 18

BICYCLE PARKING TEXT AMENDMENT

CITYWIDE

N 090191 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, 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

| Type of #Use# | Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement |
|---|---|
| FOR RESIDENTIAL USES | |
| 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#

| Type of #Use# | Maximum Bicycle Parking Spaces Excluded from #Floor Area# in Relation to Specified Unit of Measurement |
|--|---|
| | |
| 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

| Type of #Use# | Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement |
|---|---|
| | |
| FOR RESIDENTIAL USES | |
| 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# |
| FOR COMMERCIAL USES | |
| 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/\[TBD\]](http://www.nyc.gov/[TBD])).



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#

| Type of #Use# | Maximum Bicycle Parking Spaces Excluded from #Floor Area# in Relation to Specified Unit of Measurement |
|--|--|
| | |
| 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 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.~~
- (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 5,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.~~

* * *

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 19

PS 109

CD 11

C 090145 HAM

PUBLIC HEARING:

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

- 2) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 213 East 99th Street (Block 1649, Lot 9), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 3) 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.

(On January 21, 2009, Cal. No. 6, the Commission scheduled February 4, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 20, 21, 22 & 23

THE CLINTON PARK

No. 20

CD 4

C 080008 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 536 W 54th LLC A, 536 W 54th LLC B and 536 W 54th 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 54th Street, a line 470 feet easterly of Eleventh Avenue, West 53rd Street and Eleventh Avenue, as shown on a diagram (for illustrative purposes only) dated October 27, 2008.

(On January 21, 2009, Cal. No. 1, the Commission scheduled February 4, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 4

N 080009 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 536 W 54th LLC A, 536 W 54th LLC B and 536 W 54th 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

* * *

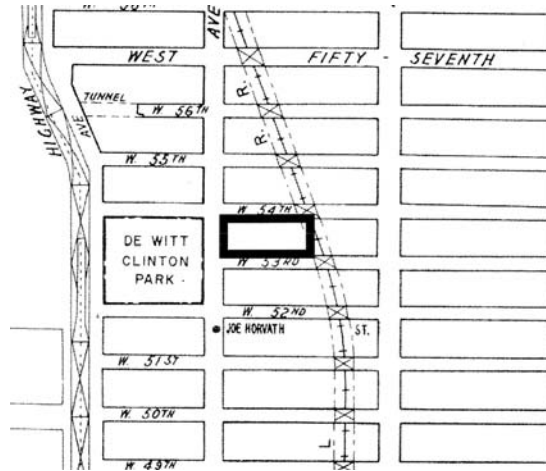
23-922

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 |

| <u>District</u> | <u>Base #floor area ratio#</u> | <u>Maximum #floor area ratio#</u> |
|-----------------|--------------------------------|-----------------------------------|
| 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 |

 * 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 56th 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#.

* * *

(On January 21, 2009, Cal. No. 2, the Commission scheduled February 4, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 4

C 080010 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 536 W 54th LLC A, 536 W 54th LLC B and 536 W 54th 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.

(On January 21, 2009, Cal. No. 3, the Commission scheduled February 4, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 4

C 080011 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 536 W 54th LLC A, 536 W 54th LLC B and 536 W 54th 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.

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

Close the hearing.

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.

No. 24

EASTERN RAIL YARDS TEXT

CD 4

N 090211 ZRM

PUBLIC HEARING:

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 33rd 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 30th 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 30th 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 30th 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.

Use and Location of Parking Facilities

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.

* * *

(On January 21, 2009, Cal. No. 5, the Commission scheduled February 4, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

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

| | SUN | MON | TUE | WED | THU | FRI | SAT |
|-----------------|-----------------------------|-----------------------------------|----------------------|--------------------------|--------------------------|-----|-----|
| JANUARY | | | | | 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 | 26 CHINESE NEW YEAR | 27 | 28 | 29 | 30 | 31 |
| FEBRUARY | 1 | REVIEW SESSION 2 | | 3 | CPC PUBLIC MEETING 4 | 5 | 6 |
| | 8 | 9 | 10 | 11 | 12 LINCOLN'S BIRTHDAY | 13 | 14 |
| | 15 | PRESIDENTS' DAY 16 | REVIEW SESSION 17 | 18 | CPC PUBLIC MEETING 19 | 20 | 21 |
| | 22 WASHINGTON'S BIRTHDAY | 23 | 24 | 25 ASH WEDNESDAY | 26 | 27 | 28 |
| | 1 | REVIEW SESSION 2 | 3 | CPC PUBLIC MEETING 4 | 5 | 6 | 7 |
| MARCH | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | 15 | REVIEW SESSION 16 | 17 | CPC PUBLIC MEETING 18 | 19 | 20 | 21 |
| | 22 | 23 ST. PATRICK'S DAY | 24 | 25 | 26 | 27 | 28 |
| | 29 | REVIEW SESSION 30 | 31 | | | | |
| | | | | CPC PUBLIC MEETING 1 | 2 | 3 | 4 |
| APRIL | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| | PALM SUNDAY 12 | 13 | 14 | 15 | PASSOVER 16 | 17 | 18 |
| | EASTER 19 | REVIEW SESSION 20 | 21 | CPC PUBLIC MEETING 22 | 23 | 24 | 25 |
| | 26 | 27 | 28 | 29 | 30 | | |
| | | | | | | | |
| MAY | 3 | REVIEW SESSION 4 | 5 | CPC PUBLIC MEETING 6 | 7 | 8 | 9 |
| | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| | 17 | REVIEW SESSION 18 | 19 | CPC PUBLIC MEETING 20 | 21 | 22 | 23 |
| | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| | 31 | MEMORIAL DAY 28 | 29 | 30 | | | |
| JUNE | | REVIEW SESSION 1 | 2 | CPC PUBLIC MEETING 3 | 4 | 5 | 6 |
| | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| | 14 | REVIEW SESSION 15 | 16 | CPC PUBLIC MEETING 17 | 18 | 19 | 20 |
| | 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| | 28 | 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 |
|-----------|-------------------|-------------------|------------------|-----------------------|--------------|-----------------------------|--------------------|
| JULY | | | | 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 | |
| AUGUST | 2 | 3 REVIEW SESSION | 4 | CPC PUBLIC MEETING 5 | 6 | 7 | 8 |
| | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| | 16 | 17 REVIEW SESSION | 18 | CPC PUBLIC MEETING 19 | 20 | 21 | 22 |
| | 23 | 24 | 25 | 26 | 27 | 28 | 29 RAMADAN BEGINS |
| | 30 | 31 | | | | | |
| SEPTEMBER | | | 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 | 21 REVIEW SESSION | 22 | CPC PUBLIC MEETING 23 | 24 | 25 | 26 ROSH HASHANAH |
| | 27 | 28 YOM KIPPUR | 29 | 30 | | | |
| OCTOBER | | | | | 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 | 19 REVIEW SESSION | 20 | CPC PUBLIC MEETING 21 | 22 | 23 | 24 |
| | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| NOVEMBER | 1 | 2 REVIEW SESSION | 3 ELECTION DAY | CPC PUBLIC MEETING 4 | 5 | 6 | 7 |
| | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | 15 | 16 REVIEW SESSION | 17 | CPC PUBLIC MEETING 18 | 19 | 20 | 21 |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| | 29 | 30 REVIEW SESSION | | | THANKSGIVING | | |
| DECEMBER | | | 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 |
| | 27 | 28 | 29 | 30 | 31 | CHRISTMAS | 26 KWANZAA BEGINS |

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