

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 19, 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 090413 ZMK	1	BROADWAY TRIANGLE URBAN RENEWAL AREA	Scheduled to be Heard 9/9/09
2	N 090414 ZRK	1	" "	" "
3	C 090415 HUK	1	" "	" "
4	C 090416 HAK	1	" "	" "
5	C 090236 MMX	7	KINGSBRIDGE ARMORY	" "
6	C 090237 MMX	7	" "	" "
7	C 090437 ZMX	7	" "	" "
8	C 090438 PPX	7	" "	" "
9	C 090408 MMM	4	WESTERN RAIL YARD	" "
10	C 090422 HAM	4	" "	" "
11	C 090423 HAM	4	" "	" "
12	N 090429 ZRM	4	" "	" "
13	C 090430 ZMM	4	" "	" "
14	C 090433 ZMM	4	" "	" "
15	N 090434 ZRM	4	" "	" "
16	C 090435 ZSM	4	" "	" "
17	C 090436 ZSM	4	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		18	19	20	21	22	23	24	25	26	27	28	29	30	31
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	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	Y	Y	Y	Y
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Betty Y. Chen	A														
Maria M. Del Toro	A														
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Shirley A. McRae	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 12:41 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, AUGUST 19, 2009
10:00 A.M. SPECTOR HALL
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New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 090324 PQX	3	FIVE STAR CHILD CARE CENTER	Favorable Report Adopted
19	N 090364 ZRY	CW	161 ST STREET REZONING	Fav. Report Adopted as Modified
20	C 090365 ZMX	4	" "	Favorable Report Adopted
21	C 090379 HAK	1	640 BROADWAY	" "
22	C 090444 ZMK	2	NAVY GREEN	" "
23	C 090445 ZSK	2	" "	" "
24	C 090446 HAK	2	" "	Fav. Report Adopted as Modified
25	C 090441 ZMK	2	470 VANDERBILT AVENUE	Favorable Report Adopted
26	N 090442 ZRK	2	" "	Fav. Report Adopted as Modified
27	C 090443 ZSK	2	" "	Favorable Report Adopted
28	N 100002 HKK	8	PROSPECT HEIGHTS HISTORIC DISTRICT	Forward Report to City Council
29	N 100001 HKM	1	94 GREENWICH STREET HOUSE LANDMARK	" "
30	N 100003 HKM	5	JOHN PEIRCE RESIDENCE LANDMARK	" "
31	N 100004 HKM	10	MOUNT OLIVE FIRE BAPTIZED HOLINESS CHURCH LANDMARK	" "
32	C 060551 ZMQ	11	BRIARWOOD PLAZA REZONING	Fav. Report Adopted as Modified
33	C 080192 MMR	1	GOODHUE PARK	Favorable Report Adopted
34	N 070304 RAR	3	SERENA COURT	Authorization Approved

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:																	
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R														
Calendar Numbers:			32	33	34															
Amanda M. Burden, FAICP, Chair	P		Y	Y	Y															
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y															
Angela M. Battaglia	P		Y	Y	Y															
Rayann Besser	P		Y	Y	Y															
Irwin G. Cantor, P.E.	P		Y	Y	Y															
Angela R. Cavaluzzi, AIA	P		Y	Y	Y															
Alfred C. Cerullo, III	P		Y	Y	Y															
Betty Y. Chen	A																			
Maria M. Del Toro	A																			
Richard W. Eaddy	P		Y	Y	Y															
Nathan Leventhal	P		Y	Y	Y															
Shirley A. McRae	P		Y	Y	Y															
Karen A. Phillips, Commissioners	P		Y	Y	Y															

MEETING ADJOURNED AT:

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 19, 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
35	C 040455 ZSM	1	46-48 LISPENARD STREET	Hearing Closed
36	C 090470 PPQ	7	COLLEGE POINT CORPORATE PARK DISPOSITION	" "
37	C 090403 PSQ	7	POLICE ACADEMY	" "
38	C 090307 MMK	5	ELDERT LANE RESIDENTIAL DEVELOPMENT	" "
39	C 090308 ZMK	5	" "	" "
40	C 090467 HAK	5	CORETTA SCOTT KING APARTMENTS	" "
41	C 090462 ZMK	6	CARROLL GARDENS REZONING	" "

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																			
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Nathan Leventhal																			
Shirley A. McRae																			
Karen A. Phillips, Commissioners																			

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 19, 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. 16]

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**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, AIA**
- ALFRED C. CERULLO, III**
- BE TTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- SHIRLEY A. MCRAE**
- KAREN A. PHILLIPS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for September 9, 2009 at Spector Hall, 22 Reade Street, New York at 9:00 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: _____

AUGUST 19, 2009

APPROVAL OF MINUTES OF the Regular Meeting of August 5, 2009

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 9, 2009**

**STARTING AT 9:00 A.M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

Nos. 1, 2, 3 & 4

BROADWAY TRIANGLE URBAN RENEWAL AREA

No. 1

CD 1

C 090413 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from a C8-2 District to an R6A District property bounded by Lynch Street, Broadway, Middleton Street and its northeasterly centerline prolongation, and Union Avenue;
2. changing from an M1-2 District to an R6A District property bounded by Middleton Street, Throop Avenue, Walton Street, Harrison Avenue, and Union Avenue;
3. changing from an M3-1 District to an R6A District property bounded by Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue;
4. changing from an M1-2 District to an R7A District property bounded by Walton Street, Throop Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue;
5. changing from an M1-2 District to a C4-3 District property bounded by Whipple Street, Throop Avenue, and Flushing Avenue;
6. establishing within a proposed R6A a C2-4 District bounded by Lynch Street,

Broadway, the northeasterly centerline prolongation of Middleton Street, Throop Avenue, Lorimer Street, a line 100 feet southwesterly of Throop Avenue, a line midway between Lynch Street and Middleton Street, a line 100 feet northeasterly of Union Avenue, a line 100 feet northeasterly of Harrison Avenue, Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue; and

- 7. establishing within a proposed R7A a C2-4 District bounded by:
 - a. Walton Street, Throop Avenue, Bartlett Street, and a line 100 feet southwesterly of Throop Avenue; and
 - b. Walton Street, a line 100 feet northeasterly of Harrison Avenue, a line 100 feet northerly of Flushing Avenue, a line perpendicular to the northwesterly street line of Whipple Street distant 50 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Whipple Street and the northerly street line of Flushing Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue,;

as shown on a diagram (for illustrative purposes only) dated May 18, 2009 and subject to the conditions of CEQR Declaration E-238.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 2

CD1

N 090414 ZRK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development 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), Section 23-90, inclusive, relating to the extension of the Inclusionary Housing Program to proposed R6A and R7A Districts.

Matter is new, to be added.

~~Matter~~ or crossed out is old, to be deleted.

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

* * *

APPENDIX F (7/29/09)

INCLUSIONARY HOUSING DESIGNATED AREAS

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #residence districts#.

* * *

Brooklyn, Community District 1

In Waterfront Access Plan BK-1, as set forth in Section 62-352, and in the R6, R6A, R6B, R7A and R7-3 Districts within the areas shown on the following Maps 1, 2, ~~and 3~~ and 4:

* * *

PROPOSED NEW MAP

Map 4



Portion of Community District 1, Brooklyn

* * *

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 3

CD 1

C 090415 HUK

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

The First Amendment updates the land use of existing Sites 4A, 4B, 7A, and 7B from industrial to residential (the remaining industrial sites, 1A, 1B, 2 and 3 are being de-designated since these sites were not acquired pursuant to the Plan—the plan no longer includes any industrial sites); three privately owned properties, Block 2272, Lots 45, 46 and 147, are being acquired and added to existing Sites 7A and 7B to form a new Site 4; the plan no longer includes a commercial or public/semi-public land use; sites were renumbered to reflect site de-designations and reconfigurations; the boundary of the area has been modified to reflect site de-designations, and the language and format of the Plan have been revised to conform with HPD's current format for urban renewal plans; to facilitate the development of six sites containing residential, commercial and community facility uses within the Broadway Triangle Urban Renewal Area.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 4

CD1

C 090416 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 :

BLOCK	LOT	ADDRESS (UR Site Number and Name)
2269	14	68 Gerry Street : p/o Site 4 (Broadway Triangle Urban Renewal Area)
2269	16	72 Gerry Street (p/o Site 4 Broadway Triangle Urban

		Renewal Area)
2269	17	74 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	18	76 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	19	78 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	23	86 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	24	88 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	25	90-92 Gerry Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	27	84 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	28	86 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	29	88 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	30	90 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	31	92-94 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	33	69 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	35	65 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	36	59-63 Bartlett Street(p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	39	57 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	40	55 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	41	53 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	42	51 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	43	47 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	45	43-45 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	47	41 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	48	39 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269	49	37 Bartlett Street (p/o Site 4 Broadway Triangle

		Urban Renewal Area)
2269	50	35 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2272	11	34-36 Bartlett Street (p/o Site 7A Broadway Triangle Urban Renewal Area)
2272	45	11 Whipple Street
2272	46	9 Whipple Street
2272	49	669 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272	51	667 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272	52	665 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272	53	663 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272	108	24 Bartlett Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272	147	5 Whipple Street

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 to be selected by HPD;

to facilitate the development of a six sites, tentatively known as Broadway Triangle, with approximately 488 residential units, commercial and community facility uses.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 Department of Housing Preservation and Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Broadway Triangle Urban Renewal Area.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09HPD019K.

BOROUGH OF THE BRONX

Nos. 5, 6, 7 & 8

KINGSBRIDGE ARMORY

No. 5

CD 7

C 090236 MMX

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

- the elimination, discontinuance and closing of a portion of Reservoir Avenue at its intersection with West Kingsbridge Road;
- the establishment of a Park (Barnhill Square);
- the adjustment of legal grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13126, dated May 11, 2009, and signed by the Borough President.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 6

CD 7

C 090237 MMX

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

- the elimination, discontinuance and closing of a portion of West 195th Street between Reservoir Avenue and Jerome Avenue;
- the adjustment of legal grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13127, dated May 11, 2009, and signed by the Borough President.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 7

CD 7

C 090437 ZMX

IN THE MATTER OF an application submitted by Related Retail Armory, 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. 3c: changing from an R6 District to a C4-4 District property bounded by West 195th Street*, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue*, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

*Note: West 195th Street and Reservoir Avenue are proposed to be narrowed under related concurrent applications C 090236 MMX and C 090237 MMX for changes to the City Map.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 8

CD 7

C 090438 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 29 West Kingsbridge Road (Block 3247, Lots 10 and p/o 2), pursuant to zoning.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 Office of the Deputy Mayor for Economic Development in conjunction with

the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map and for the disposition of city-owned property related to the Kingsbridge Armory.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DME004X.

BOROUGH OF MANHATTAN

Nos. 9-17

WESTERN RAIL YARD

No. 9

CD 4

C 090408 MMM

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

- A change in grade on West 33rd Street, between Eleventh and Twelfth avenues,

in accordance with Map No. C.P.C. 090408 MMM (Acc. No. 30230), dated May 18, 2009, and signed by the Director of the Department of City Planning.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 10

CD 4

C 090422 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 West 48th and West 49th streets, west of 10th Avenue (Block 1077, part of Lot 29), 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 to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as The Westside Rail Yards/DEP Site, with residential and retail space.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 11

CD 4

C 090423 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 806 Ninth Avenue (Block 1044, p/o Lot 3); 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 to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as the Westside Rail Yard/MTA Site, with residential and commercial space.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 12

CD 4

N 090429 ZRM

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

Resolution of the City of New York, concerning Article IX Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4.

Underlined matter is new, to be added.

Matter in ~~strikeout~~ or crossed out is old, to be deleted.

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

Article IX - Special Purpose Districts

* * *

Chapter 6

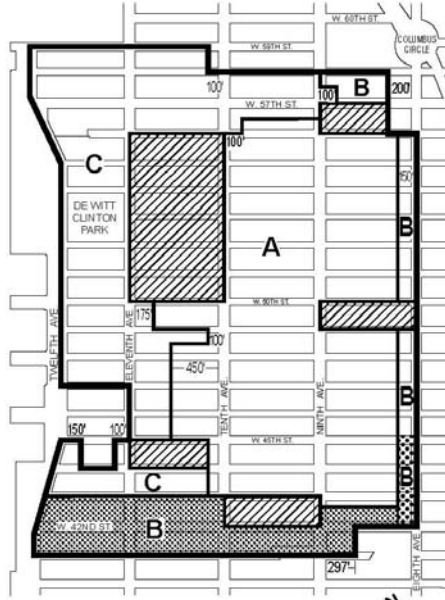
Special Clinton District

* * *

Appendix A

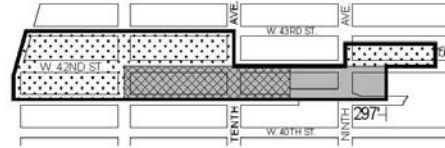
Special Clinton District Map

Existing



- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
 - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
 - Portion of Perimeter Area B also subject to Article VIII, Chapter 1 (Special Midtown District)
- C** Other Area
- Excluded Area

42nd Street Perimeter Area



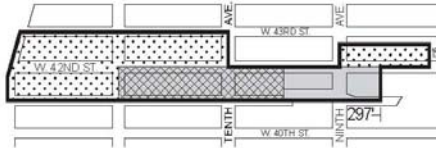
- Subarea 1 of 42nd St. Perimeter Area
- Subarea 2 of 42nd St. Perimeter Area
 - Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies

Proposed



- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
- Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
- Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Area
- Excluded Area

42nd Street Perimeter Area



- Subarea 1 of 42nd St. Perimeter Area
- Subarea 2 of 42nd St. Perimeter Area
- Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 13

CD 4

C 090430 ZMM

IN THE MATTER OF an application submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c: establishing within an existing R8 District a C1-5 District bounded by West 54th Street, a line 525 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, and a line 100 feet easterly of Ninth Avenue, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 14

CD 4

C 090433 ZMM

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

1. changing from an M2-3 District to a C6-4 District property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue; and
2. establishing a Special Hudson Yards District bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue;

as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 15

CD 4

N 090434 ZRM

IN THE MATTER OF an application submitted by RG WRY LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District) relating to the addition of Western Rail Yard Subdistrict F and the expansion of the Special Hudson Yards District, 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 - Special Purpose Districts

Chapter 3

Special Hudson Yards District

* * *

93-00

General Purposes

The “Special Hudson Yards District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

* * *

- (j) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms;
- (k) to provide a transition between the Hudson Yards District and the Hudson River to the west;
- (l) to facilitate the restoration and reuse of the #High Line# elevated rail line as an accessible, public open space through special height and setback regulations; and
- (m) ~~(k)~~ to promote the most desirable use of land and building development in accordance with the District Plan for the Hudson Yards and thus conserve the value of land and buildings and thereby protect the City’s tax revenues.

93-01

Definitions

* * *

Hudson Yards Redevelopment Area

The “Hudson Yards Redevelopment Area” shall be the areas within the #Special Hudson Yards District#, Area P-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of ~~West 30th Street~~ West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

* * *

Special Hudson Yards District (repeated from Section 12-10)

The “Special Hudson Yards District” is a Special Purpose District designated by the letters “HY” in which special regulations set forth in Article IX, Chapter 3, apply to all #developments#. The #Special Hudson Yards District# appears on the #zoning maps# superimposed on other districts and its regulations supplement and supersede those of the districts on which it is superimposed.

High Line

For the purposes of this Chapter, the “High Line” shall refer to the elevated rail line structure located between West 30th Street and West 33rd Street and between Eleventh and Twelfth Avenues.

High Line Bed

The “High Line bed” is the highest level of the horizontal surface (platform) of such elevated rail line structure.

93-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson Yards District Plan#.

The District Plan includes the following ~~four~~ nine maps:

Map 1 - Special Hudson Yards District, Subdistricts and Subareas

Map 2 -	Mandatory Ground Floor Retail
Map 3 -	Mandatory Street Wall Requirements
Map 4 -	Mandatory Sidewalk Widening
Map 5 -	Transit Easements and Subway Entrances
<u>Map 6 -</u>	<u>Subdistrict F Site Plan</u>
<u>Map 7-</u>	<u>Subdistrict F Public Access Area Plan</u>
<u>Map 8-</u>	<u>Subdistrict F Mandatory Ground Floor Requirements</u>
<u>Map 9-</u>	<u>Subdistrict F Mandatory Street Wall Requirements</u>

The Maps are located within Appendix A of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

**93-04
Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, six subdistricts are established, as follows:

- The Large-Scale Plan Subdistrict A
- Farley Corridor Subdistrict B
- 34th Street Corridor Subdistrict C
- Hell's Kitchen Subdistrict D
- South of Port Authority Subdistrict E
- Western Rail Yard Subdistrict F

* * *

**93-052
Applicability of Chapter 3 of Article I**

#Public parking lots# authorized pursuant to Section 13-552 (Public parking lots) prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has

been granted pursuant to Section 13-561 prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Chapter 3 of Article I in its entirety shall be applied to Subdistrict F.

* * *

**93-10
USE REGULATIONS**

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive.

The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

* * *

**93-13
Special Office Use Regulations**

**93-131
Certification for office use**

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes Use Group 6B offices constructed after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:

* * *

**93-132
Authorization for office use**

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-90

(INCLUSIONARY HOUSING), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Legitimate Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

* * *

93-14

Retail Continuity Along Designated Streets

The following provisions shall apply to all Subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

(a) Retail continuity along designated streets in Subdistricts A-E

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

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D.

A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations. In no event shall the length of #street# frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section 93-14.

(b) Retail continuity along designated streets in Subdistrict F

Map 8 (Subdistrict F Mandatory Ground Floor Requirements) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section 93-14 apply. Such regulations shall apply along either 100 percent or 70 percent of the building's #street# frontage, as indicated on Map 8.

(1) Along Eleventh Avenue

The ground floor retail provisions established in paragraph (a) of this Section 93-14 shall apply to the ground floor #street# frontage of #buildings# along Eleventh Avenue. In addition if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

(2) Along designated streets other than Eleventh Avenue

In addition to the #uses# listed in paragraph (a) of this Section 93-14, the following #community facility uses# from Use Groups 3 and 4 as well as the following #commercial use# from Use Group 6B shall be permitted on the ground floor level of a #building# or within five feet of #curb level# for frontages along designated #streets# (as shown in Map 8) other than Eleventh Avenue.

From Use Group 3:

Art galleries (Non-Commercial)

Libraries

Museums

Nursery, kindergarten, elementary or secondary #schools#
(with no living or sleeping accommodations)

From Use Group 4:

Ambulatory diagnostic and treatment health care facilities

Community centers

Recreation centers, non-commercial

Houses of worship

From Use Group 6B:

Veterinary medicine, limited to small animals

A minimum of 70 percent of the #aggregate width of street wall# shall be occupied by #uses# permitted in this Section 93-14. A minimum of 50 percent of the #street# frontage of a #building# shall be allocated exclusively to #uses# listed in paragraph (a) of this Section and/or Use Group 3 #uses# listed in this paragraph (b) (2). In addition, a maximum of 20 percent of the #street# frontage of a #building# shall be permitted to

provide the Use Group 4 and 6B #uses# listed in this paragraph (b) (2). However, if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

The remaining portion of the #street wall# may be occupied by #uses# listed in this Section 93-14, or by lobby space, mechanical space or entrances to #accessory# parking garages, provided that:

- (i) The maximum width of a lobby shall be 40 feet, or 25 percent of the #street wall#, whichever is less. However, if more than one lobby is provided, the #aggregate width of street wall# occupied by such lobbies shall not exceed 60 feet; and
- (ii) The maximum width of a #street wall# occupied by an entrance to #accessory# parking spaces shall not exceed 35 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section.

(c) Transparency

Each ground floor level #street wall# of a #commercial# or #community facility use#, as set forth in this Section 93-14, shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazing shall occupy at least 70 percent of the area of each such ground floor level #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk, or public access area, whichever is higher. Not less than 50 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

~~For any new #development# or #enlargement# on such designated #streets#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.~~

For #developments# or #enlargements# fronting upon Hudson Boulevard that are adjacent to existing #buildings# located within the Hudson Boulevard #street# bed or #public park#, the Hudson Boulevard #street wall# of such new #development# or #enlargement# shall be designed in a manner that will enable the glazing requirements of this Section to be met upon demolition of the

~~#buildings#~~ within such ~~#street#~~ bed or ~~#public park#~~ and, within six months of such demolition, such glazing requirements shall be complied with.

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

* * *

93-17

Modification of Sign Regulations

(a) Subdistricts A, B, C, D, and E

~~Within Subdistricts A through E, the The underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39th Street and its southerly prolongation to West 33rd Street. Furthermore, #flashing signs# shall not be allowed on any portion of a #building# fronting upon the outdoor plaza required in the Eastern Rail Yards Subarea A1, pursuant to Section 93-71.~~

(b) Subdistrict F

~~For the purposes of calculating the permitted #surface area of a #sign#, each Site set forth on Map 6 (Subdistrict F Site Plan) shall be considered a separate #zoning lot#.~~

(1) Along the #High Line#

~~The #sign# regulations of the underlying districts shall not apply to #signs# located within 50 feet of the #High Line#, except for #signs# located entirely below the level of the #High Line bed# In lieu thereof, the #sign# regulations of a C1 District shall apply, except that #accessory signs# located within the #High Line# frontage may have a maximum height of 20 feet above the level of the #High Line bed#.~~

~~No #signs# affixed to or resting upon the #High Line# shall be permitted, except as pursuant to a signage plan for the #High Line#, as authorized by the City Planning Commission, provided the Commission finds that such signage plan will:~~

- (i) ~~Enhance the use of the #High Line# by providing signage that is consistent with the use of the #High Line# as a public open space;~~
- (ii) ~~Provide, at a minimum, directional, informational and interpretive signage consistent with the use of the #High Line# as a public open space;~~

- (iii) Be integrated with the design of the #High Line# open space; and
- (iv) Not adversely affect #development# adjacent to the #High Line# and in the surrounding neighborhood.

(2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street, except that #flashing signs# shall not be permitted in Subdistrict F.

* * *

93-20

FLOOR AREA REGULATIONS

* * *

93-22

Floor Area Regulations in Subdistricts B, C, D, E and F

(a) Subdistricts B, C, D, and E

In Subdistricts B, C, D, E the basic maximum #floor area ratio# is determined by the subdistrict and, where applicable, subarea, as specified in the table in this Section. The basic maximum #floor area ratios# for non-#residential buildings# are set forth in Row A, and the basic maximum #floor area ratios# for #buildings# containing #residences# are set forth in Row B. Such basic maximum #floor area ratios# may be increased to the amount specified in Row C only pursuant to Section 93-31 (District Improvement Fund Bonus) or as otherwise specified in Sections 93-221 through 93-224.

Notwithstanding the provisions of this Section, the basic maximum permitted #floor area ratio# may be increased on an “adjacent lot” pursuant to Section 74-79 (Transfer of Development Rights from Landmark Sites), provided that the maximum #floor area# transferred from the landmark lot does not exceed the basic maximum permitted #floor area ratio# less the total #floor area# of all #buildings# on the landmark lot.

* * *

(b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 shall apply.

* * *

93-225

Floor Area Regulations in Subdistrict F

In Subdistrict F, the maximum #floor area ratio# for #residential#, #community facility# and #commercial use# shall be as follows:

- (a) The maximum #residential floor area ratio# shall be 8.0;
- (b) The maximum #community facility floor area ratio# shall be 2.0. However, any floor space occupied by a public #school# constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education may be exempted from the definition of #floor area# for the purposes of calculating the permitted #community facility floor area ratio# and the total maximum #floor area ratio# of the #zoning lot#;
- (c) The maximum #commercial floor area ratio# shall be 8.0; and
- (d) The total maximum #floor area ratio# shall be 10.0, except as modified pursuant to Section 93-23 (Modifications of Inclusionary Housing Program).

93-23**Modifications of Inclusionary Housing Program**

The provisions of Section 23-90 (INCLUSIONARY HOUSING) shall be applicable within the #Special Hudson Yards District# and Area P2 of the #Special Garment Center District#, except as modified in this Section. However, the modifications set forth in this Section shall not be applicable in the area bounded by West 35th Street, Eighth Avenue, West 33rd Street, and a line 100 feet east of and parallel to Ninth Avenue, where the underlying provisions of Section 23-90 shall apply, and shall only be applicable in Subdistrict F as modified by Section 93-233.

* * *

93-232**Floor area increase in Subdistricts B, C, D, and E, and Preservation Area P2**

The provisions of Section 23-94 (Floor Area Compensation) shall not apply. In lieu thereof, the #floor area# compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D and E,) or 121-31 (Maximum Permitted Floor Area), the maximum permitted #residential floor area ratio# for #developments# or #enlargements# that provide Inclusionary Housing may be increased, as follows:

* * *

93-233**Lower income housing requirements****Floor area increase for affordable housing in Subdistrict F**

The #floor area# of any #building# containing #residences# in Subdistrict F may be increased by up to five percent, and such increase may be in excess of the maximum #floor area ratio# of 8.0 for #residential use#, and the total maximum #floor area ratio# of 10.0 provided that:

- (a) At least 20 percent of the #residential floor area# in such #building#, inclusive of any #floor area increase# permitted by this Section, shall be occupied by #lower income households#, as defined in Section 23-93;
- (b) Such #building# shall comply with the provisions of Section 93-234 (Lower Income Housing Requirements) for onsite new construction; and
- (c) The sum of all #floor area# increases permitted pursuant to this Section does not exceed 0.4 times the total #lot area# of Subdistrict F.

93-234
Lower income housing requirements

#Developments# that increase #floor area# in accordance with the provisions of this Section shall comply with the lower income housing requirements of Section 23-95, except as modified in this Section.

* * *

93-30
SPECIAL FLOOR AREA REGULATIONS

93-31
District Improvement Fund Bonus

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

* * *

93-40
HEIGHT AND SETBACK REGULATIONS

* * *

93-42

Height and Setback in Subdistricts A through ~~E~~ F

~~In Subdistricts A through E, the underlying height and setback regulations shall not apply, except as set forth in Section 93-542 (Height and setback in Subareas D4 and D5). In lieu thereof, the provisions of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E). The rooftop regulations set forth in Section 93-41 shall apply. The height of all #buildings or other structures# shall be measured from #curb level#.~~

In Subareas D4 and D5 of the Hells Kitchen Subdistrict, the underlying height and setback regulations shall apply as set forth in Section 93-542 (Height and setback in Subareas D4 and D5), as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B, and C, Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS). The height of all #buildings or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

93-50

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

In Subdistricts A ~~through E~~, B, and C, and Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, minimum base heights and maximum length of building walls for towers, and modifications of maximum base heights, depths of required setbacks, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

* * *

(b) Sidewalk Widenings

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

mandatory #street wall# requirements are illustrated on Map 3 in Appendix A of this Chapter. Where sidewalk widening lines are specified, such lines shall be parallel to and five or ten feet from the #street line#, as required pursuant to Section 93-61 and illustrated on Map 4 (Mandatory Sidewalk Widening) in Appendix A.

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

93-56

Special Permit for Modification of Height and Setback Regulations Special Height and Setback Regulations in Subdistrict F

The height and setback regulations set forth in this Section 93-56, inclusive, shall apply to specific sites identified as Sites 1 through 6 on Map 6 (Subdistrict F Site Plan) in Appendix A of this Chapter. Portions of a #building# located entirely below grade, and exempt from the definition of #floor area# shall be permitted to extend beyond such designated site locations. However, Site 6 may be extended in a westerly direction, by up to 40 feet to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568 (Site 6).

Map 4 (Mandatory Sidewalk Widening) in Appendix A of this Chapter identifies the location of a sidewalk widening required along Eleventh Avenue that is referenced in this Section 93-56, inclusive. Regulations governing the design of this sidewalk widening are set forth in Section 93-61 (Sidewalk Widening).

Public Access Areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter, identifies the location of publicly accessible open spaces, private streets, and pedestrian ways which are referenced in this Section 93-56.

Publicly accessible open spaces are comprised of the 'Western Open Space', the 'Central Open Space', the 'Southwest Open Space', the 'Northeast Plaza', the 'Midblock Connection', and the '#High Line#'. General rules governing such publicly accessible open spaces are set forth in Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

Publicly accessible private streets are comprised of the 'Northern Street' (including the alley) and the 'Southern Street'. Publicly accessible pedestrian ways are comprised of the 'West 30th Street Corridor', and the 'Connector'. General rules governing such private streets and pedestrian ways are set forth in Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F).

The chairperson of the City Planning Commission may modify the height and setback regulations set forth in this Section provided that the Chairperson certifies to the Commissioner of Buildings that such a change is the minimum necessary to accommodate

the ventilation requirements of the below-grade rail operations. Any application for such change shall include a Mechanical Plan that conveys the extent of the needs and required modifications, as well as a letter from the Metropolitan Transit Authority describing the needs for such modifications.

93-561

General rules for Subdistrict F

The following regulations shall apply to all #buildings or other structures# within Sites 1 through 6:

(a) #Street wall# location

For the purposes of applying the height and setback regulations of this Section 93-56, inclusive, wherever a #building# fronts upon any publicly accessible open space, private street, or pedestrian way as shown on Map 7, the boundary of such publicly accessible open spaces, private streets, pedestrian ways shall be considered to be a #street line#. Furthermore, for the purposes of applying such height and setback regulations, the sidewalk widening line required along Eleventh Avenue shall be considered the Eleventh Avenue #street line#.

Wherever a #building# on Sites 1, 5 or 6 faces the #High Line#, the #street wall# shall not be located closer than five feet to the edge of the #High Line# (as shown on Map 7).

(b) Measurement of #building# heights

(1) Measurement of #street wall# heights

For portions of a #building# that front upon a publicly accessible sidewalk, the maximum base height, and, where applicable, transition height of a #street wall# shall be measured from the mean level of the public sidewalk that such #street wall# fronts upon. For portions of a #building# that front upon publicly accessible open spaces in which no sidewalks are provided adjacent to a #street wall#, the maximum base height, or, where applicable, transition height of a #street wall# shall be measured from the mean level of the final grade of the open space that such #street wall# fronts upon. However, the following #street wall# heights shall be measured from the #High Line bed#:

- (i) On Site 6, the portion of a #street wall# above the #High Line bed# facing the #High Line# beyond 60 feet of Eleventh Avenue; and
- (ii) On Site 6 along the Southwest Open Space within 60 feet of the #High Line#.

(2) Measurement of tower heights

The height of a tower of a #building# shall be measured from the highest level of the adjoining public sidewalk or finished grade adjoining such #building# on its respective site, except that on Site 5 the height of the tower shall be measured from the #High Line bed#.

Where minimum height differences are required between towers, such heights, for each tower, shall be measured from the Manhattan Datum, which is 2.75 feet above Sea Level.

(c) Towers

Criteria for towers on Sites 1 through 6 are set forth in this Section 93-56, inclusive. The minimum distance between all such towers shall be 60 feet.

93-562

Street wall regulations for certain streets

The locations of all #street walls# identified in this Section 93-562 are shown on Map 9 (Subdistrict F Mandatory Street Wall Requirements) in Appendix A of this Chapter.

(a) Applicability

The provisions of this Section 93-562 shall apply to:

- (1) All #street walls# of #buildings# on Site 1:
 - (i) That front along the Northern Street;
 - (ii) That front along the Western Open Space within 60 feet of the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (2) All #street walls# of #buildings# on Site 2:
 - (i) That front along Eleventh Avenue south of the Northeast Plaza;
 - (ii) That front along the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (3) All #street walls# of a #building# on Site 4:
 - (i) That front along Eleventh Avenue;

- (ii) That front along the Northern Street within 50 feet of Eleventh Avenue; and
- (iii) That front along the Southern Street within 50 feet of Eleventh Avenue.

(4) All #street walls# of a #building# on Site 6:

- (i) That front along Eleventh Avenue five feet north of the #High Line#;
- (ii) That front along the Southern Street;
- (iii) That front along the #High Line#, completely above the #High Line bed#;
- (iv) That front along the Southwest Open Space within 60 feet of the #High Line#; and
- (v) That front along the Southwest Open Space within 60 feet of the Southern Street.

(b) #Street wall# location

All #street walls# of #developments# or #enlargements# identified in paragraph (a) of this Section shall be located on the #street line#.

All such #street walls# shall extend along the entire #street# frontage of the site, or required portion identified in paragraph (a) of this Section. However, such #street wall# location rules may be modified in accordance with the recess provisions of paragraph (c) of this Section.

(c) Recesses

- (1) Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances;
- (2) To allow for corner articulation, the required #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such lines;
- (3) To ensure variation in the required #street wall#, a #building# shall provide recesses or ground floor level setbacks in accordance with the following provisions.
 - (i) A minimum of 20 percent of the #aggregate width of street walls# shall provide a minimum recess of three feet from the #street wall# above the level of the second #story#, except for

the portion of Site 6 which fronts along the High Line, such recess shall be provided above the level of the first #story. However, no portion of such recess shall be located within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.

- (ii) A maximum of 30 percent (or 50 percent for Site 4) of the #aggregate width of street walls# may provide a recess of up to 15 feet at any level, which may extend to the height of the building base, and, may allow for portions of towers to rise without setback from the ground floor level. However, no such setbacks shall be permitted within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.

93-563
Site 1

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-563 shall apply to #buildings# on Site 1.

(a) Building base

(1) Facing West 33rd Street

The #street wall# of the #development# or #enlargement# facing West 33rd Street may rise without setback to a maximum base height of 120 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.

(2) Facing the Northern Street

The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street, the Western Open Space and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum base height of 60 feet and a maximum base height of 90 feet.

(3) Facing the Western Open Space

The provisions of this paragraph (3) shall apply to #street walls# facing the Western Open Space beyond 60 feet of its intersection with the Northern Street. The #street wall# of the #development# or #enlargement# may rise without setback to a maximum base height of 90 feet before a setback

is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.

(b) Transition height

All portions of a #building# that exceed the applicable maximum base height specified in paragraph (a) of this Section shall be set back in accordance within the provisions of this paragraph (b), except that where towers are provided directly above a portion of the transition height, such a portion of transition height located directly below a tower shall provide setbacks in accordance with the tower provisions of paragraph (c) of this Section.

Portions of a #building# facing West 33rd Street that exceed the maximum base height shall be set back from the West 33rd Street #street line# a minimum of 20 feet. Portions of a #building# facing the Western Open Space that exceed the maximum base height shall be set back from the #street wall# of a #building# facing the Western Open Space a minimum of 30 feet. However, in both cases, no such setback shall be required within 150 feet of Twelfth Avenue.

Above the maximum base height a #street wall# may rise to a maximum transition height equal to one-half the height of the #street wall# of the #building# base facing the Western Open Space. Such a transition height shall not exceed a maximum height of 135 feet.

All portions of a #building# that exceed the maximum transition height shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum transition height shall be considered a 'tower' and shall comply with the provisions of this paragraph.

(1) Required setbacks

All towers, or portions of a transition height located beneath a tower, shall be set back at least 15 feet from the #street line# of West 33rd Street and from the #street walls# of the #building# facing the Northern Street, except that the depth of such set back distance may include the depth of any permitted recesses. However, no setbacks shall be required within 150 feet of Twelfth Avenue, along the Western Open Space, or along the Midblock Connection to allow portions of towers that comply with the provisions of sub-paragraphs (2) and (3) of this paragraph (c) to rise without setback.

(2) Maximum floor plate

If more than one tower is provided on Site 1, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.

(3) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 110 feet and the north-south dimension shall not exceed a length of 160 feet. Where more than one tower is located on Site 1, each tower shall comply independently with such maximum dimensions.

If more than one tower is located on Site 1, the height of the easternmost tower shall be a minimum of 100 feet greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-564

Site 2

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-564 shall apply to #buildings# on Site 2.

(a) Building base

(1) Facing Eleventh Avenue

The provisions of this paragraph (1) shall apply to #street walls# facing Eleventh Avenue (exclusive of #street walls# facing the Northeast Plaza), and the Northern Street within 60 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 120 feet and a maximum height of 150 feet. Above a height of 150 feet, all portions of such #building# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. These building base provisions may apply along the Northern Street #street line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(2) Facing the Northern Street

The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street beyond 60 feet of Eleventh Avenue (or beyond 100 feet if the optional building base provisions of sub-paragraph (1) of this paragraph (a) are applied along the Northern Street), and the Midblock

Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of such #buildings# facing the Northern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Midblock Connection within 60 feet of the Northern Street need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (b) of this Section to rise without setback.

(3) Facing West 33rd Street

#Street walls# facing West 33rd Street (exclusive of the Northeast Plaza) may rise without setback to a maximum base height of 150 feet. Above a height of 150 feet, setbacks shall be required as follows:

- (i) Portions of a #building# facing West 33rd Street within 150 feet of the Eleventh Avenue #street line# shall provide a 15 foot setback from the #street line# of West 33rd Street;
- (ii) Portions of a #building# beyond 150 feet of Eleventh Avenue that do not exceed an #aggregate width of street wall# of 150 feet, as measured along the West 33rd Street #street line# shall be permitted to rise without setback; and
- (iii) Portions of a #building# located beyond 150 feet of Eleventh Avenue, which exceed the #aggregate width of street wall# of 150 feet as measured along the West 33rd Street #street line# shall be set back a minimum of 15 feet from the #street line# of West 33rd Street.

All portions of a #building# that exceed a height of 150 feet shall comply with the tower provisions of paragraph (b) of this Section.

(b) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 150 feet shall be considered a 'tower' and shall comply with the provisions of this paragraph (b). Not more than one tower shall be allowed on Site 2.

(1) Maximum floor plate

The gross area of any tower #story# shall not exceed 40,000 square feet. However, if a tower complies with the provisions of sub-paragraph (2) (i)-(ii) of this paragraph (b), such 40,000 square foot limitation shall not apply to any #story# located entirely below a height of 250 feet.

(2) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 250 feet below a height of 400 feet. Above a height of 400 feet, such rectangle shall not exceed a length of 225 feet.

However if setbacks are provided as follows, such lengths shall not apply to the portion of a #building# below a height of 250 feet provided:

- (i) All tower #stories# are set back at least 50 feet from the Eleventh Avenue #street line#; and
- (ii) All tower #stories# are set back at least 15 feet from the Midblock Connection #street line#.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-565
Site 3

The regulations of this Section 93-565 shall apply to all #buildings# within Site 3.

All #stories# of a #development# or #enlargement# located wholly or partially above the highest level of the adjoining public sidewalk or finished grade on Site 3 shall be considered a 'tower' and shall comply with the provisions of this Section 93-565. Not more than one tower shall be permitted on Site 3.

(a) Ground floor

A maximum of 6,000 square feet of the ground floor shall be permitted to provide #residential uses#. The remaining portion of the ground floor shall provide an area that is accessible to the surrounding publicly accessible open spaces listed in Section 93-75. Such space may be open or enclosed, but shall have height of at least 40 feet measured from the level of an adjoining finished grade or sidewalk.

If open, such space shall be considered part of the Central Open Space and comply with the regulations set forth in 93-75.

If enclosed, such space shall provide ground floor #uses# pursuant to Section 93-14, and shall adjoin a minimum of 70 percent of the perimeter of the outermost walls of the ground floor of the #building# to a minimum depth of 30 feet. Such outermost wall shall be at least 70 percent glazed with transparent material to a height of 40 feet.

(b) Maximum floor plate

The gross area of any #story# of a #building# on Site 3 shall not exceed 12,000 square feet.

(c) Maximum length and height

The maximum horizontal dimension of the tower, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 3 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed a length of 120 feet.

The maximum height of a #building# within Site 3 shall be a minimum of 100 feet taller than the #building# height of Site 5.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-566**Site 4**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-566 shall apply to #buildings# on Site 4. Not more than one tower shall be permitted on Site 4.

(a) Street wall location along Northern and Southern Streets

Any portion of a #street wall# facing the Northern Street within 100 feet of Eleventh Avenue shall be set back at least 15 feet from the Northern Street #street line#, which shall coincide with the northern edge of the Site 4 boundary. Any portion of a #street wall# facing the Northern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Northern Street #street line# shall be set back at least 30 feet from the Northern Street #street line#. Any portion of a #street wall# facing the Southern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Southern Street #street line# shall be set back at least 15 feet from the Southern Street #street line#.

(b) Building base facing Eleventh Avenue

The provisions of this paragraph (b) shall apply to #street walls# below a height of 120 feet facing Eleventh Avenue and the Northern and Southern Streets within 50 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of a #building# facing Eleventh Avenue shall be

set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Northern and the Southern Streets within 50 of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (c) below to rise without setback.

All portions of a #building# that exceed the maximum base height of 120 feet shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum base height of 120 feet shall be considered a ‘tower’ and shall comply with the provisions of this paragraph. Not more than one tower shall be permitted on Site 4.

(1) Maximum floor plate

The gross area of any such #story# shall not exceed 12,000 square feet.

(2) Maximum length and height

For any portion of a #building# above 120 feet, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower’s maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 4 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet.

The maximum height of a #building# on Site 4 shall be a minimum of 100 feet taller than any #building# located on Site 3.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-567

Site 5

All #stories# of a #development# or #enlargement# located wholly or partially above finished grade on Site 5 shall be considered a ‘tower’ and shall comply with the provisions of this Section 93-567.

On Site 5, a #building or other structure# may be located adjacent to and above the #High Line#, provided no portion of such #building or other structure# is located within five feet of the edge of the #High Line# from the level of finished grade to a level of 60 feet above the level of the #High Line bed# (as shown on Map 7).

(a) Maximum floor plate

The gross area of any #story# within that portion of a #building or other structure# located wholly or partially above the finished grade to a height of 60 feet above the #High Line bed# shall not exceed 5,000 square feet. However, such maximum floor plate shall exclude portions of a #building or other structure# that are west of the #High Line# below a height of 60 feet above the #High Line bed#, provided that the maximum horizontal dimension of such portion, measured in any direction, shall be 30 feet.

The gross area of any #story# within that portion of a #building# located above a height of 60 feet above the #High Line bed# shall not exceed 12,000 square feet.

(b) Maximum length and height

At or below a height of 60 feet above the #High Line bed#, if a #building or other structure# is #developed# with portions on both sides of the #High Line#, the minimum horizontal dimension, measured in any direction between such portions shall be 60 feet.

For that portion of a #building# located above a height of 60 feet above the #High Line bed#, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of such maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 5 rectangle in plan (as shown on Map 6) from its south-west corner to its north-east corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet. The maximum horizontal dimension for that portion of a #building# which spans over the #High Line#, measured in any direction, shall not exceed 120 feet.

The maximum height of a #building# on Site 5 shall be 450 feet.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-568**Site 6**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-568 shall apply to #buildings# on Site 6.

(a) Height and setback regulations

(1) Street wall facing West 30th Street, beneath the #High Line#.

The provisions of this paragraph (a) shall apply to #street walls# on Site 6 beneath the #High Line# that face West 30th Street, Eleventh Avenue and the Southwest Open Space.

All such #street walls# shall extend along the entire #street# frontage of the site, except that along West 30th Street, the #street wall# shall be no closer to the northerly #street line# of West 30th Street than the northerly edge of the southern row of structural columns of the #High Line#, and along the Southwest Open Space and Eleventh Avenue, the #street wall# shall extend to a point five feet north of the #High Line#. Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances.

All such #street walls# shall rise without setback to a maximum height of the underside of the #High Line bed#.

(2) Building base

(i) Facing Eleventh Avenue and the Southern Street, north of the #High Line#

The provisions of this paragraph (i) shall apply north of the #High Line# to #street walls# facing Eleventh Avenue, the Southern Street, portions of #street walls# facing the #High Line# within 60 feet of Eleventh Avenue, and portions of #street walls# facing the Southwest Open Space within 60 feet of the Southern Street. Such #street walls# shall rise without setback to a minimum height of 60 feet and a maximum height of 90 feet. Above a height of 90 feet, all portions of such #buildings# facing Eleventh Avenue, the #High Line# and the Southern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Southwest Open Space within 60 feet of the Southern Street need not set back after the maximum base height to allow portions of towers that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback. These building base provisions may apply along the #High Line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(ii) Facing West 30th Street, north of the #High Line#.

The provisions of this paragraph (ii) shall apply to #street walls# above the #High Line bed#, facing the #High Line# beyond 60 feet of Eleventh Avenue, and to those portions of #street walls# facing the Southwest Open Space that are

within 60 feet of the #High Line#. Such #street walls# shall rise without setback to a minimum height of 50 feet as measured above the level of the #High Line bed#, and a maximum height of 60 feet as measured above the level of the #High Line bed#. Above a height of 60 feet, all portions of such #buildings# facing the #High Line# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Southwest Open Space within 60 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback.

All portions of a #building# that exceed the maximum base height of 90 feet shall comply with the tower provisions of sub-paragraph (3) of this paragraph (a).

(3) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 90 feet shall be considered a 'tower' and shall comply with the provisions of this sub-paragraph (3).

(i) Maximum floor plate

If more than one tower is provided on Site 6, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.

(ii) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 160 feet and the north-south dimension shall not exceed a length of 110 feet. Where more than one tower is located on Site 6, each tower shall comply independently with such maximum dimensions.

The #aggregate width of street walls# of all #stories# of a tower facing the Southern Street or the #High Line# shall not exceed 220 feet within 40 feet of the #street wall# of the #building# base.

If more than one tower is provided on Site 6, such towers shall either be equal in height, or the easternmost tower shall have a height greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

(b) Certification to expand Site 6

The area of Site 6, as shown on Map 6, may be extended westward by up to 40 feet in order to accommodate a public #school# upon certification of the Chairperson of the City Planning Commission that:

- (1) The Chairperson of the City Planning Commission is in receipt of a letter from the School Construction Authority that describes the need for the additional area;
- (2) A Site Plan and Landscape Plan for the Southwest Open Space have been approved by the Chairperson of the City Planning Commission;
- (3) No portion of a tower located on Site 6 extends beyond 395 feet west of the Eleventh Avenue #street line#, and
- (4) Any portion of a #building# located beyond 395 feet from the Eleventh Avenue #street line# affects southwesterly view corridors from the Central Open Space towards the Hudson River to the minimum extent necessary to accommodate a public #school#.

93-569

Tower Top Articulation

All #buildings# that exceed a height of 300 feet and are required to comply with the tower top articulation provisions of this Section shall provide articulation in accordance with the following:

The uppermost 40 feet of the #building# shall have a #lot coverage # of at least 50 percent of the #story# immediately below such 40 feet, and a maximum #lot coverage # of 80 percent of the #story# immediately below such 40 feet. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this Section, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

93-57

Special Permit for Modification of Height and Setback Regulations

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning

lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS ~~IN SUBDISTRICTS A THROUGH E~~), inclusive, provided the Commission finds that:

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**93-60
MANDATORY IMPROVEMENTS**

**93-61
Sidewalk Widening**

Map 4 (Mandatory Sidewalk Widening) in Appendix A of this Chapter specifies locations of mandatory sidewalk widenings. The depth of such sidewalk widenings shall be as indicated on Map 4 in Appendix A and shall be measured perpendicular to the #street line#. All sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

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**93-70
PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES**

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**93-75
Publicly Accessible Open Spaces in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible open spaces are listed in this Section 93-75, inclusive. Such publicly accessible open spaces shall be comprised of the Western Open Space, the Central Open Space, the Southwest Open Space, the Northeast Plaza, the Midblock Connection, and the #High Line# as described within this Section 93-75, inclusive. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of publicly accessible open spaces.

General requirements for each publicly accessible open space are set forth within this Section. Design requirements for each publicly accessible open space are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible open space is set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

All publicly accessible open spaces listed in this section shall be accessible to the public from the hours of 6:00 am to 1:00 am with the exception of the #High Line#, and the Northeast Plaza, which shall provide hours of access pursuant to Section 37-727.

93-751

General Requirements for the Western Open Space

A publicly accessible open space, (henceforth referred to as the ‘Western Open Space’), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Western Open Space.

(a) General purpose

The Western Open Space is intended to serve the following purposes:

- (1) To provide a major open space that joins the northern portion of the #High Line# open space network on its west to the open space networks leading to the Hudson Park and Boulevard on its east;
- (2) To provide a large open lawn area overlooking the Hudson River for public use and enjoyment; and
- (3) To provide transition areas that offer shade, supplemental space between the open lawn and surrounding buildings, and connections between surrounding publicly accessible open spaces.

(b) Location and minimum dimensions

The Western Open Space shall be located east of the #High Line#, and encompass the area between Sites 1 and 5 as shown on Map 7. The Western Open Space shall have a minimum easterly boundary of 225 feet as measured from the easterly #street line# of Twelfth Avenue.

(c) Core elements

The Western Open Space shall provide the following core elements:

(1) Lawn area

An accessible lawn area shall be provided with a minimum area of one acre. Any lawn area located within 40 feet of a #building# wall on Sites 1 or 5 shall not contribute towards this one acre requirement. The required lawn area shall be comprised of the following amenities:

- (i) A continuous lawn area shall be provided over a minimum of 75 percent of the required one acre. Such area shall have a maximum slope of three degrees and unobstructed visual access toward the Hudson River.

(ii) A transitional lawn area may be provided for a maximum of 25 percent of the required one acre of lawn area. Such area need not be continuous, and shall have a maximum slope of 15 degrees. Trees and other plantings shall be permitted in such area.

(2) #High Line# connection

Access to the #High Line# shall be provided along a minimum of 75 feet and a maximum of 150 feet of #High Line# frontage length. Such frontage need not be continuous, however, in order to qualify as unobstructed access that contributes to the minimum 75 foot requirement set forth in this paragraph, a minimum frontage width of five feet is required. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

(3) Supplemental area

Any space provided in the Western Open Space which does not meet the criteria for lawn area set forth in paragraph (c) (1) of this Section or the criteria for the #High Line# connection set forth in paragraph (c) (2) of this Section shall be designated as supplemental area and shall comply with the requirements set forth in this paragraph (c) (3).

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 2,000 square feet of supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. One such pedestrian access shall link the Northern Street's allee to the #High Line#, and the second such pedestrian access shall link the Southern Street to the #High Line#.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Permanent structures such as food or information kiosks, pavilions or public restrooms, may be placed within the supplemental area provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet, and shall be exempt from the definition of #floor area#.

(d) Transparency

For portions of #buildings# on Site 1 and Site 5 fronting upon the Western Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(e) Permitted encroachments from private streets and pedestrian ways

The Connector and the terminus of the Northern Street shall be permitted to encroach upon the supplemental area of the Western Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Western Open Space pursuant to Section 93-78.

93-752

General Requirements for the Central Open Space

A publicly accessible open space, (henceforth referred to as the 'Central Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that portions of a #building# on Site 3 and amenities that are provided in accordance with this Section 93-75, and Section 93-77, shall be permitted to cover a portion of the Central Open Space.

(a) General purpose

The Central Open Space is intended to serve the following purposes:

- (1) To serve as a neighborhood open space;
- (2) To provide amenities for area residents, workers, and the general public; and
- (3) To provide areas that offer varied programs, supplemental spaces between amenities and surrounding #buildings# and connections between surrounding publicly accessible open spaces.

(b) Location and dimensions

The Central Open Space shall be located within the area bounded by the Northern Street, the Southern Street, the Connector and Eleventh Avenue, and shall also be comprised of any portion of Sites 3 and 4 which are not covered by #buildings# at the ground level as shown on Map 7.

The Central Open Space shall have a minimum dimension in the north-south direction as measured from the southerly #street line# of the Northern Street to the northerly #street line# of the Southern Street of 175 feet. In addition, the minimum dimension of the Central Open Space in the north-south direction between the northern boundary of Site 3 and the southerly #street line# of the Northern Street shall be 55 feet.

The Central Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of the Connector to the westerly #street line# of Eleventh Avenue of 545 feet. In addition, the minimum dimension of the open space in the east-west direction between the eastern boundary of Site 3 and the western boundary of Site 4 shall be 265 feet.

Within 350 feet of the Eleventh Avenue #street line#, the maximum height of the finished grade of the Central Open Space shall be 45 feet above the Manhattan Datum, which is 2.75 feet above Sea Level. Beyond 350 feet of Eleventh Avenue, the maximum height of the finished grade shall be 47 feet above the Manhattan Datum.

(c) Core elements

The Central Open Space shall provide the following core elements:

(1) Lawn area

An accessible lawn area shall be provided with a minimum aggregate area of 10,000 square feet and a maximum slope of three degrees. Such area need not be continuous. Any lawn area located within 12 feet of a #building# wall on Sites 3 or 4 shall not contribute towards such minimum gross area.

(2) Playground

A playground shall be provided with a minimum area of 10,000 square feet.

(3) Supplemental area

Any space in the Central Open Space other than the required lawn area set forth in paragraph (c) (1) of this Section or the required playground space set forth in paragraph (c) (2) of this Section, shall be designated as supplemental area and shall comply with the requirements set forth in this Section.

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 1,500 square feet of the supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. Such pedestrian access shall link the Northern and Southern Streets and be no closer than 150 feet to one another at any point.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Within 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 7.5 degrees, or a maximum height of two feet. Beyond 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 15 degrees.

(d) Permanent structures

Permanent structures, such as food or information kiosks, pavilions or public restrooms may be placed within the Central Open Space, provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet and shall be exempt from the definition of #floor area#.

(e) Transparency

For portions of #buildings# in Site 4 fronting upon the Central Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(f) Permitted encroachments from private streets and pedestrian ways

The Connector and the terminus of the Southern Street shall be permitted to encroach upon the supplemental area of the Central Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Central Open Space pursuant to Section 93-78.

93-753

General Requirements for the Southwest Open Space

A publicly accessible open space, (henceforth referred to as the ‘Southwest Open Space’), shall be provided in Subdistrict F. Such accessible open space shall be open to the sky, except that portions of a #building or other structure# on Site 5, the #High Line# and amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Southwest Open Space.

(a) General purpose

The Southwest Open Space is intended to serve the following purposes:

- (1) To serve as an inviting pedestrian gateway to the Western Rail Yard from open space networks along the Hudson River;
- (2) To provide pedestrian amenities and connections between surrounding public spaces both on and adjacent to the Western Rail Yard; and
- (3) To offer a unique open space experience for pedestrians through the negotiation of the area’s grade changes.

(b) Location and minimum dimensions

The Southwest Open Space shall be located within the area bounded by Twelfth Avenue, the Western Open Space, the Southern Street, Site 6, and West 30th Street, and shall also be comprised of any portion of Site 5 which is not covered by a #building or other structure# at the ground level as shown on Map 7.

The Southwest Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of Twelfth Avenue to the western boundary of Site 6 of 400 feet. However, if the length of Site 6 is extended to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568, the minimum dimension shall be 360 feet.

The Southwest Open Space shall have a minimum dimension in the north-south direction as measured from the northerly #street line# of West 30th Street to the southern boundary of the Western Open Space of 180 feet and a maximum dimension of 200 feet.

(c) Core elements

The Southwest Open Space shall have the following core elements. For the purpose of determining the amount of an amenity to provide in relation to the area of the Southwest Open Space in this paragraph (c) , the area of the Southwest Open Space shall exclude the area occupied by a #building or other structure# on Site 5 and the #High Line#.

A minimum of 50 percent of the area of the Southwest Open Space shall be landscaped with soft ground cover, and the remaining 50 percent of the Southwest Open Space may be paved. At least one tree shall be provided for every 1,500 square feet of Southwest Open Space.

An unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the Southern Street. If such pedestrian access contains 'switchbacks' comprised of a series of ascending pedestrian ways, the minimum distance between midpoints of each way, as measured in plan from the northerly edge of one way to the southerly edge of the next ascending way shall be 15 feet.

A second unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the #High Line bed# or with an elevator located adjacent to the #High Line# that provides public access to the #High Line bed#. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

A minimum of one linear foot of seating shall be provided for every 75 square feet of Southwest Open Space. At least 50 percent of such required seating shall provide seatbacks.

Permanent structures, such as food or information kiosks, pavilions or public restrooms shall be permitted within the Southwest Open Space provided the height of such structures does not exceed 20 feet. The maximum area #lot coverage# that all such permanent structures may occupy shall be 1,000 square feet, provided that such structures are located entirely west of the #High Line#. Such permanent structures shall be exempt from the definition of #floor area#.

(d) Permitted encroachments from private streets

The terminus of the Southern Street shall be permitted to encroach upon the Southwestern Open Space, provided that a Site Plan for the Southern Street is approved in conjunction with the Southwestern Open Space pursuant to Section 93-78.

93-754

General Requirements for the Northeast Plaza

A publicly accessible open space, (henceforth referred to as the 'Northeast Plaza'), shall be provided at the intersection of West 33rd Street and Eleventh Avenue (as shown on Map 7). The area of such space shall be at least 2,600 square feet, and shall have a minimum #street# frontage of 40 feet along each #street#. The Northeast Plaza shall be #developed# in accordance with the standards of a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS), exclusive of the area dimensions set forth in Section 37-712.

93-755

General Requirements for the Midblock Connection

A pedestrian way (henceforth referred to as the 'Midblock Connection'), shall be provided between West 33rd Street and the Northern Street (as shown on Map 7).

(a) General purpose

The Midblock Connection is intended to serve the following purposes:

- (1) To provide pedestrian access between West 33rd Street and the Western Rail Yard Subdistrict F; and
- (2) To provide amenities similar to a through block public plaza.

(b) Location and dimensions

The entirety of the Midblock Connection shall be located between 335 feet and 455 feet west of the westerly Eleventh Avenue #street line#.

The minimum width of the Midblock Connection, measured in the east-west direction, shall be 60 feet.

(c) Core elements

The Midblock Connection shall provide the following core elements:

- (1) A minimum of one unimpeded pedestrian access, with a minimum width of 12 feet, shall be provided to connect the Northern Street with West 33rd Street;
- (2) A minimum of one linear foot of seating shall be provided for every 75 square feet of the Midblock Connection. A minimum of 50 percent of the required seating shall provide seatbacks; and
- (3) A minimum of 20 percent of the gross area of the Midblock Connection shall be landscaped with soft ground cover, and shall provide a minimum of one tree per every 1,500 square feet.

93-756**General Requirements for the #High Line#**

For the portion of the #High Line# which is located within the boundary of Subdistrict F the following provisions shall apply.

(a) General purpose

The #High Line# is intended to serve the following purposes:

- (1) To serve as a continuation of the #High Line# public open space to the east and to the south of West 30th Street;
- (2) To offer a pedestrian and passive open space experience similar to the #High Line# open space south of West 30th Street, through planting, materials and amenities, while taking into account the nature and character of the Western Rail Yard site plan; and
- (3) To allow for connections to other public areas on the Western Rail Yard Subdistrict F.

(b) Permitted #uses#

Any permitted change of #use# for the #High Line# shall be made pursuant to the provisions of 93-10 (USE REGULATIONS).

93-76**Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible private streets and pedestrian ways shall be provided in Subdistrict F in addition to the publicly accessible open spaces required in Section 93-75. Such private streets and pedestrian ways shall be comprised of the Northern and Southern Streets, the West 30th Street Corridor and the Connector. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of these publicly accessible private streets and pedestrian ways.

General requirements for each publicly accessible private street and pedestrian way are set forth within this Section. Design requirements for each publicly accessible private street and pedestrian way are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible private street and pedestrian way are set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

Publicly accessible private streets and pedestrian ways listed in this section shall be accessible to the public at all times.

93-761

General Requirements for the Northern Street

A private street, (henceforth referred to as the 'Northern Street'), shall be provided south of and parallel to West 33rd Street.

(a) General purpose

The Northern Street is intended to serve the following purposes:

- (1) To serve as the primary publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue;
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts on its north sidewalk; and
- (3) To provide a unique urban park-like experience for an active public street by connecting the Western Open Space and the Eastern Rail Yard plaza with a pedestrian allee.

(b) Location and Dimensions

The Northern Street shall have its northerly edge located a minimum of 180 feet and a maximum of 200 feet south of the West 33rd Street #street line# (as shown on Map 7), except that a terminus to the Northern Street, located west of the Connector shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 1, and complies with the provisions set forth in paragraph (e) of Section 93-751.

(c) Core Elements

The Northern Street shall provide the following core elements:

(1) Streets and sidewalk requirements

The Northern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to the requirements set forth by the Fire Department; a 20 foot minimum sidewalk along its entire northern curb; and a 25 foot minimum sidewalk along its entire southern curb.

(2) Planting and seating requirements for the southern sidewalk and allee

Two trees shall be planted for every 20 feet of southern curb length of the Northern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street.

Along the southern sidewalk trees shall be planted within five feet of the curb and the southern edge of the sidewalk. One row of trees shall be planted within five feet of the curb and a second row of trees shall be planted within five feet of the southern edge of the sidewalk. This double row of tree planting along the southern sidewalk of the Northern Street between Eleventh Avenue and the Connector shall henceforth be referred to as the 'allee' (as shown on Map 7). No #development# shall be permitted within 15 feet of the southern edge of the allee.

The allee shall provide a minimum of one linear foot of seating for every 75 square feet of the allee. A minimum of 50 percent of the required seating shall provide seatbacks.

(3) Planting requirements for the northern sidewalk

One tree shall be planted for every 25 feet of curb length of the Northern Street along its northern curb between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street, until the Connector. Along the northern sidewalk, trees shall be planted within five feet of the curb.

(4) Curb cuts

No curb cuts shall be permitted along the Northern Street, except for access to the Connector if required by the Fire Department.

93-762

General Requirements for the Southern Street

A private street, (henceforth referred to as the 'Southern Street'), shall be provided north of and parallel to West 30th Street.

(a) General purpose

The Southern Street is intended to serve the following purposes:

- (1) To serve as a publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue; and
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts;

(b) Location and Dimensions

The Southern Street shall have its southerly edge located a minimum of 180 feet and a maximum of 200 feet north of the West 30th Street #street line# as shown on Map 7, except that a terminus to the Southern Street, located west of the Connector, shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 5, and complies with the provisions set forth in paragraph (d) of Section 93-753, and/ or paragraph (f) of Section 93-754 as applicable.

(c) Core Elements

The Southern Street shall provide the following core elements:

(1) Street and sidewalk requirements

The Southern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to requirements set forth by the Fire Department; a 15 foot minimum sidewalk along its entire northern curb; and a 20 foot minimum sidewalk along its entire southern curb;

(2) Planting requirements for sidewalks

One tree shall be planted for every 25 feet of curb length of the Southern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street between Eleventh Avenue and the Connector; and

(3) Curb cuts

One curb cut shall be permitted along each side of the Southern Street. The maximum width of such curb cut shall be 30 feet. A third curb cut accessing the Connector shall be permitted if required by the Fire Department.

93-763

General Requirements for the West 30th Street Corridor

A pedestrian way (henceforth referred to as the 'West 30th Street Corridor'), shall be provided along the northerly sidewalk of West 30th Street adjacent to the area below the #High Line#.

(a) General purpose

The West 30th Street Corridor is intended to serve the following purposes:

- (1) To serve as a transition space between the #High Line# and the West 30th Street sidewalk;
- (2) To allow for active frontages with publicly-accessible open areas for establishments below the #High Line#;
- (3) To provide an overall streetscape design that compliments and provides views of the #High Line# along West 30th Street.

(b) Location and Dimensions

The West 30th Street Corridor shall be located in the area bounded by the #High Line#, Eleventh Avenue, West 30th Street, and the eastern edge of the Southwest Open Space as shown on Map 7.

In the north-south direction, the West 30th Street Corridor shall extend from the #street wall# of #buildings# beneath the #High Line# facing West 30th Street (which shall coincide with the northerly edge of the southern row of structural columns of the #High Line#) to the northerly #street line# of West 30th Street .

(c) Core Elements

The West 30th Street Corridor shall have the following provisions for its core elements:

- (1) A pedestrian access area at least 10 feet in width shall be provided along the entire length of the West 30th Street Corridor, linking Eleventh Avenue with the sidewalk adjacent to the Southwest Open Space. Such area shall be located a minimum of five feet beyond the northerly curb line of West 30th Street, and shall be free of obstructions;
- (2) Portions between the required pedestrian access area and the #High Line# may be paved or landscaped; and

- (3) Street trees shall be planted within five feet of the northern curb of West 30th Street. One tree shall be planted for every 25 feet of curb length. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the West 30th Street.

93-764

General Requirements for the Connector

A publicly accessible connection (henceforth referred to as the ‘Connector’), shall be provided between the Northern Street and the Southern Street.

- (a) General purpose

The Connector is intended to serve the following purposes:

- (1) To serve as a connection between the Northern Street and the Southern Street;
- (2) To provide a space that compliments the surrounding publicly accessible open spaces; and
- (3) To provide an emergency egress connector pursuant to Fire Department standards.

- (b) Location and Dimensions

The western #street line# of the Connector shall be located a minimum of 225 feet east of the easterly #street line# of Twelfth Avenue(as shown on Map 7).

- (c) Core Elements

The Connector shall provide the following core elements:

- (1) The Connector shall be constructed to minimum Fire Department standards for an emergency egress connection between the Northern Street and the Southern Street, including, but not limited to, the width and materials of paved area, and permitted obstructions within such area; and
- (2) The Connector shall not be located within 15 feet of a #building#.

93-77

Design Criteria for Public Access Areas in Subdistrict F

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

- (a) Design Criteria

Where publicly accessible open spaces, private streets and pedestrian ways provide elements listed in this Section 93-77, such elements shall comply with the applicable minimum design standards set forth below as a minimum design standard.

(1) Seating

Seating shall meet the minimum and maximum dimensional standards set forth in Section 37-741 (1-7), inclusive.

(2) Planting and trees

Where planting areas are provided, they shall meet the planting bed requirements, and irrigation requirements of Section 37-742.

Where trees are provided, they shall meet the applicable minimum tree caliper standards, soil requirements, and irrigation standards set forth in Section 37-742, except that within the Western Open Space, the Central Open Space, and the Southwest Open Space, the soil requirements for tree planting shall not apply. In lieu thereof, all trees in the Central and Western Open Spaces shall be planted in areas with soil depth of at least five feet. In the Southwest Open Space, all trees shall be planted in continuous planted areas that have a minimum depth of five feet and a minimum area of 500 square feet of soil.

(3) Paving

Paving, exclusive of required asphalt paving in the Northern and Southern Street beds shall meet the minimum standards set forth in Section 37-718.

(4) Steps

Steps shall meet the minimum dimensional standards set forth in Section 37-725.

(5) Kiosks and open air cafes

Kiosks or open air cafés shall meet the operational and service requirements listed in Section 37-73(a) and (b). Seating provided as part of an open air café shall not count towards meeting the seating requirements of a public access area listed in Section 93-75.

(6) Standards of accessibility for persons with disabilities

All publicly accessible open spaces, private streets and pedestrian ways shall be designed pursuant to the standards of accessibility for persons with disabilities set forth in Section 37-728.

(7) Lighting and electrical power

All publicly accessible open spaces, private streets and pedestrian ways shall provide lighting and electrical power pursuant to the standards set forth in Section 37-743.

(8) Litter receptacles

All publicly accessible open spaces, private streets and pedestrian ways shall provide litter receptacles pursuant to the standards set forth in Section 37-744.

(9) Bicycle parking

Bicycle racks sufficient to accommodate at least 25 bicycle parking spaces shall be provided in the Southwest Open Space. Bicycle racks sufficient to accommodate at least 30 bicycle parking spaces shall be provided in the Central Open Space, and bicycle racks sufficient to accommodate at least 33 bicycle parking spaces shall be provided in the Western Open Space. Such racks shall be located adjacent to a paved circulation path within the open space or in public sidewalks adjacent to the open space.

(10) Playgrounds and additional amenities

Where playgrounds and additional amenities are provided in the open spaces of publicly accessible open spaces, such amenities shall be designed pursuant to the standards set forth in Section 37-748.

(11) Signs

All open spaces within the publicly accessible open spaces shall provide open space signage pursuant to the standards set forth in Section 37-751.

(12) Canopies, awnings and marquees

Where #buildings# front onto publicly access areas, private streets and pedestrian ways, canopies, awnings and marquees shall be permitted pursuant to the standards set forth in paragraph (c) of Section 37-726.

(13) Gates and fences

No gates, fences or other barriers shall be permitted within any publicly accessible open spaces, private streets or pedestrian ways, except where playgrounds are provided.

(b) Maintenance

The owner of each of Sites 1 through 6 in Subdistrict F shall be responsible for the maintenance of the all publicly accessible open spaces, private streets and pedestrian ways, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of

furnishings and vegetation within the portion of the Subdistrict associated with such Site in the phased #development# provided in the Site Plan and Landscape Plan required pursuant to Section 93-78.

93-78

Site and Landscape Plans for Public Access Areas in Subdistrict F

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

All publicly accessible open spaces, or portions thereof listed in Section 93-75, and private streets and pedestrian ways, or portions thereof listed in Section 93-76, shall comply with the following provisions:

- (a) No #building# permit shall be issued for any #development# or #enlargement# within Subdistrict F unless the Chairperson of the City Planning Commission has certified to the Commissioner of Buildings that a Site Plan and Landscape Plan for the Subdistrict F Public Access Area has been approved by the Chairperson of the City Planning Commission pursuant to the provisions of this Section. Notwithstanding the foregoing, the Chairperson of the City Planning Commission shall allow for the phased #development# of public access areas or portions thereof upon certification to the Commissioner of Buildings that Site and Landscape Plans have been submitted that provide for the completion of public access areas in association with the #development# or #enlargement# of a #building# or a #buildings# within each phase.
- (b) An application under this section shall be filed with the Chairperson and such application shall include:
 - (1) A Site Plan indicating the area and dimensions of the public access area or portions thereof and the location of all proposed #buildings# in the phase subject to the application;
 - (2) A Landscape Plan, prepared by a registered landscape architect for the public access area or portions thereof in the phase subject to the application; and
 - (3) A report to the Chairperson of the City Planning Commission demonstrating:
 - (i) That the Landscape Plan has been presented by the applicant to the affected Community Board, City Council Member and Borough President and the Community Board, City Council Member and Borough President have had at least 45 days to review; and
 - (ii) That any comments and recommendations of the affected Community Board, City Council Member and Borough President have been considered by the applicant, as set forth in a written response to such comments or recommendations. Where design modifications have been made in response to such recommendations, the report shall identify how the design has been modified.

- (c) The Chairperson of the City Planning shall approve the Site Plan and Landscape Plan within 45 days following filing provided that the following provisions are met:
- (1) That the Site Plan and Landscape Plan provide for the improvement of the public access area or portions thereof which, taking into account relevant considerations relating to platform construction and engineering:
 - (i) Are of sufficient size to provide a valuable public amenity and promote site access for the benefit of residents and/ or workers in the #buildings# in the phase to which they relate as well as for the general public; and
 - (ii) Are appropriately sited and located in suitable proximity to the #building# locations in the phase to which they relate.
 - (2) That the Site Plan and Landscape Plan are consistent with the general purposes and contain the core elements listed in Section 93-75 and Section 93-76, inclusive;
 - (3) That all elements in the Landscape Plan comply with the design criteria as set forth in Section 93-77 (Design Criteria for Open Spaces in Subdistrict F);
 - (4) That the Landscape Plan is consistent and appropriate in relation to any previously approved Landscape Plan for other phases and in relation to conceptual plans for future phases, as applicable;
 - (5) That the level of public amenity provided in the Landscape Plan is equal to or better than the level of public amenity provided in public plazas built under the standards of Section 37-70 (PUBLIC PLAZAS), taking into account the nature and character of the Subdistrict F Public Access Areas; and
 - (6) That a maintenance plan for the public access area or portions thereof in the phase has been established that will ensure compliance with the provisions of paragraph (b) of Section 93-77.
- Approved Site and Landscape Plans shall be set forth in an instrument in a form acceptable to the City, including such provisions as are necessary to ensure compliance with the provisions of this Section. Such instrument shall be filed and duly recorded in the Borough Office of the City Register of the City of New York and indexed against the property. Such filing and recording of the instrument shall be a precondition for the Chairperson's certification to the Department of Buildings under this Section. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.
- (d) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# within a phase until the

Chairperson certifies to the Department of Buildings that the public access area or portions thereof associated with such phase is substantially complete, and the public access area or portions thereof are open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such # development # or #enlargement# until the Chairperson certifies to the Department of Buildings that the public access areas or portions thereof are complete and that all requirements of this Section have been met in accordance with the Site and Landscape Plans for the public access area.

In addition to the Site Plan and Landscape Plan required pursuant to paragraph (a) of this Section, the Chairperson may also modify the general requirements of the publicly accessible open spaces listed in Section 93-75, and private streets and pedestrian ways listed in Section 93-76 provided that the Chairperson certifies to the Commissioner of Buildings that such a change is necessary to accommodate unforeseen ventilation demands within the Western Rail Yard. A Mechanical Plan shall be provided demonstrating the need to modify the general requirements listed in Section 93-75 and 93-76.

* * *

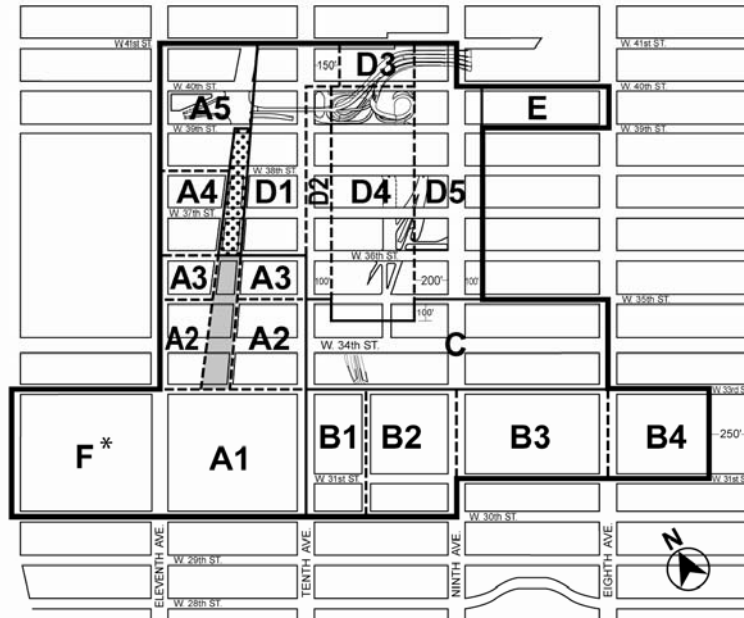
**93-80
OFF-STREET PARKING REGULATIONS**

In Subdistricts A-E, the ~~The~~ regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

In Subdistrict F, the regulations of Article I, Chapter 3 shall apply.

* * *

Map 1 Special Hudson Yards District, Subdistricts and Subareas



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

Large-Scale Plan Subdistrict A

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

Farley Corridor Subdistrict B

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

34th Street Corridor Subdistrict C

Hell's Kitchen Subdistrict D

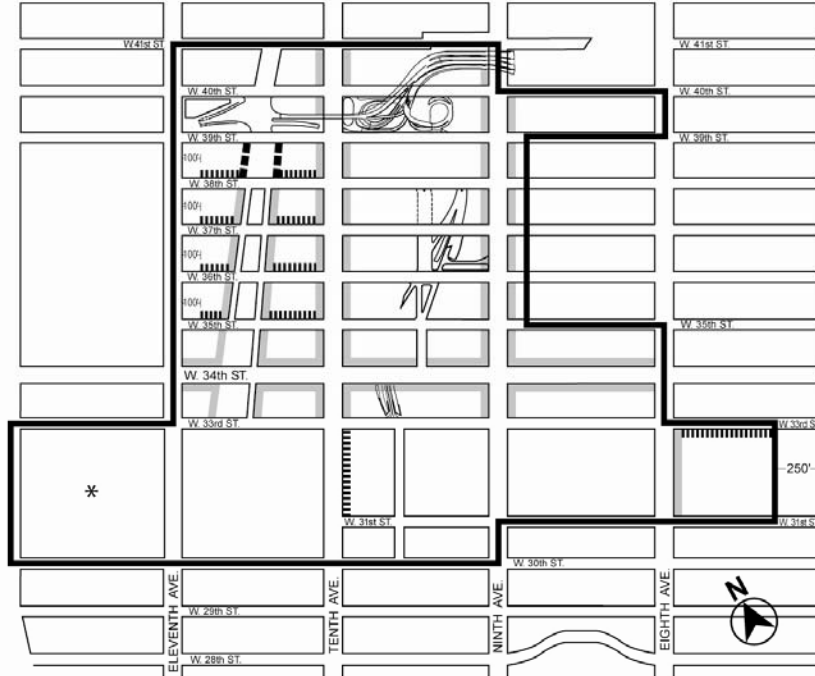
- Subareas D1 through D5

South of Port Authority Subdistrict E

Western Rail Yard Subdistrict F

*For Site locations and permitted dimensions within Subdistrict F See Map 6

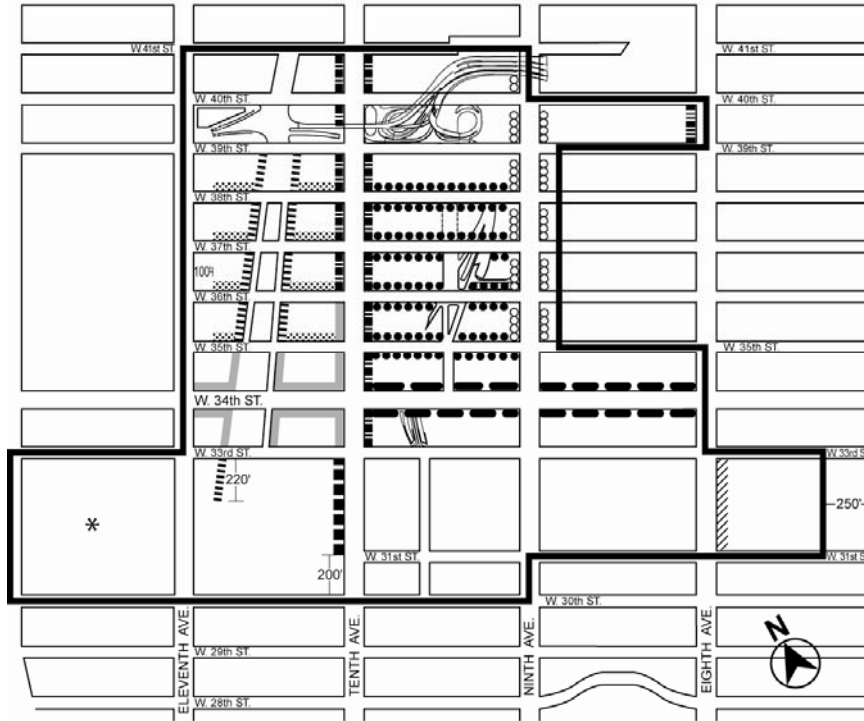
Map 2 Mandatory Ground Floor Retail



- *Special Hudson Yards District*
- 100% Retail and Glazing Requirement
- |||| 50% Retail and Glazing Requirement
- Glazing Requirement Only

*For Mandatory Ground Floor requirements of Subdistrict F See Map 8

Map 3 Mandatory Street Wall Requirements

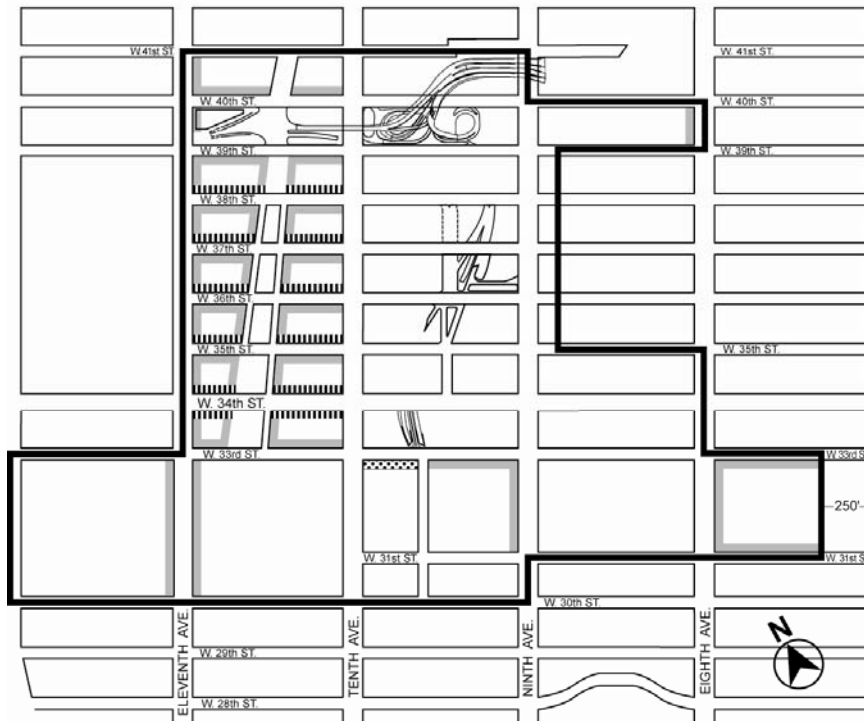


Special Hudson Yards District

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

*For Street Wall requirements of Subdistrict F See Map 9

Map 4 Mandatory Sidewalk Widening

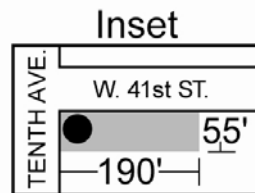


- Special Hudson Yards District
- 10' Sidewalk widening
- 5' Sidewalk widening
- ▨ 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

Map 5 Transit Easements and Subway Entrances



- Special Hudson Yards District
- Transit Easement
- Subway Entrance



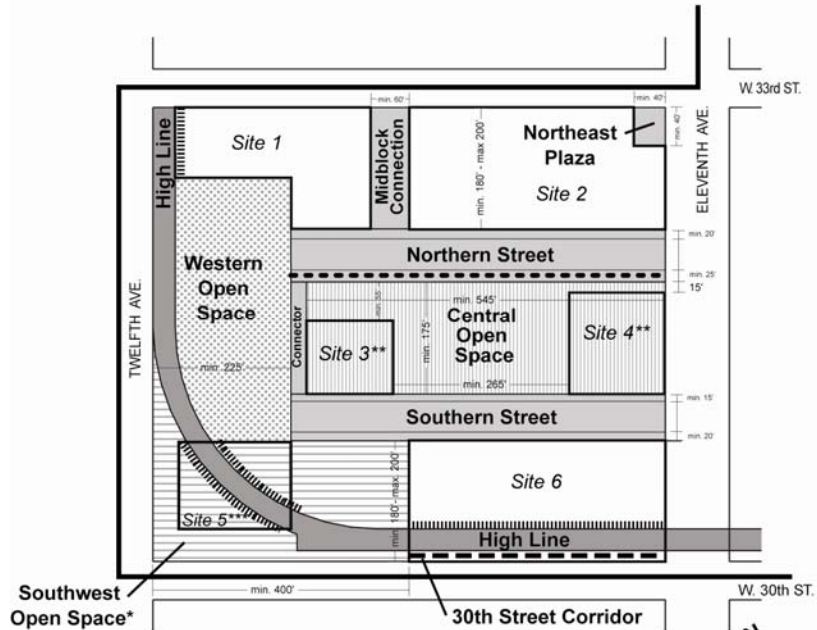
Map 6 Subdistrict F Site Plan



- Special Hudson Yards District
- Site Boundaries
- Maximum Area within Site
- Open Space Boundaries



Map 7 Subdistrict F Public Access Area Plan



Southwest Open Space*

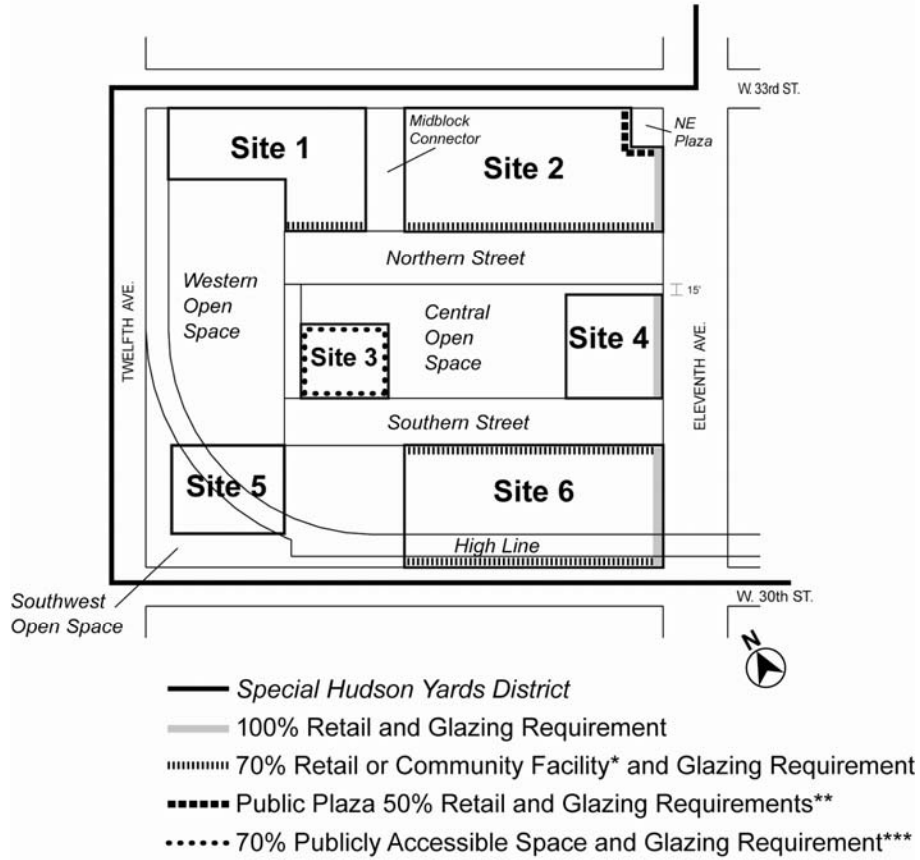
30th Street Corridor



- Special Hudson Yards District
- Site Boundaries
- Open Space Boundaries
- ▒ Streets, Pedestrian Ways, and Northeast Plaza
- ▒ Western Open Space
- ▒ Central Open Space
- ▒ Southwest Open Space
- ▒ High Line
- ▒ 30th Street Corridor
- ▒ Required 5' Setback from High Line
- ▒ Allee

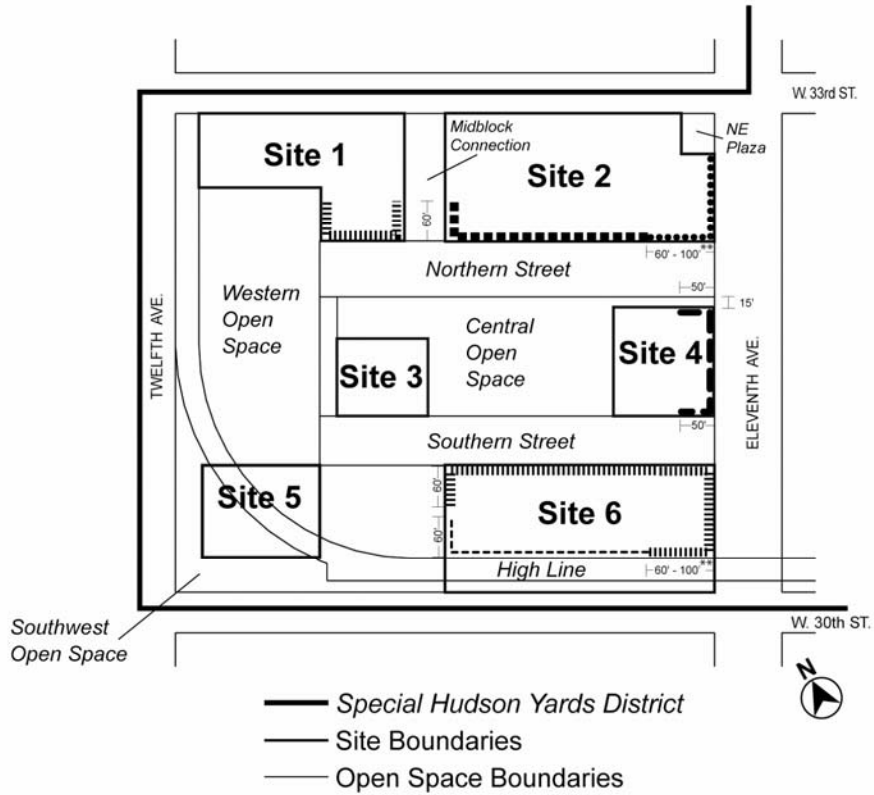
* The Southwest Open Space connects beneath the High Line.
 ** The area of Site 3 and Site 4 which is not part of a building is part of the Central Open Space.
 ***The area of Site 5 which is not part of a building is part of the Southwest Open Space.

Map 8 Subdistrict F Mandatory Ground Floor Requirements



*Additional uses permitted pursuant to paragraph (b)(2) of Section 93-14.
 **Retail and glazing requirements pursuant to Section 37-76.
 ***Publicly accessible space and glazing requirements pursuant to paragraph (a) of Section 93-565.

Map 9 Subdistrict F Mandatory Street Wall Requirements



	Minimum Base Height	Maximum Base Height	Percentage of frontage that must be occupied by a street wall	Percentage of street wall which must recess	Max. percentage of street wall which may set back
-----	50'*	60'*	100%	20%	30%
	60'	90'	100%	20%	30%
-----	90'	120'	100%	20%	50%
	90'	120'	100%	20%	30%
.....	120'	150'	100%	20%	30%

*As measured above the High Line bed.

**Street wall must continue within 60 feet of 11th Ave., but may continue to within 100 feet of 11th Ave.

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 16

CD 4

C 090435 ZSM

IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (North Parking Garage) with a maximum capacity of 1100 spaces on portions of the ground floor and plaza level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

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

Resolution for adoption scheduling September 9, 2009 for a public hearing.

No. 17

CD 4

C 090436 ZSM

IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (South Parking Garage) with a maximum capacity of 800 spaces on portions of the plaza level, mezzanine 1 level, mezzanine 2 level, and cellar level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

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

Resolution for adoption scheduling September 9, 2009 for a public hearing.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 and the Metropolitan Transportation Authority in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Western Rail Yard.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP007M.

II. REPORTS

BOROUGH OF THE BRONX

No. 18

FIVE STAR CHILD CARE CENTER

CD 3

C 090324 PQX

IN THE MATTER OF an application submitted by the Administration For Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 3261 Third Avenue (Block 2368, Lot 39) for continued use as a child care center.

(On July 1, 2009, Cal. No. 1, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 15, the hearing was closed.)

For consideration.

Nos. 19 & 20

161 STREET REZONING

No. 19

CD 4

N 090364 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying regulations establishing two new zoning districts: C6-3D and R9D and modifying related regulations.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of July 1, 2009 (Cal. No. 29) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On June 17, 2009, Cal. No. 1, the Commission scheduled July 1, 2009 for a public hearing. On July 1, 2009, Cal. No. 29, the hearing was closed.)

For consideration.

No. 20**CD 4****C 090365 ZMX**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City charter for an amendment of the Zoning Map, Section Nos.3b and 6a:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by Morris Avenue a line 100 feet northeasterly of East 161st Street, a line 100 feet southeasterly of Morris Avenue, and East 161st Street;
2. eliminating from within an existing R8 District a C1-4 District bounded by River Avenue, a line 250 feet northeasterly of East 161st Street, East 162nd Street, Gerard Avenue, East 161st Street, a line midway between Gerard Avenue and Walton Avenue, a line 100 feet southwesterly of East 161st Street, a line midway between River Avenue and Gerard Avenue, and a line 150 feet northeasterly of East 158th Street;
3. changing from an R7-1 District to an R8A District property bounded by East 162nd Street and its southeasterly prolongation, Park Avenue, East 161st Street, and Morris Avenue;
4. changing from an R8 District to a C6-2 District property bounded by East 161st Street, Concourse Village West, a line 50 feet northeasterly of East 159th Street, and a line 100 feet northwesterly of Concourse Village West;
5. changing from a C4-6 District to a C6-2 District property bounded by a line 140 feet northeasterly of East 161st Street, Sheridan Avenue, East 161st Street, and a line 100 feet northwesterly of Sheridan Avenue;
6. changing from a C8-3 District to a C6-2 District property bounded by East 161st Street, Concourse Village East, a line 150 feet southwesterly of East 161st Street, and Concourse Village West;
7. changing from an R8 District to a C6-3D* District property bounded by River Avenue, a line 250 feet northeasterly of East 161st Street, East 162nd Street, Gerard Avenue, East 161st Street, a line midway between Gerard Avenue and Walton Avenue, a line 110 feet southwesterly of East 161st Street, a line midway between River Avenue and Gerard Avenue, and a line 150 feet northeasterly of East 158th Street
8. changing from a C8-3 District to a C6-3D* District property bounded by River Avenue, a line 150 feet northeasterly of East 158th Street, a line midway between River Avenue and Gerard Avenue, and a line perpendicular to the southeasterly street line of River Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of River Avenue and the northeasterly street line of East 153rd Street; and

9. establishing within the proposed R8A district a C2-4 District bounded by East 162nd Street, a line 100 feet southeasterly of Morris Avenue, a line midway between East 161st Street and East 162nd Street, a line 100 feet northwesterly of Park Avenue, a line 100 feet northeasterly of East 161st Street, a line perpendicular to the northeasterly street line of East 161st Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of East 161st Street and the northwesterly street line of Park Avenue, East 161st Street, and Morris Avenue;

as shown on a diagram (for illustrative purposes only) dated March 30, 2009 and subject to the conditions of CEQR Declaration E-225.

* Note: A C6-3D District is proposed to be created under a related application N 090364 ZRY for an amendment of the Zoning Resolution.

(On June 17, 2009, Cal. No. 2, the Commission scheduled July 1, 2009 for a public hearing. On July 1, 2009, Cal. No. 30, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 21

640 BROADWAY

CD 1

C 090379 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 640 Broadway (Block 2270, Lots 10), site 6 within the Broadway Triangle 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 to be selected by HPD;

to facilitate the development of a five-story mixed-use building, tentatively known as 640 Broadway, with approximately 9 residential units and commercial space to be developed

under the Department of Housing Preservation and Development's Participation Loan Program.

(On July 1, 2009, Cal. No. 2, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 16, the hearing was closed.)

For consideration.

Nos. 22, 23 & 24

NAVY GREEN

No. 22

CD 2

C 090444 ZMK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R8 District property bounded by Flushing Avenue, Vanderbilt Avenue, a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Vanderbilt Avenue and northerly street line of Park Avenue, and Clermont Avenue; and
2. establishing within the proposed R8 District a C2-4 District bounded by Flushing Avenue, Vanderbilt Avenue, a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Vanderbilt Avenue and northerly street line of Park Avenue, and Clermont Avenue;

as shown a diagram (for illustrative purposes only) dated June 1, 2009.

(On July 1, 2009, Cal. No. 3, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 17, the hearing was closed.)

For consideration.

No. 23**CD 2****C 090445 ZSK**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 (Front Setbacks in districts where front yards are not required) to facilitate the construction of a mixed-use development on property located at 136-50 Flushing Avenue (Block 2033, Lot 1), in an R8/C2-4 District*, within a Large-Scale Residential Development.

*Note: The site is proposed to be rezoned from an M1-2 District to an R8/C2-4 District under a concurrent related application (C 090444 ZMK).

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

(On July 1, 2009, Cal. No. 4, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 18, the hearing was closed.)

For consideration.

No. 24**CD 2****C 090446 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 136-50 Flushing Avenue (Block 2033, Lot 1) , as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
- 2.) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a mixed-use development, tentatively known as Navy Green, with approximately 455 residential units, commercial and community facility space.

(On July 1, 2009, Cal. No. 5, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 19, the hearing was closed.)

For consideration.

Nos. 25, 26, & 27

470 VANDERBILT AVENUE

No. 25

CD 2

C 090441 ZMK

IN THE MATTER OF an application submitted by Atara Vanderbilt, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. eliminating from an existing R6 District a C2-3 District bounded by Fulton Street, Vanderbilt Avenue, and a line 100 feet southeasterly of Fulton Street, and Clermont Avenue;
2. changing from an R6 District to a C6-3A District property bounded by Fulton Street, Vanderbilt Avenue, a line 100 feet southeasterly of Fulton Street, and Clermont Avenue; and
3. changing from an M1-1 District to a C6-3A District property bounded by a line 100 feet southeasterly of Fulton Street, Vanderbilt Avenue, Atlantic Avenue, and Clermont Avenue;

as shown on a diagram (for illustrative purposes only) dated June 1, 2009.

(On July 1, 2009, Cal. No. 6, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 20, the hearing was closed.)

For consideration.

No. 26

CD 2

N 090442 ZRK

IN THE MATTER OF an application submitted by the Atara Vanderbilt, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), relating to the application of the Inclusionary Housing Program to R9A districts in Community District 2, Borough of Brooklyn,.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of July 22, 2009 (Cal. No. 21) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On July 1, 2009, Cal. No. 7, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 21, the hearing was closed.)

For consideration.

No. 27

CD 2

C 090443 ZSK

IN THE MATTER OF an application submitted by Atara Vanderbilt, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a) of the Zoning Resolution to modify the requirements of Section 23-145 (For residential buildings developed or enlarged pursuant to the Quality Housing Program), Section 23-852 (Inner court recess), and Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) to facilitate a mixed use development on property located at 470 Vanderbilt Avenue (Block 2009, Lots 1, 19, 20, 23, 26, 31-44), in a C6-3A* District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from R6/C2-3 and M1-1 Districts to a C6-3A District under a concurrent related application C 090441 ZMK.

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

(On July 1, 2009, Cal. No. 8, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 22, the hearing was closed.)

For consideration.

No. 28

PROSPECT HEIGHTS HISTORIC DISTRICT

CD 8

N 100002 HKK

IN THE MATTER OF a communication dated July 1, 2009 from the Executive Director of the Landmarks Preservation Commission regarding the Prospect Heights Historic District, designated by the Landmarks Preservation Commission on June 23, 2009 (Designation List 414/LP-2314). The district boundaries are:

property bounded by a line beginning at the southwest corner of Underhill Avenue and Prospect Place, extending southerly along the western curblines of Underhill Avenue to a point in said curblines formed by its intersection with a line extending westerly from the northern property line of 349-351 Park Place, aka 147-151 Underhill Avenue (Block 1160, Lot 1), easterly across Underhill Avenue and along said property line, northerly along the western property line of 369 Park Place, easterly along the northern Property lines of 369 to 411 Park Place and a portion of the northern property line of 413 Park Place, easterly along the angled northern property lines of 413 to 421 Park Place, southerly along the eastern property line of 421 Park Place across Park Place to its southern curblines, easterly along said curblines to a point formed by its intersection with a line extending northerly from the eastern property line of 426 Park Place, southerly along said property line, easterly along the northern property lines of 423 to 429 Sterling Place, southerly along a portion of the eastern property line of 429 Sterling Place, easterly along the northern property line of 431 Sterling Place, southerly along the eastern property line of 431 Sterling Place, across Sterling Place to its southern curblines, easterly along said curblines to a point formed by its intersection with a line extending northerly from the eastern property line of 446 Sterling Place, southerly along said property line, westerly along the southern property lines of 446 to 364 Sterling Place, northerly along a portion of the western property line of 364 Sterling Place, westerly along the southern property line of 346 Sterling Place, aka 185 Underhill Avenue and across Underhill Avenue to its western curblines, southerly along said curblines to the northwest corner of Underhill Avenue and St. John's Place, westerly along the northern curblines of St. John's Place to a point formed by its intersection with a line extending southerly from the western property line of 323 St. John's Place, aka 200 Underhill Avenue, northerly along the angled property lines of 323 St. John's Place, aka 200 Underhill Avenue, and 198 to 188 Underhill Avenue, easterly along a portion of the northern property line of 188 Underhill Avenue, northerly along the western property lines of 186 Underhill Avenue (aka 186A Underhill Avenue) to 176 Underhill Avenue, aka 340-344 Sterling Place, and across Sterling Place to its northern curblines, westerly along said curblines to a point formed by its intersection with a line

extending northerly across Sterling Place from a portion of the eastern property line of 288 Sterling Place, aka 29 Butler Place, southerly across Sterling Place and said property line, following its eastward angle to the northern curblines of Butler Place, westerly along said curblines to a point formed by its intersection with a line extending southerly from a portion of the western property line of 286 Sterling Place, aka 27 Butler Place, northerly along said property line, westerly along the angled southern property lines of 284 and 282 Sterling Place, continuing westerly along the southern property lines of 280 to 276 Sterling Place, southerly along a portion of the eastern property line of 274 Sterling Place, westerly along the southern property line of 274 Sterling Place, northerly along a portion of the western property line of 274 Sterling Place, westerly along the southern property line of 272 Sterling Place and the angled southern property lines of 270 and 268 Sterling Place, northerly along the western property line of 268 Sterling Place and across Sterling Place to its northern curblines, westerly along said curblines to the northeast corner of Sterling Place and Vanderbilt Avenue, northerly along the eastern curblines of Vanderbilt Avenue and across Park Place to a point in said curblines formed by its intersection with a line extending eastward from the southern property line of 630A Vanderbilt Avenue, westerly across Vanderbilt Avenue and along said property line, southerly along a portion of the eastern property line of 210A-220 Prospect Place and the eastern property line of 233-235 Park Place, across Park Place and continuing southerly along the eastern property line of 248 Park Place, westerly along the southern property line of 248 Park Place, southerly along a portion of the eastern property line of 226-246 Park Place, westerly along the southern property line of 226-246 Park Place, southerly along the eastern property line of 213 Sterling Place to the northern curblines of Sterling Place, westerly along said curblines northerly along the eastern curblines of Flatbush Avenue, easterly along the northern property line of 375 Flatbush Avenue, easterly along the northern property lines of 375 Flatbush Avenue and 183 to 187 Sterling Place, northerly along portions of the western property lines of 189-191 Sterling Place and 200 Park Place, westerly along a portion of the southern property line of 200 Park Place and the southern property lines of 196 to 188 Park Place and the angled southern property lines of 186 to 180 Park Place, northerly along the western property line of 180 Park Place and across Park Place to its northern curblines, westerly along said curblines, northerly along the eastern curblines of Carlton Avenue to a point in said curblines formed by its intersection with a line extending easterly from the southern property line of 632A Carlton Avenue, westerly across Carlton Avenue and along said property line to a point formed by its intersection with a line extending southerly from the western property line of 632 Carlton Avenue, northerly along said line and the western property line of 632 Carlton Avenue, easterly along a portion of the northern property line of 632 Carlton Avenue, northerly along the western property lines of 628-630 and 626 Carlton Avenue, westerly along the angled southern property lines of 140 and 138 Prospect Place, northerly along a portion of the western property line of 138 Prospect Place, westerly along the southern property line of 321 Flatbush Avenue to the eastern curblines of Flatbush Avenue, northerly along the eastern curblines of Flatbush Avenue to the northern curblines of Prospect Place, westerly along said curblines to a point formed by its intersection with a line extending southward from the western property line of 115 Prospect Place, northerly along said property line and the angled western property lines of 112 to 102 St. Mark's Avenue, westerly along the southern property line of 283 Flatbush Avenue to the eastern curblines of Flatbush Avenue, northerly along said curblines to the northern curblines of St. Mark's Avenue, westerly along the northern curblines of Saint Mark's Avenue to a point formed by its intersection

with a line extending southward from the western property line of 75 St. Mark's Avenue, northerly along said property line, easterly along the northern property line of 75 St. Mark's Avenue, northerly along a portion of the western property line of 77 St. Mark's Avenue, easterly along the northern property lines of 77 to 107 St. Mark's Avenue and a portion of the northern property line of 109 St. Mark's Avenue, northerly along the western property line of Block 1143, Lot 140 (an interior lot), westerly along a portion of the southern property line of 538 Bergen Street and the southern property lines of 536 and 534 Bergen Street, northerly along the western property line of 534 Bergen Street and across Bergen Street to the northern curblines of Bergen Street, westerly along said curblines to a point formed by its intersection with a line extending southward from the western property line of 531 Bergen Street, northerly along said property line, easterly along the northern property lines of 531 to 535 Bergen Street and a portion of the northern property line of 537 Bergen Street, northerly along the western property line of 546 Dean Street to the southern curblines of Dean Street, easterly along the southern curblines of Dean Street to a point formed by its intersection with a line extending southerly from the western property line of 536 Carlton Avenue, aka 561-565 Dean Street, northerly across Dean Street and along the western property lines of 536 to 522 Carlton Avenue, easterly along a portion of the northern property line of 522 Carlton Avenue, northerly along the western property lines of 520 to 516 Carlton Avenue, aka 734-738 Pacific Street, to the southern curblines of Pacific Street, easterly along said curblines to the southwest corner of Pacific Street and Carlton Avenue, southerly along the western curblines of Carlton Avenue and across Dean Street to the southwest corner of Dean Street and Carlton Avenue, easterly across Carlton Avenue and along the southern curblines of Dean Street to a point formed by its intersection with a line extending northerly from the eastern property line of 555 Carlton Avenue, aka 574 Dean Street, southerly along the eastern property lines of 555 to 565A Carlton Avenue and a portion of the eastern property line of 567 Carlton Avenue, easterly along the northern property lines of 573 to 585 Bergen Street, southerly along the eastern property line of 585 Bergen Street and across Bergen Street to the southern curblines of Bergen Street, easterly along said curblines to a point formed by its intersection with a line extending southward and across Bergen Street from the western property line of 570 Vanderbilt Avenue, aka 635 Bergen Street, northerly across Bergen Street and along the western property lines of 570 to 566 Vanderbilt Avenue and a portion of the western property line of 564 Vanderbilt Avenue, westerly along a portion of the southern property line of 564 Vanderbilt Avenue, northerly along portions of the western property lines of 564 and 560 Vanderbilt Avenue, easterly along a portion of the northern property line of 560 Vanderbilt Avenue, northerly along a portion of the western property line of 560 Vanderbilt Avenue and the western property lines of 558 to 552 Vanderbilt Avenue, aka 662 Dean Street to the southern curblines of Dean Street, easterly along said curblines and across Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Dean Street, northerly across Dean Street and along the eastern curblines of Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Pacific Street, easterly along the southern curblines of Pacific Street to a point formed by its intersection with a line extending northward from the eastern property line of 565 Vanderbilt Avenue, aka 820-826 Pacific Street, southerly along the eastern property lines of 565 to 583 Vanderbilt Avenue and across Dean Street to its southern curblines, easterly along said curblines to a point formed by its intersection with a line extending northward from the eastern property line of 680 Dean Street, southerly along the eastern property line of 680 Dean Street and the angled eastern property line of 589 Vanderbilt Avenue, easterly along a portion of the

northern property line of 591 Vanderbilt Avenue, southerly along the eastern property line of 591 Vanderbilt Avenue and a portion of the eastern property line of 593 Vanderbilt Avenue, easterly along a portion of the northern property line of 593 Vanderbilt Avenue, southerly along a portion of the eastern property line of 593 Vanderbilt Avenue and the eastern property lines of 593½ to 601 Vanderbilt Avenue, aka 651 Bergen Street, continuing southerly across Bergen Street to its southern curblin, westerly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 603 Vanderbilt Avenue, aka 640 Bergen Street, southerly along the eastern property lines of 603 to 623 Vanderbilt Avenue to the northern curblin of St. Mark's Avenue, westerly along said curblin to a point formed by its intersection with a line extending northerly and across St. Mark's Avenue from the eastern property line of 625 Vanderbilt Avenue, aka 236 St. Mark's Avenue, southerly across St. Mark's Avenue and along the eastern property lines of 625 to 633 Vanderbilt Avenue and a portion of the eastern property line of 635 Vanderbilt Avenue, easterly along the northern property lines of 239 to 277 Prospect Place, northerly along a portion of the western property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place, southerly along a portion of the eastern property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place and the northern property lines of 287 and 289 Prospect Place, southerly along the angled portion of the eastern property lines of 289 and 291 Prospect Place, easterly along the angled northern property lines of 293 to 297 Prospect Place, southerly along a portion of the eastern property line of 297 Prospect Place, easterly along the northern property lines of 299 to 307 Prospect Place, southerly along a portion of the eastern property line of 307 Prospect Place, easterly along the northern property line of 309 Prospect Place, southerly along the eastern property line of 309 Prospect Place and across Prospect Place to its southern curblin, and easterly along said curblin to the point of the beginning.

(On July 22, 2009, the Commission duly advertised August 5, 2009 for a public hearing. On August 5, 2009, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 29

94 GREENWICH STREET HOUSE LANDMARK

CD 1

N 100001 HKM

IN THE MATTER OF a communication dated June 23, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 94 Greenwich Street (aka 14-18 Rector Street) (Block 53, Lot 41), by the Landmarks

Preservation Commission on June 23, 2009 (List No. 414/LP-2218).

For consideration.

No. 30

JOHN PEIRCE RESIDENCE LANDMARK

CD 5

N 100003 HKM

IN THE MATTER OF a communication dated July 1, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the John Peirce Residence, located at 11 East 51st Street (Block 1287, Lot 10), by the Landmarks Preservation Commission on June 23rd, 2009 (List No. 414 /LP- 2327).

For consideration.

No. 31

MOUNT OLIVE FIRE BAPTIZED HOLINESS CHURCH LANDMARK

CD 10

N 100004 HKM

IN THE MATTER OF a communication dated July 1, 2009, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of Mount Olive Fire Baptized Holiness Church, 308 West 122nd Street, (aka 304-308 West 122nd) (Block 1948, Lot 41) by the Landmarks Preservation Commission on June 23, 2009, (List No. 414/LP No. 2320).

For consideration.

BOROUGH OF QUEENS

No. 32

BRIARWOOD PLAZA REZONING

CD 11

C 060551 ZMQ

IN THE MATTER OF an application submitted by Briarwood Organization LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, by establishing within an existing R4 District a C2-2 District bounded by 36th Avenue, a line 150 feet northeasterly of Bell Boulevard, a line 200 feet northwesterly of 38th Avenue, and Bell Boulevard, as shown a diagram (for illustrative purposes only) dated June 1, 2009.

(On July 1, 2009, Supplemental Cal. No. 3, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 23, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 33

GOODHUE PARK

CD 1

C 080192 MMR

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

- the establishment of Goodhue Park in an area generally bounded by Prospect Avenue to the north, Lafayette Avenue to the east, Brighton Avenue to the south, and North Randall Avenue and Allison Park to the west;
- the delineation of a sewer easement/corridor;
- the extinguishment of various record streets;
- and any acquisition or disposition of real property related thereto,

in accordance with Map No. 4210 dated November 15, 2008 and signed by the Borough President.

(On July 1, 2009, Supplemental Cal. No. 4, the Commission scheduled July 22, 2009 for a public hearing. On July 22, 2009, Cal. 24, the hearing was closed.)

For consideration.

No. 34

SERENA COURT

CD 3

N 070304 RAR

IN THE MATTER OF an application submitted by OVAS Building Corp. for the grant of authorizations pursuant to Section 107-64 for removal of trees and Section 107-65 for modification of existing topography to facilitate the development of 21 single- and two-family detached dwellings on Amboy Road (Block 6523, Lots 91, 92, 94, 101 and 103) within the Special South Richmond Development District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 35

46-48 LISPENARD STREET

CD 1

C 040455 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lispenard Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Sections 111-02, 111-101 and 111-102(b)(1) to allow twelve loft dwellings on the 1st through 7th floors of an existing seven-story building that was designed for non-residential use, erected prior to December 15, 1961, and that have since been enlarged, on property located at 46-48 Lispenard Street (Block 194, Lot 26), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B1).

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 August 5, 2009, Cal. No. 5, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 36

COLLEGE POINT CORPORATE PARK DISPOSITION

CD 7

C 090470 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 4208, p/o Lot 1 in the College Point Corporate Park, pursuant to zoning.

(On August 5, 2009, Cal. No. 7, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

POLICE ACADEMY

CD 7

C 090403 PSQ

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 generally bounded by 28th Avenue, Ulmer Street, 31st Avenue, and College Point Boulevard:

BLOCK	LOTS
4301	p/o 1
4321	48
4323	19
4324	1
4325	1
4326	1
4327	p/o 1
4328	p/o 1
4329	1, 7, 10, 75
4359	p/o 1
4358	p/o 1
4357	p/o 1
4356	p/o 30
4354	50

including all portions of the former streets located within the boundaries of the project site that are shown on the available tax maps (including portions of the following streets which were demapped on City Map 4700 as of February 28, 1977: 124th Street, 125th Street, 126th Street, 127th Street, 128th Street, 129th Street/20th Street, 130th Street/21st Street, 22nd Street) for use as a police academy.

(On August 5, 2009, Cal. No. 6, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 19, 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 Police Department in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the site selection of property related to the Police Academy.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07NYP003Q.

BOROUGH OF BROOKLYN

Nos. 38 & 39

ELDERT LANE RESIDENTIAL DEVELOPMENT

No. 38

CD 5

C 090307 MMK

PUBLIC HEARING:

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

- the establishment and realignment of Eldert Lane between Conduit Boulevard and Sutter Avenue;
- the elimination of a portion of Robert Venable Park;
- the extinguishment of a permanent access easement;
- the adjustment of grades necessitated thereby,

and any acquisition or disposition of real property related thereto all within an area generally bounded by Belmont Avenue, Conduit Boulevard, Forbell Street, Sutter Avenue and Sheridan Avenue, in accordance with Map No. X-2714, dated June 5, 2009, and signed by the Borough President.

(On August 5, 2009, Cal. No. 1, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 5

C 090308 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Eldert Lane Development Ltd. and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18a changing from an R5 District to an R6A District property bounded Belmont Avenue, South Conduit Avenue, Eldert Lane*, Sutter Avenue, as shown on a diagram (for illustrative purposes only) dated June 15, 2009.

*Note: Eldert Lane is proposed to be widened and a portion is proposed to be established

(On August 5, 2009, Cal. No. 2, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CORETTA SCOTT KING APARTMENTS

CD 5

C 090467 HAK

PUBLIC HEARING:

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

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 660 Jerome Street and 741 Barbey Street (Block 4309, Lots 1 and 46) 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 a four-story, 51-unit development, tentatively known as Coretta Scott King Apartments, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

(On August 5, 2009, Cal. No. 3, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CARROLL GARDENS REZONING

CD 6

C 090462 ZMK

PUBLIC HEARING:

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

1. eliminating from within an existing R6 District a C1-3 District bounded by:
 - a. Kane Street, a line 100 feet southeasterly of Columbia Street, Degraw Street, a line 150 feet southeasterly of Columbia Street, a line midway between Sackett Street and Union Street, Hick Street (westerly portion), a line midway between Union Street and President Street, a line 150 feet southeasterly of Columbia Street, Carroll Street, and Columbia Street;
 - b. Sackett Street, a line 150 feet southeasterly of Henry Street, a line midway between Union Street and President Street, Hicks Street (easterly portion), Union Street, and a line 150 feet northwesterly of Henry Street;
 - c. Degraw Street, Court Street, Warren Street, a line 150 feet southeasterly of Court Street, President Street, Court Street, 1st Place, a line 150 feet southeasterly of Court Street, Luquer Street, Court Street, 4th Place, and a line 150 feet northwesterly of Court Street;
 - d. Warren Street, a line 150 feet southeasterly of Smith Street, Butler Street, and a line 150 feet northwesterly of Smith Street, and
 - e. Warren Street, Hoyt Street, Douglass Street, and a line 150 feet northwesterly of Hoyt Street;
2. eliminating from within an existing R6 District a C2-3 District bounded by:
 - a. Sackett Street, Columbia Street, Carroll Street, a line 150 feet southeasterly

- of Columbia Street, Woodhull Street, Columbia Street, Summit Street, a line 100 feet northwesterly of Columbia Street, Union Street, a line 150* feet northwesterly of Columbia Street, a line midway between Sackett Street and Union Street, and a line 100 feet northwesterly of Columbia Street;
- b. Butler Street, a line 150 feet southeasterly of Smith Street, President Street, and a line 150 feet northwesterly of Smith Street;
 - c. a line 100 feet southwesterly of 3rd Street, a line 100 feet southeasterly of Smith Street, a line midway between 4th Street and 5th Street, and Smith Street;
 - d. 4th Place, Court Street, Nelson Street, a line 150 feet southeasterly of Court Street, Huntington Street, Court Street, a line 110 feet northeasterly of West 9th Street, a line 65 feet southeasterly of Court Street, West 9th Street, a line 100 feet southeasterly of Court Street, a line midway between Garnet Street and Centre Street, a line 275 feet northwesterly of Smith Street, Centre Street, Hamilton Avenue (northeast portion), Court Street, Garnet Street, Hamilton Avenue (northeast portion), a line 100 feet northeasterly of Garnet Street, a line 100 feet northwesterly of Court Street, Huntington Street, and a line 150 feet northwesterly of Court Street;
 - e. Huntington Street, a line perpendicular to the southwesterly street line of Huntington Street distant 115 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huntington Street and the northeasterly street line of Hamilton Avenue (northeast portion), a line midway between Huntington Street and West 9th Street, a line perpendicular to the northeasterly street line of West 9th Street distant 85 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 9th Street and the northeasterly street line of Hamilton Avenue (northeast portion), and Hamilton Avenue (northeast portion); and
 - f. a line 105 feet northeasterly of West 9th Street, Smith Street, Garnet Street, and a line 80 feet northwesterly of Smith Street;
3. changing from an R6 District to an R6A District property bounded by:
 - a. Kane Street, Tiffany Place, Degraw Street, a line 100 feet southeasterly of Columbia Street, Woodhull Street, Columbia Street, Union Street, a line 150 feet northwesterly of Columbia Street, a line midway between Sackett Street and Union Street, a line 100 feet northwesterly of Columbia Street, Sackett Street, and Columbia Street
 - b. Degraw Street, a line 100 feet southeasterly of Henry Street, Union Street, Henry Street, President Street, a line 100 feet southeasterly of Henry Street, Carroll Street, Henry Street, a line 75 feet northeasterly

of Carroll Street, a line 100 feet northwesterly of Henry Street, President Street, Brooklyn-Queens Connecting Highway, Union Street, a line 100 feet northwesterly of Henry Street, a line midway between Degraw Street and Sackett Street, and Henry Street; and

- c. Warren Street, a line 100 feet southeasterly of Court Street, Butler Street, a line 80 feet southeasterly of Court Street, President Street, Court Street, Carroll Street, a line 50 feet southeasterly of Court Street, 1st Place, a line 100 feet southeasterly of Court Street, a line 100 feet northeasterly of 2nd Place, a line 50 feet southeasterly of Court Street, 3rd Place, a line 80 feet southeasterly of Court Street, 4th Place, a line 100 feet southeasterly of Court Street, Nelson Street, a line 80 feet southeasterly of Court Street, Huntington Street, Smith Street, West 9th Street, a line 100 feet southeasterly of Court Street, a line midway between Garnet Street and Centre Street, a line 275 feet northwesterly of Smith Street, Centre Street, Hamilton Avenue (northeast portion), a line 80 feet northwesterly of Court Street, West 9th Street, a line 125 feet northwesterly of Court Street, a line midway between Huntington Street and West 9th Street, a line 80 feet northwesterly of Court Street, Luquer Street, a line 50 feet northwesterly of Court Street, 4th Place, a line 80 feet northwesterly of Court Street, a line midway between 3rd Place and 4th Place, Court Street, 3rd Place, a line 50 feet northwesterly of Court Street, a line midway between 1st Place and 2nd Place, Clinton Street, 1st Place, a line 80 feet northwesterly of Clinton Street, a line 50 feet southwestly of Degraw Street, Clinton Street, Degraw Street, a line 100 feet southeasterly of Clinton Street, Sackett Street, a line 190 feet southeasterly of Clinton Street, Union Street, a line 100 feet southeasterly of Clinton Street, President Street, a line 265 feet southeasterly of Clinton Street, a line midway between President Street and Carroll Street, a line 100 feet southeasterly of Clinton Street, a line midway between Carroll Street and 1st Place, a line 50 feet northwesterly of Court Street, Carroll Street, a line 100 feet northwesterly of Court Street, a line midway between President Street and Carroll Street, a line 50 feet northwesterly of Court Street, President Street, a line 100 feet northwesterly of Court Street, Degraw Street, and Court Street;
4. changing from an R6 District to an R6B District property bounded by:
- a. Warren Street, a line 150 feet southeasterly of Columbia Street, Baltic Street, Hicks Street (easterly portion), Kane Street, and Columbia Street;
 - b. Union Street, Columbia Street, Summit Street, a line 100 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line 200 feet northwesterly of Columbia Street, Summit Street, a line 350 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line 260 feet

northwesterly of Columbia Street, Carroll Street, a line 240 feet northwesterly of Columbia Street, a line midway between President Street and Carroll Street, a line 367 feet northwesterly of Columbia Street, President Street, a line 350 feet northwesterly of Columbia Street, a line midway between Union Street and President Street, a line 120 feet northwesterly of Columbia Street, a line 130 feet northeasterly of President Street, and a line 100 feet northwesterly of Columbia Street,

- c. Degraw Street, Henry Street, a line midway between Degraw Street and Sackett Street, a line 100 feet northwesterly of Henry Street, Union Street, Brooklyn-Queens Connecting Highway, President Street, a line 100 feet northwesterly of Henry Street, a line 75 feet northeasterly of Carroll Street, Henry Street, Carroll Street, a line 100 feet southeasterly of Henry Street, President Street, Henry Street, Union Street, a line 100 feet southeasterly of Henry Street, Degraw Street, Clinton Street, a line 50 feet southwesterly of Degraw Street, a line 80 feet northwesterly of Clinton Street, 1st Place, Clinton Street, a line midway between 1st Place and 2nd Place, a line 50 feet northwesterly of Court Street, 3rd Place, Court Street, a line midway between 3rd Place and 4th Place, a line 80 feet northwesterly of Court Street, 4th Place, a line 50 feet northwesterly of Court Street, Luquer Street, a line 80 feet northwesterly of Court Street, a line midway between Huntington Street and West 9th Street, a line 125 feet northwesterly of Court Street, West 9th Street, a line 80 feet northwesterly of Court Street, Hamilton Avenue (northeast portion), Clinton Street, Hamilton Avenue (northeast portion), Henry Street, Coles Street, Hamilton Avenue (northeast portion), Hicks Street (westerly portion), Woodhull Street, and a line 100 feet southeasterly of Columbia Street;
- d. Degraw Street, a line 100 feet northwesterly of Court Street, President Street, a line 50 feet northwesterly of Court Street, a line midway between President Street and Carroll Street, a line 100 feet northwesterly of Court Street, Carroll Street, a line 50 feet northwesterly of Court Street, a line midway between Carroll Street and 1st Place, a line 100 feet southeasterly of Clinton Street, a line midway between President Street and Carroll Street, a line 265 feet southeasterly of Clinton Street, President Street, a line 100 feet southeasterly of Clinton Street, Union Street, a line 190 feet southeasterly of Clinton Street, Sackett Street, and a line 100 feet southeasterly of Clinton Street;
- e. Warren Street, Hoyt Street, Douglass Street, Bond Street, 3rd Street, Hoyt Street, a line midway between 3rd Street and 4th Street, a line perpendicular to the northeasterly street line of 4th Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4th Street and the northwesterly street line of Hoyt Street, 4th Street, a line perpendicular

to the northeasterly street line of 5th Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5th Street and the northwesterly street line of Hoyt Street, a line midway between 4th Street and 5th Street, Smith Street, Huntington Street, a line 80 feet southeasterly of Court Street, Nelson Street, a line 100 feet southeasterly of Court Street, 4th Place, a line 80 feet southeasterly of Court Street, 3rd Place, a line 50 feet southeasterly of Court Street, a line 100 feet northeasterly of 2nd Place, a line 100 feet southeasterly of Court Street, 1st Place, a line 50 feet southeasterly of Court Street, Carroll Street, Court Street, President Street, a line 80 feet southeasterly of Court Street, Butler Street, and a line 100 feet southeasterly of Court Street; and

- f. West 9th Street, Smith Street, Garnet Street, a line 100 feet northwesterly of Smith Street, a line midway between Garnet Street and Centre Street, and a line 100 feet southeasterly of Court Street;
5. changing from an R6 District to an R7A District property bounded by Kane Street, Hicks Street (easterly portion), Degraw Street, and Tiffany Place;
 6. establishing within a proposed R6A District a C2-4 District bounded by:
 - a. Kane Street, a line 100 feet southeasterly of Columbia Street, Woodhull Street, Columbia Street, Union Street, a line 150 feet northwesterly of Columbia Street, a line midway between Sackett Street and Union Street, a line 100 feet northwesterly of Columbia Street, Sackett Street, and Columbia Street;
 - b. a line midway between Degraw Street and Sackett Street, Henry Street, Sackett Street, a line 100 feet southeasterly of Henry Street, Union Street, Henry Street, a line 100 feet southwesterly of Union Street, and a line 100 feet northwesterly of Henry Street;
 - c. Union Street, a line 120 feet southeasterly of Hicks Street, President Street, and Hicks Street (easterly portion);
 - d. Warren Street, a line 100 feet southeasterly of Court Street, Butler Street, a line 80 feet southeasterly of Court Street, President Street, Court Street, Carroll Street, a line 50 feet southeasterly of Court Street, 1st Place, a line 100 feet southeasterly of Court Street, a line 100 feet northeasterly of 2nd Place, a line 50 feet southeasterly of Court Street, 3rd Place, a line 80 feet southeasterly of Court Street, 4th Place, a line 100 feet southeasterly of Court Street, Luquer Street, Court Street, Nelson Street, a line 80 feet southeasterly of Court Street, Huntington Street, Court Street, a line 110 feet northeasterly of West 9th Street, a line 65 feet southeasterly of Court Street, West 9th Street, a line 100 feet southeasterly of Court Street, a line midway between Garnet Street and

Centre Street, a line 275 feet northwesterly of Smith Street, Centre Street, Hamilton Avenue (northeast portion), Court Street, Garnet Street, a line 80 feet northwesterly of Court Street, West 9th Street, a line 125 feet northwesterly of Court Street, a line midway between Huntington Street and West 9th Street, a line 80 feet northwesterly of Court Street, Luquer Street, a line 50 feet northwesterly of Court Street, 4th Place, a line 80 feet northwesterly of Court Street, a line midway between 3rd Place and 4th Place, Court Street, 3rd Place, a line 50 feet northwesterly of Court Street, Carroll Street, a line 100 feet northwesterly of Court Street, a line midway between President Street and Carroll Street, a line 50 feet northwesterly of Court Street, President Street, a line 100 feet northwesterly of Court Street, Degraw Street, and Court Street; and

- e. a line 105 feet northeasterly of West 9th Street, Smith Street, West 9th Street, and a line 80 feet northwesterly of Smith Street;
7. establishing within a proposed R6B District a C2-4 District bounded by:
- a. Union Street, Columbia Street, Summit Street, and a line 100 feet northwesterly of Columbia Street;
 - b. a line midway between Sackett Street and Union Street, Hicks Street (westerly portion), a line midway between Union Street and President Street, and a line 100 feet southeasterly of Columbia Street;
 - c. Degraw Street, Henry Street, a line midway between Degraw Street and Sackett Street, and a line 100 feet northwesterly of Henry Street;
 - d. Union Street, a line 100 feet southeasterly of Henry Street, a line 100 feet southwesterly of Union Street, and Henry Street;
 - e. Carroll Street, a line 100 feet southeasterly of Henry Street, a line midway between Carroll Street and 1st Place, and Henry Street;
 - f. Summit Street, a line 100 feet southeasterly of Hicks Street (easterly portion), Woodhull Street, and Hicks Street (easterly portion);
 - g. Huntington Street, a line perpendicular to the southwesterly street line of Huntington Street distant 115 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huntington Street and the northeasterly street line of Hamilton Avenue (northeast portion), a line midway between Huntington Street and West 9th Street, a line perpendicular to the northeasterly street line of West 9th Street distant 85 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 9th Street and the northeasterly street line of Hamilton Avenue (northeast portion), and Hamilton Avenue (northeast portion);

- h. a line 100 feet northeasterly of Garnet Street and its northwesterly prolongation, a line 80 feet northwesterly of Court Street, Garnet Street, and Hamilton Avenue (northeast portion);
- i. West 9th Street, Smith Street, Garnet Street, and a line 80 feet northwesterly of Smith Street;
- j. Warren Street, a line 100 feet southeasterly of Smith Street, Baltic Street, a line 80 feet southeasterly of Smith Street, 2nd Street, a line 50 feet southeasterly of Smith Street, 3rd Street, a line perpendicular to the southwesterly street line of 3rd Street distant 50 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 3rd Street and the southeasterly street line of Smith Street, a line 80 feet southwesterly of 3rd Street, a line perpendicular to the northeasterly street line of 4th Street distant 80 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4th Street and the southeasterly street line of Smith Street, 4th Street, a line 100 feet southeasterly of Smith Street, a line midway between 4th Street and 5th Street, Smith Street, 2nd Place, a line 100 feet northwesterly of Smith Street, a line midway between 1st Place and 2nd Place, Smith Street, President Street, a line 100 feet northwesterly of Smith Street, a line midway between Union Street and President Street, a line 50 feet northwesterly of Smith Street, Union Street, a line 80 feet northwesterly of Smith Street, Sackett Street, a line 50 feet northwesterly of Smith Street, Butler Street, and a line 100 feet northwesterly of Smith Street; and
- k. Warren Street, Hoyt Street, Douglass Street, a line 80 feet northwesterly of Hoyt Street, Butler Street, and a line 50 feet northwesterly of Hoyt Street;

as shown on a diagram (for illustrative purposes only) dated June 1, 2009.

* Note: The area between 100 feet and 150 feet northwesterly of Columbia Street and northeasterly of Union Street, is proposed to be rezoned by establishing a C2-3 District within the existing R6 District under a related application C 070504 ZMK.

(On August 5, 2009, Cal. No. 4, the Commission scheduled August 19, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

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

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

V. CITY PLANNING COMMISSION 2010 SCHEDULE OF MEETINGS
January 1 to June 30

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

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

VI. CITY PLANNING COMMISSION 2010 SCHEDULE OF MEETINGS
July 1 to December 31

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

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