

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 13, 2011
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	N 110261 BDX	10, 11	WESTCHESTER SQUARE BID	Scheduled to be Heard 4/27/11
2	C 110169 PPK	2	BROOKLYN NAVY YARD	" "
3	C 070210 ZMQ	7	SOLOW CENTER	" "
4	C 080440 MMQ	14	ALMEDA AVENUE	" "
5	C 080482 ZMR	3	WOODROW PLAZA	" "
6	N 080483 ZRR	3	" "	" "
7	N 110239 ZAK	13	CONY ISLAND HOSPITAL	Authorization Approved
8	C 100267 ZSM	2	101 SPRING STREET	Favorable Report Adopted
9	N 110193 ZRM	1	LOWER MANHATTAN ARCADES TEXT AMENDMENT	" "
10	N 110038 RAR	3	CHARLESTON TOWERS	Authorization Approved
11	C 110043 ZSM	2	59-61 THOMPSON STREET	Hearing Closed
12	N 110176 ZRM	4	WEST CLINTON REZONING	" "
13	C 110177 ZMM	4	" "	" "
14	C 100342 ZMQ	13	LINDEN BOULEVARD	" "
15	C 110031 ZSQ	1	HANAC PARKING GARAGE	" "
16	C 110166 ZMQ	1	" "	" "

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

MEETING ADJOURNED AT: 12:45 P.M.

Note: Vice Chair Knuckles was not present for the votes.

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

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 13, 2011

**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. 7]

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

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) 720-3370.

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.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- ANNA HAYES LEVIN**
- 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 April 27, 2011 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

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 _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address: _____ Title: _____

APRIL 13, 2011

APPROVAL OF MINUTES OF the Regular Meeting of March 30, 2011

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, APRIL 27, 2011**

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

BOROUGH OF THE BRONX

No. 1

WESTCHESTER SQUARE BID

CD 10 & 11

N 110261 BDX

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Westchester Square Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Westchester Square Business Improvement District.

Resolution for adoption scheduling April 27, 2011 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

BROOKLYN NAVY YARD

CD 2

C 110169 PPK

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the Brooklyn Navy Yard Development Corporation (BNYDC) of city-owned property located in the

Brooklyn Navy Yard at 63 Flushing Avenue, Unit 300, (Block 2023, Lots 1 and 150), Community District 2, pursuant to zoning.

Resolution for adoption scheduling April 27, 2011 for a public hearing.

BOROUGH OF QUEENS

No. 3

SOLOW CENTER

CD 7

C 070210 ZMQ

IN THE MATTER OF an application submitted by Mark E. Solow pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a:

1. changing from an M1-1 District to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street; and
2. establishing within the proposed R6 District a C2-2 District bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the conditions of CEQR Declaration E-269.

Resolution for adoption scheduling April 27, 2011 for a public hearing.

No. 4

ALMEDA AVENUE

CD 14

C 080440 MMQ

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

- the establishment of Alameda Avenue between Barbadoes Drive and the United States Pierhead and Bulkhead Line;
- the delineation of a sewer easement; and
- the extinguishment of a portion of record street,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5006, dated June 15, 2010 and signed by the Borough President.

Resolution for adoption scheduling April 27, 2011 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 5 & 6

WOODROW PLAZA

No. 5

CD 3

C 080482 ZMR

IN THE MATTER OF an application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33a, by establishing within an existing R3X District a C2-2 District bounded by a line 100 feet southerly of the former southerly street line of Spar Avenue, a line 440 feet easterly of Rossville Avenue, Woodrow Road and Rossville Avenue, as shown in a diagram (for illustrative purposes only) dated February 28, 2011.

Resolution for adoption scheduling April 27, 2011 for a public hearing.

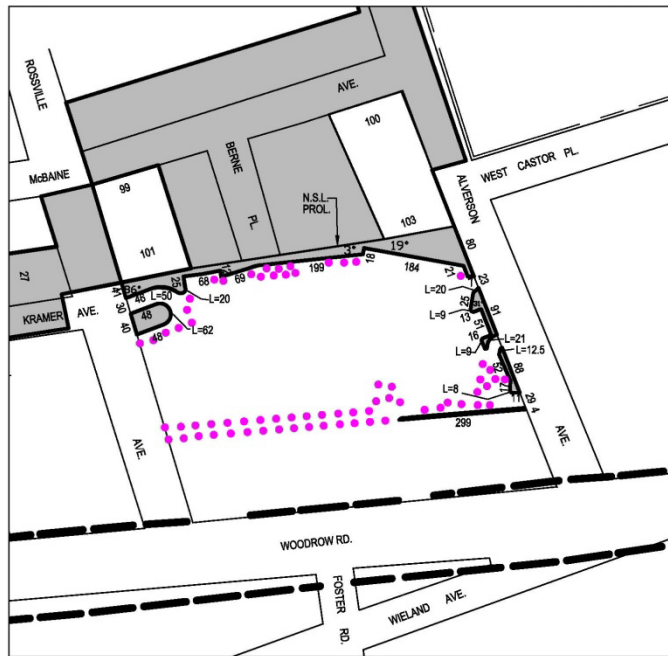
No. 6

CD 3

N 080483 ZRR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7), Appendix A, relating to the modification of designated open space boundaries.



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
CHANGE IN DESIGNATED OPEN SPACE
ON THE SOUTH RICHMOND SPECIAL DISTRICT PLAN
35a
BOROUGH OF
STATEN ISLAND
SCALE IN FEET

- NOTE:
- The areas enclosed by the dotted lines is changed within the Special South Richmond Development District.
 - Indicates area of designated open space network.

Resolution for adoption scheduling April 27, 2011 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 7

CONEY ISLAND HOSPITAL

CD 13

N 110239 ZAK

IN THE MATTER OF an application submitted by Coney Island Hospital for the grant of an authorization pursuant to Section 113-42 of the Zoning Resolution to allow an enlargement that exceeds the bulk limitations of Section 113-11 (Special Bulk Regulations for Community Facilities) in connection with a proposed 7,590 square-foot, 1-story emergency room expansion of an existing hospital building, on property located at 2601 Ocean Parkway (Block 7239, Lot 1) in an R4 District, within the Special Ocean Parkway District.

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

For consideration.

BOROUGH OF MANHATTAN

No. 8

101 SPRING STREET

CD 2

C 100267 ZSM

IN THE MATTER OF an application submitted by the Judd Foundation 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 42-11 (Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A, and 12B) and 42-14(D)(2)(b) (Special uses in M1-5A and M1-5B Districts) to allow a non-profit institution without sleeping accommodations (Use Group 4A) within an existing 5-story building on property located at 101 Spring Street (Block 498, Lot 27), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

(On March 2, 2011, Cal. No. 1, the Commission scheduled March 16, 2011 for a public hearing. On March 16, 2011, Cal. No 11, the hearing was continued. On March 30, 2011, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 9

LOWER MANHATTAN ARCADES TEXT AMENDMENT

CD 1

N 110193 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 arcades within the Special Lower Manhattan District.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of March 30, 2011 (Cal. No. 19) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On March 16, 2011, Cal. No. 1, the Commission scheduled March 30, 2011 for a public hearing. On March 30, 2011, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 10

CHARLESTON TOWERS

CD 3

N 110038 RAR

IN THE MATTER OF an application submitted by 65 Androvette Street, LLC 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 a 81 dwelling unit, age-restricted residential building with a community facility in the cellar at 55 Androvette Street (Block 7407, Lots 1, 80 & 82) 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. 11

59-61 THOMPSON STREET

CD 2

C 110043 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Kissling Realty Advisors pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses on portions of the ground floor and cellar of an existing six-story building, on property located at 59-61 Thompson Street (Block 489, Lot 36), in an M1-5B District.

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

(On March 30, 2011, Cal. No. 1, the Commission scheduled April 13, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 12 & 13

WEST CLINTON REZONING

No. 12

CD 4

N 110176 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York City Department of City Planning and Manhattan Community Board 4 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

IX, Chapter 6 (Special Clinton District), Article I, Chapter 4 (Sidewalk Café Regulations), and Appendix F,

Matter in underline is new, to be added;

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

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

*** indicates where unchanged text appears in the Resolution

* * *

Article 1 – General Provisions

* * *

**Chapter 4
Sidewalk Cafe Regulations**

* * *

**14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Manhattan		
125 th Street District	Yes	Yes
Battery Park City District	Yes	Yes
Clinton District	Yes <u>No</u>	Yes
Limited Commercial District	No	No*
Lincoln Square District	No	Yes
Little Italy District	No	Yes
Lower Manhattan District	No	Yes**
Manhattanville Mixed Use District	No***	Yes

Transit Land Use District	Yes	Yes
Tribeca Mixed Use District	Yes	Yes
United Nations Development District	No	Yes

* #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

** #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

*** Enclosed sidewalk cafes are allowed in Subdistrict B

* * *

Article IX - Special Purpose Districts

**Chapter 6
Special Clinton District**

* * *

**96-10
PRESERVATION AREA**

* * *

**96-104
Height and setback regulations**

The underlying height and setback regulations shall not apply, except as set forth in Sections 23-62 or 33-42 (Permitted Obstructions), as applicable. In lieu thereof, the height and setback provisions of this Section shall apply to all ~~#developments# and #enlargements#~~ #buildings or other structures#. All height shall be measured from #curb level#.

(a) Street wall location

For #zoning lots# with #wide street# frontage, ~~the #street walls# of a #building or other structure#~~ shall be located on the #wide street line# and extend along the entire #wide street# frontage of the #zoning lot#. For #corner lots# with #narrow street# frontage, ~~the #street walls# of the #building#~~ shall be located on and extend along the #narrow street line# within 50 feet of the #wide street#.

For #zoning lots# with #narrow street# frontage, #street walls# shall be located on the #street line# and extend along the entire #narrow street# frontage of the #zoning lot#

beyond 50 feet of a #wide street#. However, where the #street wall# of an adjacent #building# fronting on the same #narrow street line# is located within 10 feet of the #street line#, the #street wall# of the #building# may be aligned with the #street wall# of the adjacent #building# for a distance of not less than 20 feet measured horizontally from the side wall of such #building#. The portion of a #zoning lot# that is located between a #street wall# and the #street line#, pursuant to the optional #street wall# location provisions of this paragraph, (a), shall be maintained at the same elevation as the adjoining sidewalk. In addition, such portion of a #zoning lot# shall be planted, except at the entrances to and exits from the #building#, or adjacent to #commercial uses# fronting on the #street#.

(b) Permitted recesses

Ground floor recesses up to three feet deep shall be permitted for access to building entrances. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no such recesses are within 30 feet of the intersection of two #street lines#.

(c) Building height

Within 100 feet of a #wide street#, the #street wall# of a #building or other structure# shall rise without setback to a minimum height of 50 feet or the height of the #building#, whichever is less, and a maximum height of 66 feet. A setback shall be provided for all portions of #buildings# that exceed a height of 66 feet. Such setbacks shall be provided at a height not lower than 50 feet and not higher than 66 feet, and shall have a minimum depth of 10 feet, measured from any #street wall# facing a #wide street#, and a minimum depth of 15 feet, measured from any #street wall# facing a #narrow street#. No #building or other structure# shall exceed a height of 85 feet. Beyond 100 feet of a #wide street#, no #building or other structure# shall exceed a height of seven #stories# or 66 feet, whichever is less.

However, the City Planning Commission, by special permit, may modify the special height and setback regulations ~~restrictions~~ set forth in this Section for any #development# or #enlargement# ~~on such #zoning lots#~~. As a condition for such modification, the Commission shall find that the distribution of ~~the~~ #bulk# of the #development# or #enlargement# permits adequate access of light and air to surrounding #streets# and properties and that the maximum height ~~of such~~ #development# or #enlargement# does not exceed 99 feet beyond 100 feet of a #wide street#, and 115 feet within 100 feet of a #wide street#.

* * *

**96-30
OTHER AREAS**

In Area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this ~~Chapter~~ Section inclusive.

96-31

Special Regulations in R8 Districts

(a) In R8 Districts, other than R8A Districts, in ~~Other Areas west of Tenth Avenue Western Subarea C2, including #Commercial Districts# mapped within such R8 Districts,~~ the following special regulations shall apply:

~~(a)~~ (1) the provisions of Sections 96-101 (Floor area regulations) and 96-104 (Height regulations) shall apply to all #buildings or other structures# ~~developments# and #enlargements#;~~ and

~~(b)~~ (2) the provisions of Section 96-102 (Lot coverage regulations) shall apply to all #building or other structures# ~~#developments# and #enlargements#~~, except that for all portions of a #zoning lot# located in ~~an Other Areas~~ and more than 100 feet from the #street line# of a #wide street#, the maximum #lot coverage# shall not exceed 70 percent of the portion of the #zoning lot# in ~~the Other Areas~~.

(b) In R8A Districts in Western Subarea C2, including #Commercial Districts# mapped within such R8A Districts, the following special regulations shall apply:

(1) Inclusionary Housing Program

R8A Districts in Other Areas, west of Tenth Avenue, shall be #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

(2) Maximum #floor area ratio#

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed a base #floor area ratio# of 5.4, except that such base #floor area ratio# may be increased to a maximum #floor area ratio# of 7.2, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

96-32

Special Regulations in R9 Districts

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all #buildings or other structures#. In #commercial districts# mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) for C2-7A Districts shall apply to all #buildings or other structures#. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and #commercial districts# mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

(a) Inclusionary Housing Program

R9 Districts in Other Areas, west of Tenth Avenue, shall be #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

(b) Maximum #floor area ratio#

Within such #Inclusionary Housing designated area#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed a base #floor area ratio# of 6.0, except that such base #floor area ratio# may be increased to a maximum #floor area ratio# of 8.0, through the provision of #affordable housing#, pursuant to the regulations relating to #Inclusionary Housing designated areas# in Section 23-90.

96-33

Special Regulations in M2-4 Districts

96-331

Adult establishments

The provisions of Section 52-77 (Termination of Adult Use Establishments) shall not apply to any #adult establishment# that located within the #Special Clinton District# after October 25, 1995, and prior to [Date of CPC Approval], and which, as of [Date of CPC Approval], and [Date of City Council Approval], was an existing #use# and conformed to all provisions of Section 42-01 (Special Provisions for Adult Establishments) applicable to M2-4 Districts.

96-332

Height and setback

In M2-4 Districts in Western Subarea C2, the underlying height and setback regulations shall apply as modified by the following special bulk regulations.

For all #buildings or other structures#, the #street wall# of a #building# shall rise without setback to a minimum base height of 50 feet or the height of the #building#, whichever is less, and a maximum base height of 95 feet. No portion of a #building# shall exceed a height of 135 feet and no #sky exposure plane# shall apply.

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height.

On #narrow street# beyond 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of the #zoning lot#, up to at least the minimum base height.

Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except that, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

* * *

96-81

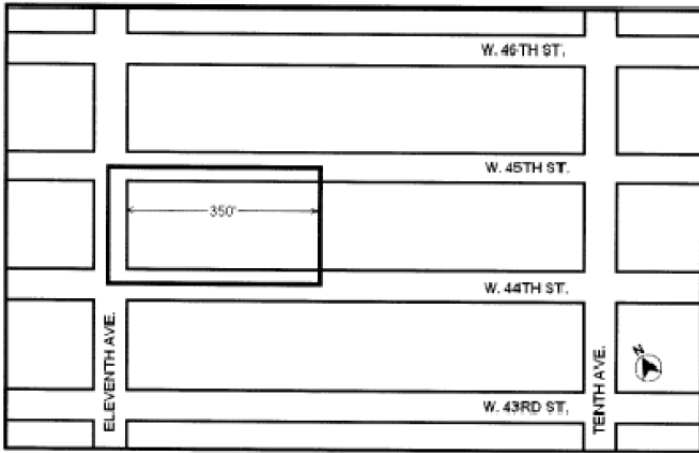
R10 Districts

96-82

R10 Inclusionary Housing Designated Area

The R10 Districts in Excluded Areas ~~the area shown on the map in this Section~~ shall be an #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District. The provisions of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply.

<DELETE MAP. No IZ map required>



96-81 82
C6-3X Designated Districts

(a) Inclusionary Housing Program

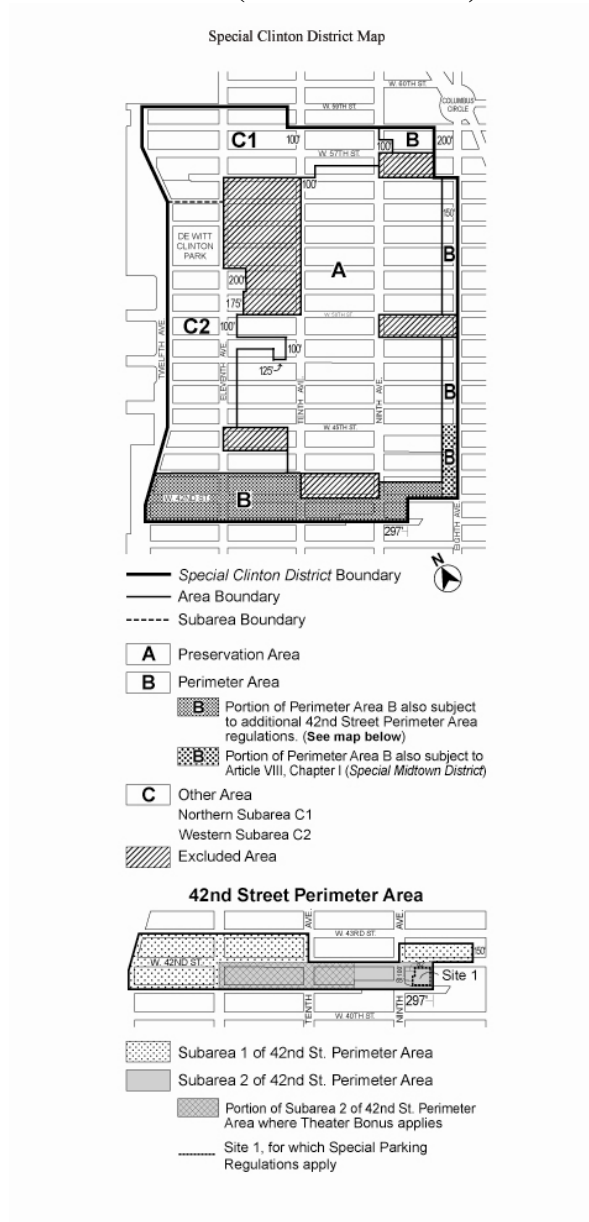
~~Where the designated district is C6-3X Districts within the Excluded Areas, such district shall be an #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.~~

(b) Maximum #floor area ratio#

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# of 6.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 9.0, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

* * *

**Appendix A
SPECIAL CLINTON DISTRICT MAP (REVISED MAP)**



* * *

APPENDIX F
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 the #bulk# regulations of such #Residence Districts#.

* * *

In addition, the following special purpose districts contain #Inclusionary Housing designated areas#, as set forth within the special purpose district:

Special 125th Street District – see Section 97-421 (Inclusionary Housing)

Special Clinton District – see Sections ~~96-81 (C6-3X Designated District) and 96-82 (R10 Inclusionary Housing Designated Area)~~ 96-31 (Special Regulations in R8 Districts) paragraph (b), 96-32 (Special Regulations in R9 Districts), 96-81 (R10 Districts) and 96-82 (C6-3X Districts)

Special Coney Island District – see Section 131-321 (Special floor area regulations for residential uses)

Special Downtown Jamaica District – see Section 115-211 (Special Inclusionary Housing Regulations)

Special Garment Center District – see Section 93-23 (Modifications of Inclusionary Housing Program)

(On March 30, 2011, Cal. No. 2, the Commission scheduled April 13, 2011 for a public hearing which has been duly advertised.)

Close the hearing



No. 13

CD 4

C 110177 ZMM

IN THE MATTER of an application submitted by the NYC Department of City Planning and Manhattan Community Board 4 pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 8c:

1. changing from an M1-5 District to an R8 District property bounded by:
 - a. West 52nd Street, a line 200 feet easterly of Eleventh Avenue, West 51st Street, a line 175 feet easterly of Eleventh Avenue, West 48th Street, a line 450 feet westerly of Tenth Avenue, a line midway between West 46th Street and West 47th Street, a line 500 feet westerly of Tenth Avenue, West 47th Street, and a line 100 feet easterly of Eleventh Avenue; and
 - b. West 46th Street, a line 450 feet westerly of Tenth Avenue, West 45th Street, and a line 100 feet easterly of Eleventh Avenue,
2. changing from an M1-5 District to an R8A District property bounded by:
 - a. West 52nd Street, a line 100 feet easterly of Eleventh Avenue, West 47th Street, and Eleventh Avenue; and
 - b. West 46th Street, a line 100 feet easterly of Eleventh Avenue, West 45th Street, and Eleventh Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 44th Street, the easterly boundary line of a railroad right-of-way, West 43rd Street, and Eleventh Avenue;
4. changing from an M1-5 District to an M2-4 District property bounded by:
 - a. West 52nd Street, Eleventh Avenue, West 51st Street, and a line 150 feet westerly of Eleventh Avenue;
 - b. West 49th Street, Eleventh Avenue, West 47th Street, and Twelfth Avenue; and
 - c. West 47th Street, a line 500 feet westerly of Tenth Avenue, a line midway between West 46th Street and West 47th Street, a line 450 feet westerly of Tenth Avenue, West 46th Street and Eleventh Avenue;
5. changing from an M2-3 District to an M2-4 District property bounded by:
 - a. West 55th Street, Eleventh Avenue, West 52nd Street, a line 150 feet westerly of Eleventh Avenue, West 51st Street, Eleventh Avenue, West 49th Street, and Twelfth Avenue; and
 - b. West 47th Street, Eleventh Avenue, West 43rd Street, Twelfth Avenue, West 45th Street, a line perpendicular to the southerly street line of West 46th Street distant 250 feet easterly (as measured along the street line) from the point of intersection

of the southerly street line of West 46th street and the easterly street line of Twelfth Avenue, West 46th Street, and Twelfth Avenue;

6. changing from an M3-2 District to an M2-4 District property bounded by West 46th Street, a line perpendicular to the southerly street line of West 46th Street distant 250 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 46th street and the easterly street line of Twelfth Avenue, West 45th Street, and Twelfth Avenue;
7. establishing within a proposed R8A District a C2-5 District bounded by:
 - a. West 52nd Street, a line 100 feet easterly of Eleventh Avenue, West 47th Street, and Eleventh Avenue; and
 - b. West 46th Street, a line 100 feet easterly of Eleventh Avenue, West 45th Street, and Eleventh Avenue;
8. establishing within a proposed R9 District a C2-5 District bounded by West 44th Street, a line 100 feet easterly of Eleventh Avenue, West 43rd Street, and Eleventh Avenue; and
9. establishing a Special Clinton District bounded by the northerly street line of West 47th Street and its westerly and easterly prolongations, the easterly street line of Eleventh Avenue and its northerly and southerly prolongations, the southerly street line of West 45th Street and its easterly prolongation, a line 100 feet westerly of Eleventh Avenue, the southerly street line of West 44th Street, a line perpendicular to the southerly street line of West 45th Street distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 45th street and the easterly street line of Twelfth Avenue, the southerly street line of West 45th Street, the easterly street line of Twelfth Avenue, West 43rd Street, and Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the CEQR Declaration E-268.

(On March 30, 2011, Cal. No. 3, the Commission scheduled April 13, 2011 for a public hearing which has been duly advertised.)

Close the hearing

BOROUGH OF QUEENS

No. 14

LINDEN BOULEVARD

CD 13

C 100342 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Jamaica Associates Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19a, by establishing within an existing R3-2 District a C1-3 District bounded by a line 100 feet northerly of Linden Boulevard, a line 90 feet easterly of 226th Street, Linden Boulevard, and 226th Street, as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the conditions of CEQR Declaration E-270.

(On March 30, 2011, Cal. No. 4, the Commission scheduled April 13, 2011 for a public hearing which has been duly advertised.)

Close the hearing



Nos. 15 & 16

HANAC PARKING GARAGE

No. 15

CD 1

C 110031 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by HANAC, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 59 spaces on portions of the ground floor and cellar of an existing mixed use development on property located at 25-03 29th Street (Block 839, Lot 1), in R6, R6/C1-3* and R6A/C1-3 Districts.

* A portion of the property is proposed to be rezoned by establishing a C1-3 District within an existing R6 District under a concurrent related application C 110166 ZMQ.

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

(On March 30, 2011, Cal. No. 5, the Commission scheduled April 13, 2011 for a public hearing which has been duly advertised.)

Close the hearing

No. 16

CD 1

C 110166 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by HANAC, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, establishing within an existing R6 District a C1-3 District bounded by a line 150 feet northeasterly of Astoria Boulevard, 29th Street, a line 100 feet northeasterly of Astoria Boulevard, and a line perpendicular to the northeasterly street line of Astoria Boulevard distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the northwesterly street line of 29th Street, as shown on a diagram (for illustrative purposes only) dated January 24, 2011.

(On March 30, 2011, Cal. No. 6, the Commission scheduled April 13, 2011 for a public hearing which has been duly advertised.)

Close the hearing

IV. CITY PLANNING COMMISSION 2011 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 NEW YEAR'S DAY
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
FEBRUARY			1	2	3 CHINESE NEW YEAR	4	5
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENT'S DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			1	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 PALM SUNDAY	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY OBSERVED	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
JULY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	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
AUGUST	31						
		1 1st DAY RAMADAN	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
SEPTEMBER	28	29	30	31			
					1	2	3
	4	5 LABOR DAY	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
OCTOBER	25	26	27	28	29	30	
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 YOM KIPPUR
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
NOVEMBER	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
	6	7	8 ELECTION DAY	9	10	11 VETERANS' DAY	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
DECEMBER	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
DECEMBER	18	19	20	21	22	23	24
	25	26 HWANZAA BEGINS	27	28 HANUKKAH	29	30	31

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.