

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 7, 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	C 110386 ZMK	2, 6, 7	SPECIAL 4 TH AVENUE ENHANCED COMMERCIAL DISTRICT	Scheduled to be Heard 9/21/11
2	N 110387 ZRK	2, 6, 7	" "	" "
3	C 110260 PQX	1	PHILIP H. MICHAELS DAY CARE CENTER	Favorable Report Adopted
4	C 100310 ZMX	3, 6	CROTONA PARK E./W. FARMS REZONING & TEXT AMENDMENT	" "
5	N 100311 ZRX	3, 6	" "	" "
6	C 100312 ZSX	3	" "	" "
7	C 100313 ZSX	3	" "	" "
8	C 110234 HAX	3	" "	" "
9	C 110297 ZSX	3	" "	" "
10	C 110384 ZMX	12	WILLIAMSBRIDGE/BAYCHESTER REZONING	" "
11	C 080194 ZSM	4	151 WEST 17 TH STREET PARKING GARAGE	Hearing Closed
12	C 110334 ZSM	4	259 10 TH AVENUE	" "
13	C 100469 MMK	13	CONEY ISLAND GRADE CHANGE	" "
14	C 110380 POK	2	ADMIRAL'S ROW PLAZA	" "
15	C 110381 PPK	2	" "	" "
16	C 110382 ZMK	2	" "	" "
17	N 110383 ZRK	2	" "	" "

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:															
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R												
Calendar Numbers:			3	4	5	6	7	8	9	10								
Amanda M. Burden, FAICP, Chair	P		Y	Y	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy, Vice Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y								
Angela M. Battaglia	P		Y	Y	Y	Y	Y	Y	Y	Y								
Rayann Besser	P		Y	Y	Y	Y	Y	Y	Y	Y								
Irwin G. Cantor, P.E.	P		Y	Y	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y	Y	Y	Y								
Betty Y. Chen	P		Y	Y	Y	Y	Y	Y	Y	Y								
Maria M. Del Toro	P		Y	Y	Y	Y	Y	Y	Y	Y								
Nathan Leventhal	P		Y	Y	Y	Y	Y	Y	Y	Y								
Anna Hayes Levin	P		Y	Y	Y	Y	Y	Y	Y	Y								
Orlando Marin	P		AB	AB	AB	AB	AB	AB	AB	AB								
Shirley A. McRae	P		Y	Y	Y	Y	Y	Y	Y	Y								
Karen A. Phillips, Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 11:30 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 7, 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. 17]

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).

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.

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

For Additional Calendar Information: call (212) 720-3370.

B

CITY PLANNING COMMISSION

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

AMANDA M. BURDEN, FAICP, Chair

RICHARD W. EADDY, Vice Chairman

ANGELA M. BATTAGLIA

RAYANN BESSER

IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III

BETTY Y. CHEN

MARIA M. DEL TORO

NATHAN LEVENTHAL

ANNA HAYES LEVIN

ORLANDO MARIN

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 21, 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: _____

SEPTEMBER 7, 2011

APPROVAL OF MINUTES OF the Regular Meeting of August 24, 2011

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, SEPTEMBER 21, 2011**

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

BOROUGH OF BROOKLYN

Nos. 1 & 2

SPECIAL 4TH AVENUE ENHANCED COMMERCIAL DISTRICT

No. 1

CDs 2, 6 & 7

C 110386 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 16c & 16d, by establishing a Special Fourth Avenue Enhanced Commercial District (EC) bounded by a line midway between Atlantic Avenue and Pacific Street, 4th Avenue, Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, the northeasterly boundary line of James J. Byrne Memorial Park and Playground, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue, Borough of Brooklyn, Community Districts 2, 6 and 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

Resolution for adoption scheduling September 21, 2011 for a public hearing.

No. 2

CD 2, 6, 7

N 110387 ZRK

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

City of New York, relating to Article I , Chapters I, II and IV, and Article XIII, Chapter 2, to establish the Special Fourth Avenue Enhanced Commercial District.

Matter in underline is new, to be added;

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

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

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

Article I: General Provisions

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

11-122

Districts established

* * *

Special Purpose Districts

Establishment of the Special 125th Street District

* * *

Establishment of the Special Fourth Avenue Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Fourth Avenue Enhanced Commercial District# is hereby established.

* * *

Chapter 2 - Construction of Language and Definitions

* * *

12-10

Definitions

* * *

Special 125th Street District

* * *

Special Fourth Avenue Enhanced Commercial District

The "Special Fourth Avenue Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2 apply.

* * *

Chapter 4 – Sidewalk Café 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).

* * *

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<u>Fourth Avenue Enhanced Commercial District</u>	<u>No</u>	<u>Yes</u>
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District*	Yes	Yes

Sheepshead Bay District

No

Yes

* #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

Article XIII: Special Purpose Districts

* * *

Chapter 2

Special Fourth Avenue Enhanced Commercial District

ALL TEXT IN ARTICLE XIII, CHAPTER 2 IS NEW

132-00

GENERAL PURPOSES

The #Special Fourth Avenue Enhanced Commercial District#, in the Borough of Brooklyn, 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:

- (a) to enhance the character of the area by ensuring that ground floor space within buildings is occupied by establishments that promote a lively and engaging pedestrian experience along Fourth Avenue;
- (b) to limit the number of curb cuts along Fourth Avenue in order to minimize conflicts between vehicles and pedestrians; and
- (c) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

132-01

Definitions

Ground floor level

For the purposes of this Chapter, “ground floor level” shall mean a #building’s# lowest #story# located within 30 feet of the Fourth Avenue #street wall# of the #building#.

132-10

GENERAL PROVISIONS

The provisions of this Chapter shall apply to all #buildings# with Fourth Avenue #street# frontage.

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

132-20 SPECIAL USE REGULATIONS

The special #use# regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the #use# provisions of this Section:

- (a) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- (b) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

132-21 Special Ground Floor Level Use Requirements in Commercial Districts

In #Commercial Districts#, the following #use# provisions shall apply to the #ground floor level# of a #building#. In addition to these provisions, permitted #uses# shall comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), and 132-40 (SPECIAL PARKING REGULATIONS).

- (a) Mandatory #commercial uses# for a portion of the #ground floor level#

Mandatory #commercial use# regulations shall apply to an area of a #building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's# Fourth Avenue #street wall# and a depth equal to at least 30 feet, as measured from the Fourth Avenue #street wall#. Such an area on the #ground floor level# shall be occupied by

#commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, or 9A.

(b) Remaining portion of #ground floor level#

The remaining portion of the #ground floor level# shall be occupied by any non-#residential use# permitted by the underlying district regulations, except that:

- (1) #residential# lobbies, and an associated vertical circulation core shall be permitted in such remaining area, provided that the #street wall# width of such lobbies shall not exceed 25 feet, as measured along the Fourth Avenue #street line#. In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and
- (2) off-street parking spaces and entrances to such spaces shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).

(c) Location of #ground floor level#

The finished floor of the #ground floor level# shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent Fourth Avenue public sidewalk.

132-22

Special Ground Floor Level Use Requirements in Residence Districts

In #Residence Districts#, all #uses# permitted by the underlying district regulations are permitted on the #ground floor level#, provided such #uses# comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), where applicable, and 132-40 (SPECIAL PARKING REGULATIONS).

132-30

SPECIAL TRANSPARENCY REGULATIONS

The special transparency regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to portions of #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to

transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the transparency provisions of this Section:

- (a) #buildings# located in #Residence Districts# where the #ground floor level# of such #buildings# contains #dwelling units# or #rooming units#; and
- (b) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- (c) any #community facility building# used exclusively for either a #school# or a house of worship.

132-31

Special Ground Floor Level Transparency Requirements

The #ground floor level street wall# shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such #ground floor level street wall# between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the #curb level#, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.

However, where an entrance to an off-street parking facility is permitted on Fourth Avenue in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.

132-40

SPECIAL PARKING REGULATIONS

The provisions of this Section shall apply to all #buildings# with Fourth Avenue #street# frontage.

132-41

Special Location of Parking Spaces Requirements

All off-street parking spaces shall be located within a #completely enclosed building#.

Enclosed, off-street parking spaces shall be permitted on the ground floor of a #building# only where they are located beyond 30 feet of such #building's# Fourth Avenue #street wall#. Entrances to such spaces along Fourth Avenue shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements).

132-42

Special Curb Cut Requirements

For #zoning lots# with frontage along Fourth Avenue and another #street#, curb cuts accessing off-street parking spaces shall not be permitted along Fourth Avenue.

Curb cuts accessing off-street parking spaces shall be permitted on Fourth Avenue only where such curb cut is located on a #zoning lot# that:

- (a) is an #interior lot# fronting along Fourth Avenue;
- (b) existed on (date of adoption);
- (c) has a width of at least 60 feet, as measured along the Fourth Avenue #street line#; and
- (d) has a #lot area# of at least 5,700 square feet.

Resolution for adoption scheduling September 21, 2011 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 3

PHILIP H. MICHAELS DAY CARE CENTER

CD 1

C 110260 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 629 Courtlandt Avenue (Block 2411, Lot 41) for continued use as a child care center.

(On July 27, 2011, Cal. No. 1, the Commission scheduled August 10, 2011 for a public hearing. On August 10, 2011, Cal. No. 17, the hearing was closed.)

For consideration.

Nos. 4-9

CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT

No. 4

CD 3, 6

C 100310 ZMX

IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from an M1-1 District to an R6A District property bounded by a line midway between Longfellow Avenue and Boone Avenue and its northeasterly prolongation, a service exit of Cross Bronx Expressway, Boone Avenue, and East 172nd Street;
2. changing from an M1-1 District to an R7A District property bounded by Boone Avenue, a service exit of Cross Bronx Expressway, a line 200 feet northeasterly of East 174th Street, a line 100 feet southeasterly of Boone Avenue, East 173rd Street, a line 50 feet southeasterly of Boone Avenue, a line 350 feet southwesterly of East 172nd Street,

Sheridan Expressway, Westchester Avenue, Whitlock Avenue, Freeman Street, Boone Avenue, and the former centerline of Boone Avenue;

3. changing from an M1-1 District to an R7X District property bounded by a line 100 feet southeasterly of Boone Avenue, a line 200 feet northeasterly of East 174th Street, a service exit of Cross Bronx Expressway, Sheridan Expressway, East 173rd Street and its southeasterly centerline prolongation;
4. changing from an R7-1 District to an R8X District property bounded by Longfellow Avenue, Boston Road, West Farms Road, a line 250 feet northeasterly of Rodman Place, a line 100 feet southeasterly of Longfellow Avenue and its northeasterly prolongation, a line 100 feet easterly of Longfellow Avenue, and Cross Bronx Expressway;
5. changing from an M1-1 District to an R8X District property bounded by:
 - a. a line 100 feet southeasterly of Longfellow Avenue and its northeasterly prolongation, a line 250 feet northeasterly of Rodman Place, West Farms Road, the southeasterly prolongation of the northeasterly street line of Rodman Place, and a service exit of Sheridan Expressway; and
 - b. a line 50 feet southeasterly of Boone Avenue, East 173rd Street and its southeasterly centerline prolongation, Sheridan Expressway, and a line 350 feet southwesterly of East 172nd Street;
6. establishing within a proposed R6A District a C2-4 District bounded by:
 - a. a line midway between Longfellow Avenue and Boone Avenue and its northeasterly prolongation, a line 100 feet northeasterly of East 174th Street, Boone Avenue, and a line 100 feet southwesterly of East 174th Street;
 - b. a line midway between Longfellow Avenue and Boone Avenue, a line 100 feet northeasterly of East 173rd Street, Boone Avenue and East 173rd Street; and
7. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Boone Avenue, a line 100 feet northeasterly of East 174th Street, a line 100 feet southeasterly of Boone Avenue, and a line 100 feet southwesterly of East 174th Street; and
 - b. Boone Avenue, a line 100 feet northeasterly of East 173rd Street, a line 100 feet southeasterly of Boone Avenue, East 173rd Street, a line 50 feet southeasterly of Boone Avenue, and a line 350 feet southwesterly of East 172nd Street;
8. establishing within a proposed R7X District a C2-4 District bounded by:

- a. a line 100 feet southeasterly of Boone Avenue, a line 100 feet northeasterly of East 174th Street, West Farms Road, and a line 100 feet southwesterly of East 174th Street; and
 - b. a line 100 feet southeasterly of Boone Avenue, a line 100 feet northeasterly of East 173rd Street, West Farms Road, and East 173rd Street; and
9. establishing within a proposed R8X District a C2-4 District bounded by:
- a. Longfellow Avenue, a line 80 feet northeasterly of Rodman Place, a line 100 feet southeasterly of Longfellow Avenue, and Rodman Place;
 - b. a line 70 feet northwesterly of West Farms Road, a line 250 northeasterly of Rodman Place, West Farms Road, and Cross Bronx Expressway; and
 - c. a line 50 feet southeasterly of Boone Avenue, East 173rd Street, West Farms Road, a line 100 feet southwesterly of East 173rd Street, a line 100 feet southeasterly of Boone Avenue, East 172nd Street, West Farms Road, and a line 350 feet southwesterly of East 172nd Street;

as shown in a diagram (for illustrative purposes only) dated May 9, 2011 and subject to the conditions of CEQR Declaration E-277.

(On July 13, 2011, Cal. No. 1, the Commission scheduled July 27, 2011 for a public hearing. On July 27, 2011, Cal. No. 4, the hearing was closed.)

For consideration.

No. 5

CD 3, 6

N 100311 ZRX

IN THE MATTER OF an application submitted by Industco Holdings 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 Appendix F (Inclusionary Housing designated areas) and related Sections pertaining to the establishment of Inclusionary Housing designated areas in Community Districts 3 and 6, and the modification of Section 74-743 (Special provisions for bulk modifications) regarding lot coverage calculations in large-scale general developments within the boundaries of Community District 3, in the Borough of the Bronx.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of July 27, 2011 (Cal. No. 5) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On July 13, 2011, Cal. No. 2, the Commission scheduled July 27, 2011 for a public hearing. On July 27, 2011, Cal. No. 5, the hearing was closed.)

For consideration.

No. 6

CD 3

C 100312 ZSX

IN THE MATTER OF an application submitted by Industco Holdings, 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* of the Zoning Resolution:

- a. to allow the distribution of total allowable floor area, dwelling units and lot coverage without regard for zoning lot line and zoning district boundaries;
- b. allow the location of buildings without regard for the applicable height and setback and court regulations; and
- c. to exclude portions of a building containing permitted or required accessory off-street parking spaces to be excluded from the calculation of lot coverage;

in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street.

* Note: Section 74-743 is proposed to be changed under a concurrent related application (N 100311 ZRX) for a zoning text amendment.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

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 13, 2011, Cal. No. 3, the Commission scheduled July 27, 2011 for a public hearing. On July 27, 2011, Cal. No. 6, the hearing was closed.)

For consideration.

No. 7

CD 3

C 100313 ZSX

IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

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 13, 2011, Cal. No. 4, the Commission scheduled July 27, 2011 for a public hearing. On July 27, 2011, Cal. No. 7, the hearing was closed.)

For consideration.

No. 8

CD 3

C 110234 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1525 West Farms Road (Block 3014, Lot 45) 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 facilitate the disposition of the property to an adjacent leasehold owner for future development of affordable housing.

(On July 13, 2011, Cal. No. 5, the Commission scheduled July 27, 2011 for a public hearing. On July 27, 2011, Cal. No. 8, the hearing was closed.)

For consideration.

No. 9

CD 3

C 110297 ZSX

IN THE MATTER OF an application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to allow residential and non residential uses to be arranged within a building without regard for the use regulation set forth in Section 32-42 (Location within buildings), in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 & 46 and Zoning Lot B, Block 3014, Lots 9, 15 & 45), in R7A/C2-4**, R8X** and R8X/C2-4** Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street.

** Note: The site is proposed to be rezoned from an M1-1 District to R7A/C2-4, R8X and R8X/C2-4 Districts under a concurrent related application (C 100310 ZMX).

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 13, 2011, Cal. No. 6, the Commission scheduled July 27, 2011 for a public hearing. On July 27, 2011, Cal. No. 9, the hearing was closed.)

For consideration.

No. 10***WILLIAMSBRIDGE/BAYCHESTER REZONING*****CD 12****C 110384 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. 1d, 2a, and 2b:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. a line midway between East 234th Street and East 233rd Street, Bussing Avenue, East 233rd Street, and Barnes Avenue;
 - b. a line 100 feet northeasterly of East 233rd Street, Digney Avenue, East 233rd Street, Paulding Avenue, a line midway between East 233rd Street and East 232nd Street, Bronxwood Avenue, East 233rd Street, and Bronxwood Avenue;
 - c. East 228th Street, Bronxwood Avenue, East 226th Street, a line 150 feet southeasterly of Bronxwood Avenue, East 224th Street, a line 100 feet southeasterly of Bronxwood Avenue, a line 100 feet southwesterly of East 224th Street, Bronxwood Avenue, East 224th Street, and a line 150 feet northwesterly of Bronxwood Avenue; and
 - d. line 100 feet northeast of East Gun Hill Road, Laconia Avenue, East Gun Hill Road, and Bronxwood Avenue;

2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. a line midway between East 234th Street and East 233rd Street, Byron Avenue, East 233rd Street, a line 100 feet northwesterly of Barnes Avenue, a line midway between East 233rd Street and East 232nd Street, a line 150 feet southeasterly of White Plains Road, East 230th Street, a line 150 feet northwesterly of White Plains Road, East 233rd Street, and a line 150 feet southeasterly of White Plains Road;
 - b. East 226th Street, the southwesterly and northwesterly boundary line of a playground and its northeasterly prolongation, a line 150 feet southeasterly of White Plains Road, East 224th Street, and a line 150 feet northwesterly of White Plains Road;
 - c. East 227th Street, Laconia Avenue, East 225th Street, a line 250 feet southeasterly of Laconia Avenue, East 224th Street, and a line 150 feet northwesterly of Laconia Avenue;

- d. East Gun Hill Road, Lurting Avenue, a line 100 feet southwesterly of East Gun Hill Road, and Bronxwood Avenue; and
 - e. a line 100 feet northeasterly of East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East Gun Hill Road, and Laconia Avenue;
3. eliminating from within an existing R6 District a C1-2 District bounded by:
- a. East 220th Street, a line 150 feet southeasterly of White Plains Road, East 218th Street and its northwesterly centerline prolongation, a line midway between Willett Avenue and White Plains Road, East 219th Street, and a line 150 feet northwesterly of White Plains Road;
 - b. a line midway between East 212th Street and East 211th Street, a line 150 feet southeasterly of White Plains Road, East Gun Hill Road, and White Plains Road; and Tilden Street, Barnes Avenue, a line 100 feet northeasterly of East Gun Hill Road, Bronxwood Avenue, and East Gun Hill Road;
4. eliminating from within an existing R5 District a C2-2 District bounded by:
- a. East 233rd Street, Bronxwood Avenue, a line midway between East 233rd Street and East 232nd Street, and Bussing Avenue;
 - b. East 230th Street, a line 150 feet southeasterly of White Plains Road, East 226th Street, and a line midway between Lowerre Place and White Plains Road and;
 - c. East 224th Street, a line 150 feet southeasterly of White Plains Road, East 222nd Street, and a line 100 feet northwesterly of White Plains Road; and
5. eliminating from within an existing R6 District a C2-2 District bounded by:
- a. East 224th Street, a line 100 feet northwesterly of White Plains Road, East 222nd Street, a line 150 feet southeasterly of White Plains Road, East 220th and a Street, line 150 feet northwesterly of White Plains Road; and
 - b. East 218th Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of White Plains Road, a line midway between East 212th Street and East 211th Street, White Plains Road, East Gun Hill Road, Willett Avenue, a line 400 feet southwesterly of East 213th Street, a line 100 feet southeasterly of Willett Avenue, East 213th Street, a line 100 feet northwesterly of White Plains Road, and a line midway between White Plains Road and Willett Avenue;

6. changing from an R5 District to an R4 District property bounded by:
- a. a line midway between East 233rd Street and East 232nd Street, a line 100 feet northwesterly of Bronxwood Avenue, a line midway between East 229th Street and East 228th Street, a line 400 feet southeasterly of Barnes Avenue, East 227th Street, Barnes Avenue, a line midway between East 227th Street and East 226th Street, a line 400 feet northwesterly of Barnes Avenue, East 227th Street, a line 500 feet northwesterly of Barnes Avenue, a line midway between East 228th Street and East 227th Street, a line 400 feet northwesterly of Barnes Avenue, a line midway between East 229th Street and East 228th Street, a line 500 feet northwesterly of Barnes Avenue, East 229th Street, a line 200 feet southeasterly of Barnes Avenue, a line midway between East 230th Street and East 229th Street, a line 500 feet southeasterly of Barnes Avenue, East 230th Street, a line 150 feet southeasterly of White Plains Road, East 231st Street, Barnes Avenue, and Bussing Avenue; and excluding property bounded by East 231st Street, a line 250 feet southeasterly of Barnes Avenue, a line midway between East 230th Street and East 231st Street, and Barnes Avenue;
 - b. a line midway between East 226th Street and East 227th Street, a line 150 feet northwesterly of Bronxwood Avenue, East 224th Street, Bronxwood Avenue, East 223rd Street, a line 500 feet northwesterly of Bronxwood Avenue, East 224th Street, a line 100 feet northwesterly of Barnes Avenue, a line midway between East 223rd Street and East 224th Street, a line 150 feet southeasterly of White Plains Road, a line midway between East 224th Street and East 225th Street, a line 500 feet northwesterly of Bronxwood Avenue, East 225th Street, a line 200 feet southeasterly of Barnes Avenue, a line midway between East 226th Street and East 225th Street, Barnes Avenue, East 225th Street, a line 100 feet northwesterly of Barnes Avenue, East 226th Street, and a line 400 feet southeasterly of Barnes Avenue;
 - c. East 227th Street, a line 100 feet northwesterly of Laconia Avenue, East 224th Street; and a line 150 feet northwesterly of Laconia Avenue;
 - d. a line midway between East 225th Street and East 224th Street, a line 340 feet northwesterly of Needham Avenue, East 224th Street, a line 225 feet northwesterly of Needham Avenue, a line midway between East 224th Street and East 223rd Street, a line 100 feet northwesterly of Needham Avenue, East 223rd Street, a line 100 feet northwesterly of Boston Road, a line midway between East 223rd Street and East 222nd Street, Needham Avenue, East 222nd Street, Eastchester Road, a line midway between East 224th Street and East 223rd Street, and a line 675 feet northwesterly of Schieffelin Place; and
 - e. a line 100 feet southeasterly of Boston Road, a line midway between Gunther Avenue and Tiemann Avenue, a line 70 feet northwesterly of Tillotson Avenue, Gunther Avenue, Tillotson Avenue, a line midway between

Wickham Avenue and Gunther Avenue, Givan Avenue, Eastchester Road, a line 100 feet northwesterly of Burke Avenue, a line midway between Corsa Avenue and Fenton Avenue, Givan Avenue, Fenton Avenue, a line 440 feet northwesterly of Givan Avenue, Eastchester Road, a line 70 feet southeasterly of Tillotson Avenue, Mickle Avenue, Tillotson Avenue, and Kingsland Avenue;

7. changing from an R4 District to an R4A District property bounded by:
 - a. a line 100 feet southeasterly of Boston Road, Edson Avenue, the northwesterly boundary line of the MTA New York City Transit right-of-way, the northeasterly prolongation of a line 85 feet northwesterly of Tillotson Avenue, Grace Avenue, a line 210 feet northwesterly of Tillotson Avenue, a line midway between Grace Avenue and Ely Avenue and its southeasterly prolongation, the northwesterly boundary line of the MTA New York City Transit right-of-way, East 222nd Street, a line midway between Ely Avenue and Bruner Avenue, the southwesterly prolongation of a line 170 feet northwesterly of Tillotson Avenue, Ely Avenue, a line 350 feet southeasterly of Boston Road, and a line midway between Grace Avenue and Ely Avenue;
 - b. the southeasterly boundary line of the MTA New York City Transit right-of-way, De Reimer Avenue and its northwesterly centerline prolongation, Tillotson Avenue, a line 100 feet southwesterly of Boller Avenue, a line 250 feet northwesterly of Tillotson Avenue, Boller Avenue, a line 400 feet northwesterly of Tillotson Avenue, a line midway between Boller Avenue and Hunter Avenue, a line perpendicular to the northeasterly street line of Boller Avenue distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tillotson Avenue and the northeasterly street line of Boller Avenue, Boller Avenue, a line perpendicular to the southwesterly street line of Boller Avenue distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tillotson Avenue and the southwesterly street line of Boller Avenue, Palmer Avenue, a line 250 feet southeasterly of Tillotson Avenue, a line midway between Palmer Avenue and De Reimer Avenue, a line 325 feet southeasterly of Tillotson Avenue, De Reimer Avenue, a line 150 feet southeasterly of Tillotson Avenue, a line midway between De Reimer Avenue and Baychester Avenue, a line 100 feet southeasterly of Tillotson Avenue, Baychester Avenue, Tillotson Avenue, and a line midway between De Reimer Avenue and Baychester Avenue and its northwesterly prolongation;
8. changing from an R5 District to an R4A District property bounded by Burke Avenue, Edson Avenue, Hammersley Avenue, and Grace Avenue;
9. changing from an R4 District to an R5 District property bounded by East 228th Street, a line 100 feet northwesterly of Bronxwood Avenue, a line midway between East

- 226th Street and East 227th Street; and a line 150 feet northwesterly of Bronxwood Avenue;
10. changing from an R6 District to an R5 District property bounded by East 222nd Street, a line 100 feet northwesterly of Bronxwood Avenue, East 213th Street, Barnes Avenue, East 215th Street, a line 125 feet southeasterly of Holland Avenue, a line midway between East 215th Street and East 214th Street, Holland Avenue, East 215th Street, a line 350 feet southeasterly of White Plains Road, East 217th Street, a line 230 feet southeasterly of White Plains Road, a line midway between East 218th Street and East 217th Street, and a line 100 feet southeasterly of White Plains Road;
 11. changing from a C8-1 District to an R5 District property bounded by a line 100 feet southwesterly of East Gun Hill Road, a line midway between Lurting Avenue and Laconia Avenue, a line 100 feet northwesterly of Boston Road, a line 100 feet northerly of Burke Avenue, and Lurting Avenue;
 12. changing from an R5 District to an R5A District property bounded by East 226th Street, a line 100 feet northwesterly of White Plains Road, East 225th Street; and a line 150 feet northwesterly of White Plains Road;
 13. changing from a R6 District to an R5A District property bounded by:
 - a. a line midway between East 232nd Street and East 231st Street, a line 180 feet northwesterly of White Plains Road, a line midway between East 231st Street and East 230th Street, a line 150 feet northwesterly of White Plains Road, East 230th Street, Lowerre Place, East 229th Street, a line 100 feet northwesterly of White Plains Road, East 226th Street, a line 150 feet northwesterly of White Plains Road, East 225th Street, Carpenter Avenue, East 227th Street, a line 100 feet southeasterly of Carpenter Avenue, East 228th Street, a line 200 feet southeasterly of Carpenter Avenue, a line midway between East 229th Street and East 228th Street, a line 100 feet southeasterly of Carpenter Avenue, East 229th Street, a line 280 feet southeasterly of Carpenter Avenue, a line midway between East 230th Street and East 229th Street, a line 100 feet southeasterly of Carpenter Avenue, East 230th Street, a line 180 feet southeasterly of Carpenter Avenue, a line midway between East 230th Street and East 231st Street, a line 350 feet southeasterly of Carpenter Avenue, East 231st Street, and a line 300 feet southeasterly of Carpenter Avenue; and
 - b. East 222nd Street, a line 180 feet northwesterly of White Plains Road, a line midway between East 222nd Street and East 221st Street, a line 130 feet northwesterly of White Plains Road, East 221st Street, a line 100 feet northwesterly of White Plains Road, a line midway between East 220th Street and East 219th Street, and a line 100 feet southeasterly of Carpenter Avenue;
 14. changing from an R7-1 District to an R5A District property bounded by East 228th Street, Carpenter Avenue, East 226th Street, Bronx Boulevard, a line 280 feet northeasterly of East 226th Street, and a line midway between Bronx Boulevard and Carpenter Avenue;

15. changing from an R4 District to an R5D District property bounded by:
 - a. a line midway between East 234th Street and East 233rd Street, Bronxwood Avenue, East 233rd Street, and Barnes Avenue;
 - b. East 233rd Street, Paulding Avenue, a line midway between East 233rd Street and East 232nd Street, a line 100 feet southeasterly of Bronxwood Avenue, a line 130 feet northeasterly of East Gun Hill Road, Bronxwood Avenue, East 224th Street, a line 100 feet northwesterly of Bronxwood Avenue, East 228th Street, and Bronxwood Avenue;
 - c. East 233rd Street, Laconia Avenue, East 227th Street, and a line 100 feet northwesterly of Laconia Avenue; and
 - d. East 224th Street, Laconia Avenue, a line 130 feet northeasterly of East Gun Hill Road, and a line 100 feet northwesterly of Laconia Avenue;
16. changing from an R5 District to an R5D District property bounded by:
 - a. East 233rd Street, Bronxwood Avenue, East 228th Street, a line 100 feet northwesterly of Bronxwood Avenue, a line midway between East 233rd Street and East 232nd Street, and Barnes Avenue;
 - b. East 223rd Street, Bronxwood Avenue, East 222nd Street, and a line 100 feet northwesterly of Bronxwood Avenue;
 - c. East 233rd Street, a line 100 feet southeasterly of Laconia Avenue, East 231st Street, Grenada Place, and Laconia Avenue; and
 - d. East 227th Street, Laconia Avenue, East 225th Street, a line 100 feet southeasterly of Laconia Avenue, East 224th Street, a line 675 feet northwesterly of Schieffelin Avenue, a line midway between East 224th Street and East 223rd Street, Eastchester Road, a line perpendicular to the southwesterly street line of Eastchester Road distant 200 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Eastchester Road and the southeasterly street line of Laconia Avenue, a line 100 feet southeasterly of Laconia Avenue, a line 130 feet northeasterly of East Gun Hill Road, Laconia Avenue, East 224th Street, and a line 100 feet northwesterly of Laconia Avenue;
17. changing from an R6 District to an R5D District property bounded by East 222nd Street, Bronxwood Avenue, East 213th Street, and a line 100 feet northwesterly of Bronxwood Avenue;
18. changing from an R5 District to an R6 District property bounded by East 233rd Street, a line 100 feet southeasterly of White Plains Road, East 231st Street, a line 150 feet southeasterly of White Plains Road, East 229th Street, a line 100 feet southeasterly of White Plains Road, East 225th Street, a line 150 feet southeasterly of White Plains Road, East 223rd Street, a line 100 feet southeasterly of White Plains Road, East 222nd

- Street, a line 100 feet northwesterly of White Plains Road, East 230th Street, and a line 150 feet northwesterly of White Plains Road;
19. changing from an R4 District to an R6A District property bounded by a line 130 feet northeasterly of East Gun Hill Road, Laconia Avenue, East Gun Hill Road, and Bronxwood Avenue;
 20. changing from an R5 District to an R6A District property bounded by:
 - a. a line midway between East 233rd Street and East 234th Street, Barnes Avenue, East 232nd Street, a line 140 feet northwesterly of Barnes Avenue, a line midway between East 233rd Street and East 232nd Street, a line 100 feet southeasterly of White Plains Road, East 233rd Street, and a line 150 feet southeasterly of White Plains Road; and excluding property bounded by a line 100 feet northeasterly of East 233rd Street, a line 70 feet southeasterly of Byron Avenue, East 233rd Street, and Byron Avenue;
 - b. East 225th Street, a line 100 feet northwesterly of White Plains Road, East 224th Street, and a line 150 feet northwesterly of White Plains Road;
 - c. East Gun Hill Road, Lurting Avenue, a line 100 feet southwesterly of East Gun Hill Road, and Bronxwood Avenue; and
 - d. a line 130 feet northeasterly of East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East Gun Hill Road, and Laconia Avenue;
 21. changing from an R6 District to an R6A District property bounded by:
 - a. East 233rd Street, a line 150 feet northwesterly of White Plains Road, a line midway between East 232nd Street and East 231st Street, a line 300 feet southeasterly of Carpenter Avenue, East 231st Street, a line 350 feet southeasterly of Carpenter Avenue, a line midway between East 231st Street and East 230th Street, a line 180 feet southeasterly of Carpenter Avenue, East 230th Street, a line 100 feet southeasterly of Carpenter Avenue, a line midway between East 230th Street and East 229th Street, a line 280 feet southeasterly of Carpenter Avenue, East 229th Street, a line 100 feet southeasterly of Carpenter Avenue, a line midway between East 229th Street and East 228th Street, a line 200 feet southeasterly of Carpenter Avenue, East 228th Street, a line 100 feet southeasterly of Carpenter Avenue, East 227th Street, and Carpenter Avenue;
 - b. East 225th Street, a line 150 feet northwesterly of White Plains Road, East 224th Street, a line 100 feet northwesterly of White Plains Road, East 222nd Street, a line 100 feet southeasterly of Carpenter Avenue and its southwesterly prolongation, a line 125 feet southwesterly of East 219th Street, a line midway between Olinville Avenue and Bronx Boulevard, a line 100 feet southwesterly of East 213th Street, Olinville Avenue, a line 100 feet northeasterly of East 213th Street, a line midway between Olinville Avenue and Willet Avenue, a line 350 feet southwesterly of East 213th Street, Willet Avenue, East 213th Street, a line 100 feet southeasterly of Willet Avenue, a line 100 feet

- northwesterly of White Plains Road, a line 400 feet southwesterly of East 213th Street, Willet Avenue, East Gun Hill Road, Olinville Avenue, East 211th Street, Bronx Boulevard, and Carpenter Avenue; and
- c. East 215th Street, Barnes Avenue, East 213th Street, Bronxwood Avenue, East Gun Hill Road, Holland Avenue, a line 100 feet southwesterly of East 213th Street, Carlisle Place, East 213th Street, a line 100 feet southeasterly of Holland Avenue, East 214th Street, a line 275 feet southeasterly of Holland Avenue, a line midway between East 215th Street and East 214th Street, and a line 125 feet southeasterly of Holland Avenue;
22. changing from an C8-1 District to an R6A District property bounded by East Gun Hill Road, Yates Avenue, a line 100 feet southwesterly of East Gun Hill Road, and Lurting Avenue;
 23. changing from an R6 District to an R7A District property bounded by East 218th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of White Plains Road, a line midway between East 218th Street and East 217th Street, a line 230 feet southeasterly of White Plains Road, East 217th Street, a line 350 feet southeasterly of White Plains Road, East 215th Street, Holland Avenue, a line midway between East 215th Street and East 214th Street, a line 275 feet southeasterly of Holland Avenue, East 214th Street, a line 100 feet southeasterly of Holland Avenue, East 213th Street, Carlisle Place, a line 100 feet southwesterly of East 213th Street, Holland Avenue, East Gun Hill Road, Willett Avenue, a line 400 feet southwesterly of East 213th Street, a line 100 feet northwesterly of White Plains Road, a line 100 feet southeasterly of Willett Avenue, East 213th Street, a line 100 feet northwesterly of White Plains Road, and a line 150 feet northwesterly of White Plains Road and its southwesterly prolongation (at East 217th Street);
 24. establishing within an existing R4 District a C1-4 District bounded by a line 100 feet northeasterly of East 233rd Street, Digney Avenue, East 233rd Street and Bronxwood Avenue;
 25. establishing within a proposed R5D District a C1-4 District bounded by:
 - a. a line midway between East 234th Street and East 233rd Street, Bussing Avenue, East 233rd Street, and Barnes Avenue;
 - b. East 233rd Street, Paulding Avenue, a line midway between East 233rd Street and East 232nd Street, and Bronxwood Avenue;
 - c. East 228th Street, Bronxwood Avenue, East 226th Street, a line 100 feet southeasterly of Bronxwood Avenue, a line 100 feet southwesterly of East 224th Street, Bronxwood Avenue, East 224th Street, and a line 100 feet northwesterly of Bronxwood Avenue;

- d. East 231st Street, Laconia Avenue, East 230th Street, and a line 100 feet northwesterly of Laconia Avenue; and
 - e. East 228th Street, Laconia Avenue, East 225th Street, a line 100 feet southeasterly of Laconia Avenue, East 224th Street, and a line 100 feet northwesterly of Laconia Avenue;
26. establishing within existing and proposed R6 Districts a C1-4 District bounded by:
- a. East 233rd Street, a line 100 feet southeasterly of White Plains Road, East 231st Street, a line 150 feet southeasterly of White Plains Road, East 230th Street, and a line 100 feet northwesterly of White Plains Road;
 - b. East 226th Street, a line 100 feet southeasterly of White Plains Road, East 225th Street, a line 150 feet southeasterly of White Plains Road, East 224th Street, and a line 100 feet northwesterly of White Plains Road; and
 - c. East 220th Street, a line 100 feet southeasterly of White Plains Road, East 218th Street and its northwesterly centerline prolongation, a line 150 feet northwesterly of White Plains Road, East 219th Street, and a line 100 feet northwesterly of White Plains Road;
27. establishing within a proposed R6A District a C1-4 District bounded by Tilden Street, Barnes Avenue, a line 100 feet northeasterly of East Gun Hill Road, Bronxwood Avenue, a line 130 feet northeasterly of East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East Gun Hill Road, Yates Avenue, a line 100 feet southwesterly of East Gun Hill Road, Bronxwood Avenue, and East Gun Hill Road;
28. establishing within a proposed R7A District a C1-4 District bounded by a line midway between East 212th Street and East 211th Street, a line 100 feet southeasterly of White Plains Road, East Gun Hill Road, and White Plains Road;
29. establishing within a proposed R5D District a C2-4 District bounded by East 233rd Street, Bronxwood Avenue, a line midway between East 233rd Street and East 232nd Street, and Bussing Avenue;
30. establishing within existing and proposed R6 Districts a C2-4 District bounded by:
- a. East 230th Street, a line 150 feet southeasterly of White Plains Road, East 229th Street, a line 100 feet southeasterly of White Plains Road, East Street, line 226th 100 feet northwesterly of White Plains Road; and
 - b. East 224th Street, a line 150 feet southeasterly of White Plains Road, East 223rd Street, a line 100 feet southeasterly of White Plains Road, East

220th Street, and a line 100 feet northwesterly of White Plains Road;

31. establishing within a proposed R6A District a C2-4 District bounded by a line midway between East 233rd Street and East 234th Street, Byron Avenue, East 233rd Street, a line 70 feet southeasterly of Byron Avenue, a line midway between East 233rd Street and East 234th Street, Barnes Avenue, a line midway between East 233rd Street and East 232nd Street, a line 100 feet southeasterly of White Plains Road, East 233rd Street; and a line 150 feet southeasterly of White Plains Road; and
32. establishing within a proposed R7A District a C2-4 District bounded by 218th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of White Plains Road, a line midway between East 212th Street and East 211th Street, White Plains Road, East Gun Hill Road, Willet Avenue, a line 400 feet southwesterly of East 213th Street, a line 100 feet northwesterly of White Plains Road, a line 100 feet southeasterly of Willet Avenue, East 213th Street, a line 100 feet northwesterly of White Plains Road, and a line 150 feet northwesterly of White Plains Road and its southwesterly prolongation (at East 217th Street);

as shown in a diagram (for illustrative purposes only) dated June 20, 2011, and subject to the conditions of CEQR Declaration E-279.

(On August 10, 2011, Cal. No. 1, the Commission scheduled August 24, 2011 for a public hearing. On August 24, 2011, Cal. 24, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 11

151 WEST 17TH STREET PARKING GARAGE

CD 4

C 080194 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Global Parking Solutions, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 20 spaces on portions of the ground floor and cellar of an existing residential building on property located at 151 West 17th Street (Block 793, Lot 5), in a C6-2A 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 August 24, 2011, Cal. No. 1, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

259 10TH AVENUE

CD 4

C 110334 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Avenues World Holdings 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 requirements of Section 98-14 (Ground Floor Use and Transparency Requirements on Tenth Avenue) and the maximum

building height requirements of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights) in connection with the conversion of an existing 10-story building to school use, on property located at 259 Tenth Avenue (Block 697, Lot 31), in a C6-3 District, within the Special West Chelsea District (Sub Area C).

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 24, 2011, Cal. No. 2, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 13

CONEY ISLAND GRADE CHANGE

CD 13

C 100469 MMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning and Coney Island Holdings, L.L.C., pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the modification of grades in West 21st Street between Surf Avenue and the Public Beach, and in Ocean Way between West 22nd Street and Parachute Way, in accordance with Map No. X-2726, dated April 25, 2011 and signed by the Borough President.

(On August 24, 2011, Cal. No. 3, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14-21

ADMIRAL'S ROW PLAZA

No. 14

CD 2

C 110380 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at the Brooklyn Navy Yard (Block 2023, Lot 50).

(On August 24, 2011, Cal. No. 4, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.



No. 15

CD 2

C 110381 PPK

PUBLIC HEARING:

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 2 Wallabout Street, on the northeasterly corner of Navy and Nassau streets (Block 2023, Lots 50 and p/o Lot 1), subject to restrictions limiting development to the project that is the subject of a special permit for bulk modification to allow certain rear yard encroachments pursuant to ZR Section 74-743(a)(2), an authorization to provide a 266 space group parking facility pursuant to ZR Section 74-53, and authorization to construct and occupy five retail buildings with no limitation on floor area per establishment pursuant to ZR Section 74-922, respectively.

(On August 24, 2011, Cal. No. 5, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 2

C 110382 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M1-2 District to an M1-4 District property bounded by the easterly centerline prolongation of Sands Street, a line 400 feet easterly of Navy Street, a line 400 feet northerly of Nassau Street, a line 680 feet easterly of Navy Street, Nassau Street, and Navy Street, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

(On August 24, 2011, Cal. No. 6, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 2

N 110383 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Navy Yard Development Corporation 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 VII, Chapter 4 (Special Permits by the City Planning Commission), relating to ownership requirements for Large Scale General Developments in Community District 2, Borough of Brooklyn.

Matter in underline is new, to be added;

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

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

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

* * *

74-742

Ownership

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large-Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

When a #large-scale general development# is located within a designated urban renewal area, the City's urban renewal agency, or a person authorized by such agency, may apply for and be granted a special permit under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section. All parcels comprising such #large-scale general development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.

When a #large-scale general development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, or when the site of a proposed #large-scale general development# is owned by the federal government and is within Community District 2 in the borough of Brooklyn, a special permit may be applied for and granted under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section.

* * *

(On August 24, 2011, Cal. No. 7, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 2

C 110375 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Navy Yard Development Corporation 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)(2) of the Zoning Resolution to allow the location of a proposed building without regard for the rear yard regulations of Section 43-20 (Yard Regulations) in connection with a proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 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 August 24, 2011, Cal. No. 8, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.



No. 19

CD 2

C 110376 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the sign regulations of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs) in connection with a proposed commercial development, on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 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 August 24, 2011, Cal. No. 9, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 2

C 110377 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 44-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a large-scale general development, with a maximum capacity of 266 spaces in connection with a proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 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 August 24, 2011, Cal. No. 10, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21**CD 2****C 110378 ZSK****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with the proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District*, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

* Note: The site is proposed to be rezoned from an M1-2 District to an M1-4 District under a concurrent related application (C 110382 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 August 24, 2011, Cal. No. 11, the Commission scheduled September 7, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

**NOTICE**

On Wednesday, September 7, 2011, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission and the Office of the Deputy Mayor for Economic Development in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) prepared by the Office of the Deputy Mayor for Economic Development as CEQR lead agency concerning a zoning map amendment for a rezoning from M1-2 to M1-4 in connection with the proposed development of a property bounded by Navy Street to the west, Nassau Street to the south, and the Brooklyn Navy Yard industrial park to the north and east (Block 2023, Lot 50), in Brooklyn, Community District 2. The applicant is also seeking the following actions: a text amendment to Section 74-742 of the Zoning Resolution for special permits for a Large Scale General Development; approval of acquisition and disposition of the site pursuant to a long-term Master Lease; Certification by the Chairperson of the City Planning Commission pursuant to Zoning Resolution Section 62-811 for compliance with waterfront public access and

visual corridors; and special permits related to rear yard encroachments, signage regulations, group parking facilities, Use Group 6 and/or 10A floor area limitations.

The proposed actions would facilitate a proposal by the applicant, Brooklyn Navy Yard Development Corporation (BNYDC), to develop the project site with a mixed-use development (Admirals Row Plaza) on the project site consisting of approximately 293,294 total square feet of development. The development includes a supermarket of approximately 74,161 square feet, approximately 79,068 square feet of neighborhood-oriented retail ranging from small local stores to destination retailers, approximately 7,024 square feet of community facility/non-profit office space, approximately 127,364 square feet of light industrial space, and approximately 215 square feet of enclosed bicycle parking space. In addition, approximately 295 accessory parking spaces would be provided in a surface lot. Development would incorporate both new construction and the rehabilitation and/or reconstruction and adaptive reuse of two existing historic structures, one of the Officers' Quarters known as Building B and the Timber Shed. In total, three new buildings would be developed, ranging in height from approximately 32 to 99 feet. Comments are requested on the DEIS and will be accepted until Monday, September 19, 2011.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 11DME001K.

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
	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	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
NOVEMBER	18	19	20	21	22	23	24
	25	26 HWANZAA BEGINS	27	28 HANUKKAH	29	30	31
DECEMBER							

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.