

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 11, 2012
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 120173 ZMX	9	SOUNDVIEW APARTMENTS	Scheduled to be Heard 7/25/12
2	C 120309 ZMM	9	WEST HARLEM REZONING AND TEXT AMENDMENT	" "
3	N 120310 ZRM	9	" "	" "
4	N 120142 ZRM	4	CHELSEA MARKET	" "
5	C 120143 ZMM	4	" "	" "
6	N 120369 HKK	14	SEARS ROEBUCK & CO. DEPT. STORE LANDMARK	Forward Report to City Council
7	C 120177 PCM	4	MIDTOWN WEST EMS STATION	Favorable Report Adopted
8	C 120179 ZSM	1	84-86 WHITE STREET	" "
9	N 120248 HAM	11	120 EAST 125 TH STREET FIREHOUSE	" "
10	N 120368 HKM	3	VAN TASSEL & KEARNEY AUCTION LANDMARK	Forward Report to City Council
11	C 060494 MMR	3	WOLFE'S POND PARK	Hearing Closed
12	C 060495 ZMR	3	" "	" "
13	C 060496 HAR	3	" "	" "
14	C 110218 ZMR	3	VETERANS PLAZA	" "
15	C 110219 ZSR	3	" "	" "
16	C 120271 PQK	15	GRAVESEND BRANCH LIBRARY	" "
17	C 120226 ZMM	3	SEWARD PARK	" "

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

MEETING ADJOURNED AT: 1:53 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 11, 2012
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 120227 ZRM	3	SEWARD PARK	Hearing Closed
19	C 120228 ZSM	3	" "	" "
20	C 120229 ZSM	3	" "	" "
21	C 120231 ZSM	3	" "	" "
22	C 120233 ZSM	3	" "	" "
23	C 120234 ZSM	3	" "	" "
24	C 120235 ZSM	3	" "	" "
25	N 120236 HAM	3	" "	" "
26	C 120237 PQM	3	" "	" "
27	C 120156 MMM	3	" "	" "
28	C 120245 PPM	3	" "	" "

COMMISSION ATTENDANCE:	Present (P)	COMMISSION VOTING RECORD:													
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R										
Calendar Numbers:															
Amanda M. Burden, FAICP, Chair															
Kenneth J. Knuckles, Esq., Vice Chairman															
Angela M. Battaglia															
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Maria M. Del Toro															
Richard W. Eaddy															
Anna Hayes Levin															
Orlando Marin															
Shirley A. McRae, Commissioners															

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, JULY 11, 2012

**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. 13]

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**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- SHIRLEY A. MCRAE, 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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WEDNESDAY, JULY 11, 2012

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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 July 25, 2012 at Spector Hall, 22 Reade Street, New York, 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: _____

JULY 11, 2012

APPROVAL OF MINUTES OF the Regular Meeting of June 20, 2012

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JULY 25, 2012
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

SOUNDVIEW APARTMENTS

CD 9

C 120173 ZMX

IN THE MATTER OF an application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 6c and 7a, by changing from an R5 District to an R6 District property bounded by Randall Avenue (southerly portion) and its easterly centerline prolongation, Rosedale Avenue, Lacombe Avenue, Bronx River Avenue, and a line passing through a point at an angle 70 degrees southerly to the southerly street line of Randall Avenue (southerly portion) distant 180 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of the southerly portion of Randall Avenue and the easterly street line of Bronx River Avenue, as shown on a diagram (for illustrative purposes only) dated April 23, 2012.

Resolution for adoption scheduling July 25, 2012 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2 & 3

WEST HARLEM REZONING AND TEXT AMENDMENT

No. 2

CD 9

C 120309 ZMM

IN THE MATTER of an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 3b, 5c, and 6a:

1. eliminating from within an existing R8 District a C1-4 District bounded by a line midway between West 146th Street and West 145th Street, Broadway, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145th Street, Broadway, a line midway between West 145th Street and West 144th Street, and a line 100 feet westerly of Broadway;
2. changing from an R7-2 District to an R6A District property bounded by:
 - a. West 153rd Street, a line 100 feet westerly of Amsterdam Avenue, West 152nd Street, and a line 100 feet easterly of Broadway;
 - b. a line 100 feet southerly of West 155th Street, St. Nicholas Avenue, West 153rd Street, St. Nicholas Place, West 152nd Street, Convent Avenue, West 151st Street, a line 125 feet easterly of Amsterdam Avenue, West 152nd Street, and a line 100 feet easterly of Amsterdam Avenue;
 - c. a line midway between West 151st Street and West 150th Street, a line 100 feet westerly of Amsterdam Avenue, West 147th Street, and a line 100 feet easterly of Broadway;
 - d. West 150th Street, a line 100 feet westerly of Convent Avenue, a line midway between West 149th Street and West 148th Street, Convent Avenue, West 149th Street, St. Nicholas Avenue, West 145th Street, a line 100 feet westerly of St. Nicholas Avenue, West 141st Street, Convent Avenue, West 140th Street, Amsterdam Avenue, West 145th Street, and a line 100 feet easterly of Amsterdam Avenue, and excluding the area bounded by a line midway between West 147th Street and West 148th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;

- e. a line 100 feet southerly of West 145th Street, Bradhurst Avenue, the westerly center line prolongation of West 143rd Street, and a line midway between St. Nicholas Avenue and Edgecombe Avenue; and
 - f. West 143rd Street, a line 500 feet easterly of Broadway, a line midway between West 142nd Street and West 141st Street, a line 450 feet easterly of Broadway, West 141st Street, and a line 100 feet easterly of Broadway;
3. changing from an R8 District to an R6A District property bounded by:
- a. West 148th Street, a line 100 feet westerly of Broadway, West 145th Street, a line 315 feet westerly of Broadway, a line midway between West 146th Street and West 145th Street, a line 250 feet westerly of Broadway, West 146th Street, a line 225 feet westerly of Broadway, a line midway between West 147th Street and West 146th Street and its westerly prolongation, the easterly boundary line of Riverside Park, West 147th Street and its westerly center line prolongation, a line 80 feet easterly of Riverside Drive, a line midway between West 148th Street and West 147th Street, and a line 105 feet easterly of Riverside Drive;
 - b. a line midway between West 143rd Street and West 142nd Street and its westerly prolongation, a line 200 feet westerly of Broadway, West 142nd Street and its westerly center line prolongation, and the easterly boundary line of Riverside Park; and
 - c. a line midway between West 139th Street and West 138th Street, a line 100 feet westerly of Broadway, a line midway between West 138th Street and West 137th Street, a line 455 feet westerly of Broadway, West 138th Street, and a line 400 feet westerly of Broadway;
4. changing from an R7-2 District to an R7A District property bounded by:
- a. West 155th Street, a line 100 feet easterly of Amsterdam Avenue, West 152nd Street, a line 125 feet easterly of Amsterdam Avenue, West 151st Street, Convent Avenue, West 152nd Street and its easterly center line prolongation, a line midway between St. Nicholas Place and Edgecombe Avenue, a line midway between St. Nicholas Avenue and Edgecombe Avenue, a line 100 feet northerly of West 145th Street, St. Nicholas Avenue, West 149th Street, Convent Avenue, a line midway between West 149th Street and West 148th Street, a line 100 feet westerly of Convent Avenue, West 150th Street, a line 100 feet easterly of Amsterdam Avenue, a line midway between West 146th Street and West 145th Street, Amsterdam Avenue, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, West 147th Street, a line 100 feet westerly of Amsterdam Avenue, a line midway between West 151st Street and West 150th Street, a line 100 feet easterly of Broadway, West 152nd Street, a line 100 feet westerly of Amsterdam Avenue, West 153rd Street, and Amsterdam Avenue;

- b. a line 150 feet southerly of West 155th Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, West 153rd Street, and St. Nicholas Avenue;
 - c. a line midway between West 148th Street and West 147th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
 - d. a line 100 feet southerly of West 145th Street, Amsterdam Avenue, the southerly boundary line of Annunciation Park and its easterly and westerly prolongations, Convent Avenue, West 130th Street, Amsterdam Avenue, West 133rd Street, a line 200 feet easterly of Broadway, West 135th Street, a line 100 feet easterly of Broadway, a line 100 feet easterly of Hamilton Place, a line midway between West 138th Street and West 136th Street, Hamilton Place, West 138th Street, a line 100 feet easterly of Broadway, West 141st Street, a line 450 feet easterly of Broadway, a line midway between West 142nd Street and West 141st Street, a line 500 feet easterly of Broadway, West 143rd Street, and a line 100 feet easterly of Broadway;
 - e. West 145th Street, St. Nicholas Avenue, a line 100 feet southerly of West 145th Street, a line midway between St. Nicholas Avenue and Edgecombe Avenue, the westerly center line prolongation of West 143rd Street, Bradhurst Avenue and its southerly centerline prolongation, Edgecombe Avenue, West 141st Street, and a line 100 feet westerly of St. Nicholas Avenue; and
 - f. West 130th Street, St. Nicholas Terrace, West 127th Street, a line 100 feet westerly of St. Nicholas Avenue, West 126th Street, a line 100 feet westerly of Morningside Avenue, West 127th Street, a line 100 feet westerly of Convent Avenue, West 129th Street, and Convent Avenue;
5. changing from an R7-2 District to an R8A District property bounded by:
- a. West 155th Street, St. Nicholas Avenue, a line 100 feet southerly of West 155th Street, and a line 100 feet easterly of Amsterdam Avenue;
 - b. Edgecombe Avenue, West 145th Street, Bradhurst Avenue, a line 100 feet southerly of West 145th Street, St. Nicholas Avenue, a line 100 feet northerly of West 145th Street, a line midway between St. Nicholas Avenue and Edgecombe Avenue, a line midway between St. Nicholas Place and Edgecombe Avenue, the easterly center line prolongation of West 152nd Street, St. Nicholas Place, West 153rd Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, a line 150 feet southerly of West 155th Street, a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street, a line 100 feet southerly of West 155th Street, St. Nicholas Place, and West 155th Street; and

- c. a line 100 feet northerly of West 145th Street, Amsterdam Avenue, a line midway between West 146th Street and West 145th Street, a line 100 feet easterly of Amsterdam Avenue, West 145th Street, Amsterdam Avenue, a line 100 feet southerly of West 145th Street, and a line 100 feet easterly of Broadway;
6. changing from a C8-3 District to an R8A District property bounded by West 155th Street, St. Nicholas Place, a line 100 feet southerly of West 155th Street, and a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street;
 7. changing from an R8 District to a C6-3X District property bounded by a line midway between West 146th Street and West 145th Street, Broadway, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145th Street, Broadway, a line midway between West 145th Street and West 144th Street, and a line 100 feet westerly of Broadway;
 8. changing from an M1-1 District to an M1-5/R7-2 District property bounded by West 129th Street, a line 100 feet westerly of Convent Avenue, West 127th Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126th Street and West 125th Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;
 9. establishing within a proposed R6A District a C1-4 District bounded by:
 - a. a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of Broadway, West 145th Street, and a line 315 feet westerly of Broadway; and
 - b. a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of Convent Avenue, West 145th Street, Convent Avenue, a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of St. Nicholas Avenue, a line 100 feet southerly of West 145th Street, and a line 100 feet easterly of Amsterdam Avenue;
 10. establishing within a proposed R7A District a C1-4 District bounded by:
 - a. a line midway between West 146th Street and West 145th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
 - b. a line 100 feet northerly of West 141st Street, a line 100 feet westerly of Amsterdam Avenue, West 141st Street, and Hamilton Place; and

- c. a line midway between West 140th Street and West 139th Street, a line 100 feet easterly of Hamilton Place, West 138th Street, a line 100 feet easterly of Broadway, West 139th Street, and Hamilton Place;
11. establishing within an existing R8 District a C1-4 District bounded by West 145th Street, a line 100 feet westerly of Broadway, a line midway between West 145th street and West 144th Street, and a line 270 feet westerly of Broadway;
12. establishing within a proposed R8A District a C2-4 District bounded by West 155th Street, Edgecombe Avenue, a line 150 feet southerly of West 155th Street, St. Nicholas Place, a line 100 feet southerly of West 155th Street, and a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street; and
13. establishing a Special Mixed Use District (MX-15) bounded by West 129th Street, a line 100 feet westerly of Convent Avenue, West 127th Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126th Street and West 125th Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7, 2012, and subject to the conditions of CEQR Declaration E-284.

Resolution for adoption scheduling July 25, 2012 for a public hearing.

No. 3

CD 9

N 120310 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), Article III, Chapter 3 (Bulk Regulations for Commercial and Community Facility Buildings in Commercial Districts), Article XII, Chapter 3 (Special Mixed Use Districts) for the purpose of establishing Special Mixed Use District 15, and Appendix F, relating to the application of the Inclusionary Housing Program to proposed R8A and R9X districts.

Matter in underline is new, to be added;

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

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

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

**Article II
Residence District Regulations**

* * *

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

* * *

**23-142
In R6, R7, R8 or R9 Districts**

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

Section 23-144 (In designated areas where the Inclusionary Housing Program is applicable)

Section 23-145 (For Quality Housing buildings)

Section 23-146 (Optional provisions for certain R5 and R6 Districts in Brooklyn)

Section 23-147 (For non-profit residences for the elderly); ~~and~~

Section 23-148 (For tower-on-a-base buildings in R9 Districts); and

Section 23-149 (Special floor area regulations for certain sites in Community District 9, Borough of Manhattan)

In the districts indicated, the minimum required #open space ratio# and the maximum #floor area ratio# for any #zoning lot# shall be as set forth in the following table for #zoning lots# with the #height factor# indicated in the table.

* * *

23-144

In designated areas where the Inclusionary Housing Program is applicable

In #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratios# shall be as set forth in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas). The locations of such areas are specified in APPENDIX F (Inclusionary Housing Designated Areas) of this Resolution.

<u>Community District</u>	<u>Zoning District</u>
Community District 1, Bronx	R6A R7-2 R7A R7X R8A
Community District 4, Bronx	R8A R9D
Community District 7, Bronx	R7D
Community District 1, Brooklyn	R6 R6A R6B R7A R7-3
Community District 2, Brooklyn	R7A R8A R9A
Community District 3, Brooklyn	R7D
Community District 6, Brooklyn	R7-2
Community District 7, Brooklyn	R7A R8A
Community District 14, Brooklyn	R7A
Community District 3, Manhattan	R7A R8A R9A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A R10
<u>Community District 9, Manhattan</u>	<u>R8A R9X</u>
Community District 1, Queens	R7A
Community District 2, Queens	R7X

* * *

23-149

Special floor area regulations for certain sites in Community District 9, Borough of Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the Quality Housing Program and are subject to the #floor area# regulations set forth in Section 23-145 (For Quality Housing buildings).

* * *

23-636

Special height and setback regulations for certain sites in Community District 9, Borough of Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

23-952

Floor area compensation in Inclusionary Housing designated areas

* * *

Maximum #Residential Floor Area Ratio#

<u>District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>
R6B	2.00	2.20
R6*	2.20	2.42
R6**	R6A R7-2*	2.70 3.60
R7A R7-2**	3.45	4.60
R7D	4.20	5.60
R7X	3.75	5.00
R8	5.40	7.20
R9	6.00	8.00
R9A	6.50	8.50
R9D	7.5	10.0
<u>R9X</u>	<u>7.3</u>	<u>9.7</u>
R10	9.00	12.00

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

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

* * *

**24-523
Special height and setback regulations**

R5D R8 R10

(a) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings# or other structures# located in R10 Districts, except R10A or R10X Districts, shall comply with the requirements of Section 23-634 (Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan).

(b) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts located north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of the Quality Housing Program.

(c) R5D Districts

In R5D Districts, all #buildings# or other structures# shall comply with the height and setback requirements set forth in Section 23-60 (HEIGHT AND SETBACK REGULATIONS).

* * *

**33-433
Special height and setback regulations**

(a) Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings# or other structures# located in an R10 equivalent #Commercial Districts# without a letter suffix shall comply with the requirements of Section 23-634 (Special height and setback regulations in R10 Districts within Community District7, Borough of Manhattan).

(b) Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts located north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of the Quality Housing Program.

(c) In C1 or C2 Districts mapped within R5D Districts, all #buildings or other structures# shall comply with the height and setback requirements of Section 23-60.

* * *

**Article XII
Special Purpose Districts**

**Chapter 3
Special Mixed Use District**

* * *

**123-662
All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations**

In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, the height and setback regulations of Sections 23-60 and 43-40 shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the height and setback regulations of this Section.

(a) Medium and high density non-contextual districts

(1) In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, except an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, the height of a #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, may not exceed the maximum base height specified in Table A of this Section, except for dormers permitted in accordance with paragraph (c) of this Section. Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed the maximum #building# height specified in Table A. However, a #building or other structure# may exceed such maximum #building# height by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the maximum #building# height does not exceed 80 percent of the gross area of that #story# directly below it.

Table A
HEIGHT AND SETBACK FOR ALL BUILDINGS
IN MEDIUM AND HIGH DENSITY NON-CONTEXTUAL DISTRICTS
(in feet)

Maximum District	Maximum Base Height	#Building# Height
R6	60	110
R7-1 R7-2	60	135
R7-3	85	185
R8	85	210
R9	85	225
R9-1	90	280
R10	110	350

(2) In #Special Mixed Use District# 15 in the Borough of Manhattan, where the designated #Residence District# is an R7-2 District, the height and setback regulations of paragraph (1) of this Section shall not apply. In lieu thereof, the following height and setback regulations shall apply. A #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, shall rise to a minimum height of 60 feet, and may rise to a maximum height of 85 feet, except for dormers permitted in accordance with paragraph (c) of this Section. At least 70 percent of the #aggregate width of street walls# shall be located on the #street line# and shall extend to the minimum base height of 60 feet or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line#. Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location provisions of this paragraph. (a)(2). Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed a maximum #building# height of 135 feet. However, a #building or other structure# may exceed a height of 135 feet by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the 135 feet does not exceed 80 percent of the gross area of that #story# directly below it.

(b) Medium and high density contextual districts

In #Special Mixed Use Districts# where the #Residence District# designation is an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, no #building or other structure# shall exceed the maximum #building# height specified in Table B of this Section.

Setbacks are required for all portions of #buildings# that exceed the maximum base height specified in Table B. Such setbacks shall be provided in accordance with the following provisions:

(1) #Building# walls facing a #wide street# shall provide a setback at least ten feet deep from such wall of the #building# at a height not lower than the minimum

base height specified in Table B. #Building# walls facing a #narrow street# shall provide a setback at least 15 feet deep from such wall of the #building# at a height not lower than the minimum base height specified in Table B.

- (2) These setback provisions are optional for any #building# wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to such #building# wall would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#.
- (3) Required setback areas may be penetrated by dormers in accordance with paragraph (c) of this Section.
- (4) Where the #Residence District# designation is an R10X District, no maximum #building# height shall apply. However, the minimum coverage of any portion of a #building# that exceeds the permitted maximum base height shall be 33 percent of the #lot area# of the #zoning lot#. Such minimum #lot# coverage requirement shall not apply to the highest four #stories# of the #building#.

TABLE B
 HEIGHT AND SETBACK FOR ALL BUILDINGS
 IN MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS
 (in feet)

District	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
R6B	30	40	50
R6A	40	60	70
R7B	40	60	75
R7A	40	65	80
R7D	60	85	100
R7X	60	85	125
R8A	60	85	120
R8B	55	60	75
R8X	60	85	150
R9A**	60	95	135
R9A*	60	102	145
R9X**	60	120	160
R9X*	105	120	170
R10A**	60	125	185
R10A*	125	150	210
R10X	60	85	

- * That portion of a district which is within 100 feet of a #wide street#
- ** That portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#
- *** #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (b)(4) of this Section

(c) Permitted obstructions and dormer provisions

Obstructions shall be permitted pursuant to Sections 23-62, 24-51 or 43-42. In addition, within a required setback area, a dormer may exceed a maximum base height specified in Tables A or B of this Section and thus penetrate a required setback area, provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. At any level above the maximum base height, the length of a #street wall# of a dormer shall be decreased by one percent for every foot that such level of dormer exceeds the maximum base height. (See illustration of Dormer in Section 62-341).

However, all #buildings or other structures# on #waterfront blocks#, as defined in Section 62-11, shall comply with the height and setback regulations set forth for the designated #Residential District# as set forth in Section 62-34 (Height and Setback Regulations on Waterfront Blocks), inclusive.

* * *

**123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 14:
Third Avenue/Tremont Avenue, the Bronx

The #Special Mixed Use District# - 14 is established along Third Avenue in the Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 15:
West Harlem, Manhattan

The #Special Mixed Use District# - 15 is established in West Harlem in Manhattan as indicated on the #zoning maps#.

* * *

APPENDIX F: Inclusionary Housing Designated Areas

* * *

Manhattan

* * *

Manhattan Community District 9, 10 and 11

* * *

In the R8A and R9X Districts within the areas shown on the following Map 2:

Map 2



Portions of Community District 9, Manhattan

Resolution for adoption scheduling July 25, 2012 for a public hearing.

NOTICE

On Wednesday, July 25, 2012, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing will be held in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning adoption of zoning map and text amendments for an area encompassing approximately 90 blocks, located in Community District 9 in Manhattan. The proposed rezoning area is currently zoned predominantly R7-2 and R8, except for an area at the southern boundary of the proposed rezoning area which is zoned M1-1 and R7A, and one lot at the northeastern corner of the proposed rezoning area which is zoned C8-3. The proposed action would rezone the area to R6A, R7A, R8A, C6-3X, M1-5/R7-2. The proposed zoning text amendments would include zoning text amendments to establish a Special Mixed-Use District (MX 15) in West Harlem, require all R8 districts north of 125th Street to be developed pursuant to the R8 Quality Housing Program, and apply the provisions of the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue. Comments are requested on the DEIS and will be accepted until Monday, August 6, 2012.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 12DCP070M.

Nos. 4 & 5

CHELSEA MARKET

No. 4

CD 4

N 120142 ZRM

IN THE MATTER OF an application submitted by Jamestown Premier Chelsea Market, LP 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 8 (Special West Chelsea District),

Matter in underline is new, to be added;
Matter in ~~strike-out~~ is old, to be deleted;
Matter within # # is defined in Section 12-10 (DEFINITIONS)
*** indicates where unchanged text appears in the Resolution

* * *

Article IX – Special Purpose Districts

**Chapter 8
Special West Chelsea District**

* * *

**98-03
District Plans and Maps**

The regulations of this Chapter are designed to implement the #Special West Chelsea# Plan.

The District Plan includes the following maps and illustrative diagrams in Appendices A, B and C and the special regulations in Appendices D, ~~and E~~ and F:

* * *

Appendix E – Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Partially Within Subareas D, E and G, or within Subarea I

Appendix F - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus Within Subarea J

* * *

**98-04
Subareas and High Line Transfer Corridor**

In order to carry out the provisions of this Chapter, ~~nine~~ ten Subareas (A through ~~I~~ J), and a #High Line Transfer Corridor# are established within the #Special West Chelsea District#.

Within each of the Subareas and the #High Line Transfer Corridor#, certain special regulations apply within the remainder of the #Special West Chelsea District#. The locations of the ~~nine~~ ten Subareas are shown in Appendix A of this Chapter.

* * *

98-14

Ground Floor Use and Transparency Requirements on Tenth Avenue

Except in Subarea J, the The-special ground floor #use# and glazing regulations of this Section apply to that portion of a #building# or other #structure# fronting on Tenth Avenue in the #Special West Chelsea District.# Ground floor #uses# in Subarea J shall be governed by the underlying #use# controls as modified by Section 98-13.

* * *

98-142

#High Line# Level Demising Wall Requirements Within Subarea J

Any additions to the windows or other glazing located on the demising wall separating the #High Line# from any #building# located on a #zoning lot# within Subarea J at the #High Line# level shall be designed to provide for a minimum of 30 dBA noise attenuation, and any general illumination fixtures in the adjoining interior portion of the #building# shall provide a limit of 50 foot-candles of illumination within four feet of such window or glazing and shall otherwise not be pointed directly at the #High Line#.

* * *

98-21

Maximum Floor Area Ratio outside of Subareas

For all #zoning lots#, or portions thereof, located outside of Subareas A through I J, the maximum #floor area ratios# of the applicable underlying district shall apply.

* * *

98-22

Maximum Floor Area Ratio and Lot Coverage in Subareas

For all #zoning lots#, or portions thereof, located in Subareas A through I J, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying zoning district shall not apply.

* * *

Maximum Floor Area Ratio by Subarea

Sub-area	Basic #floor area ratio# (max)	Increase in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (max)
				FAR required to be transferred (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	
* * *						
I ⁴	5.0	NA	2.5	NA	NA	7.5
J	<u>5.0</u>	<u>NA</u>	<u>2.5</u>	<u>NA</u>	<u>NA</u>	<u>7.5</u>

* * *

98-23

Special Floor Area and Lot Coverage Rules for Zoning Lots Over Which the High Line Passes

* * *

However, at or above the level of the #High Line bed#, #lot coverage# requirements shall apply to the entire #zoning lot#.

Within Subarea J, any easement volumes and improvements located within such volumes dedicated or granted to the City in accordance with the provisions of Appendix F in connection with an increase in the basic maximum #floor area ratio# of a #zoning lot# pursuant to Section 98-25 (High Line Improvement Bonus), shall not be considered #floor area#.

98-25

High Line Improvement Bonus

For #zoning lots# located between West 16th 15th and West 19th Streets over which the #High Line# passes, the applicable maximum #floor area ratio# of the #zoning lot# may be increased up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), provided that:

(a) Prior to issuing a building permit for any #development# or #enlargement# on such #zoning lot# that anticipates using #floor area# that would increase the applicable basic maximum #floor area ratio# by up to an amount specified in Section 98-22, or within Subarea J only, would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT EFFECTIVE DATE OF THE TEXT AMENDMENT], the Department of Buildings shall be furnished with a certification by the Chairperson of the City Planning Commission that:

- (1) a contribution has been deposited into an escrow account or similar fund established by the City (the High Line Improvement Fund), or such contribution is secured by letter of credit or other cash equivalent instrument in a form acceptable to the City. Such contribution shall be used at the direction of the Chairperson solely for improvements to the #High Line# within the #High Line# improvement area applicable to such #zoning lot#, with such contribution being first used for improvements within that portion of the #High Line# improvement area on such #zoning lot#, or for contributions from #developments# or #enlargements# within Subarea J only, for any use with respect to the improvement, maintenance and operation of the #High Line# or the #High Line# Support Easement Volumes provided for under Appendix F, at the Chairperson's direction. Such contribution shall be made in accordance with the provisions of Appendix D, ~~or E~~ or F of this Chapter, as applicable;

* * *

- (3) all additional requirements of Appendix D, ~~or E~~ or F, as applicable with respect to issuance of a building permit, have been met.

* * *

- (d) Prior to issuing a certificate of occupancy for any portion of a #development# or #enlargement# on a #zoning lot# located within Subarea J over which the #High Line# passes that incorporates #floor area# that would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT EFFECTIVE DATE OF THE TEXT AMENDMENT], the Department of Buildings shall be furnished a certification by the Chairperson, that

- (1) #High Line# Support Work has been performed on such #zoning lot#, in accordance with and to the extent required by Appendix F; and
- (2) all other applicable requirements of Appendix F have been met.

For temporary certificates of occupancy, certification with respect to performance of work shall be of substantial completion of the work as determined by the Chairperson. For permanent certificates of occupancy, certification with respect to performance of work shall be final completion of the work, as determined by the Chairperson.

* * *

**98-421
Obstruction over the High Line**

Within the #Special West Chelsea District#, the #High Line# shall remain open and unobstructed from the #High Line bed# to the sky, except for improvements constructed on the #High Line# in connection with the use of the #High Line# as a public open space and except where the #High Line# passes through and is covered by a #building# existing on [INSERT EFFECTIVE DATE OF THE ZONING TEXT AMENDMENT].

* * *

98-423

Street wall location, minimum and maximum base heights and maximum building heights

The provisions set forth in paragraph (a) of this Section shall apply to all #developments# and #enlargements#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through ~~(f)~~ (g) of this Section.

* * *

(g) Subarea J

The provisions set forth in paragraph (a) of this Section shall not apply to any #building# on a #zoning lot# in Subarea J. In lieu thereof the provisions of this paragraph (g) shall apply.

(i) Mid Block Zone.

The Midblock Zone shall be that portion of Subarea J located more than 150 feet west of the Ninth Avenue #street line# and more than 200 feet east of the Tenth Avenue #street line#. Within the Midblock Zone, a #building# shall have a maximum #street wall# height before setback of 130 feet, and shall have a maximum #building# height of 150 feet. Any portion of a #building# exceeding a height of 130 feet shall be set back at least 20 feet from the adjoining #street wall#.

(ii) Ninth Avenue Zone.

The Ninth Avenue Zone shall be that portion of Subarea J within 150 feet of the Ninth Avenue #street line#. Within the Ninth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 130 feet before setback and a maximum #building# height of 160 feet. Any #building# located above a height of 130 feet shall be set back at least 5 feet from the Ninth Avenue #street wall# and at least 15 feet from the West 15th Street and West 16th Street #street walls#.

(iii) Tenth Avenue Zone.

The Tenth Avenue Zone shall be that portion of a #zoning lot# within 200 feet of the Tenth Avenue #street line#. Within the Tenth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 185 feet before setback and a maximum #building# height of 230 feet. Any portion of a #building# located above a height of 185 feet shall be setback at least 10 feet from the #street line# and any portion of a #building# above a height of 200 feet shall be setback at least 25 feet from the #street line#. In addition, the #street wall# of any #enlargement# located within the Tenth Avenue Zone shall include a recess with a minimum depth of 15 feet and a minimum height of 15 feet. Such recessed #street wall# shall be located directly above the roof of any #building# existing on [INSERT EFFECTIVE DATE OF THE ZONING TEXT AMENDMENT], shall extend at least 25 feet along the West 15th Street frontage, and shall extend along at least 70% of the Tenth Avenue #street wall#, including all of the Tenth Avenue #street wall# located within 50 feet of the West 15th Street #street line#. Permitted obstructions allowed pursuant to Section 33-42 (Permitted Obstructions) may be located within such recessed area.

Minimum and Maximum Base Height and Maximum Building Height by District or Subarea

District or Subarea	Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum Building Height (in feet)
* * *			
Subarea J (i) Mid Block Zone	NA	130 ⁶	150 ⁶
Subarea J (ii) Ninth Avenue Zone	NA	130 ⁶	160 ⁶
Subarea J (iii) Tenth Avenue Zone	NA	185 ⁶	230 ⁶

* * *

⁶ see Section 98-423, paragraph (g)

* * *

98-55

Requirements for Non-Transparent Surfaces on the East Side of the High Line

Except in Subarea J, any ~~Any~~ portion of such #High Line frontage# that is 40 feet or more in length and contains no transparent element between the level of the High Line bed# and an elevation of 12 feet above the level of the #High Line bed#, shall be planted with vines or other plantings or contain artwork.

* * *

98-61

High Line Access Or Support Easement Volumes Requirement

For all #developments# or #enlargements# within the #Special West Chelsea District#, an easement volume to facilitate public pedestrian access to the #High Line# via stairway and elevator (hereinafter referred to as “primary access”), shall be provided on any #zoning lot# over which the #High Line# passes that, on or after December 20, 2004, has more than 5,000 square feet of #lot area#. For all #developments# or #enlargements# within Subareas H, I and J that are developed pursuant to Section 98-25, this provision does not apply.

* * *

98-62

High Line Access Easement Regulations

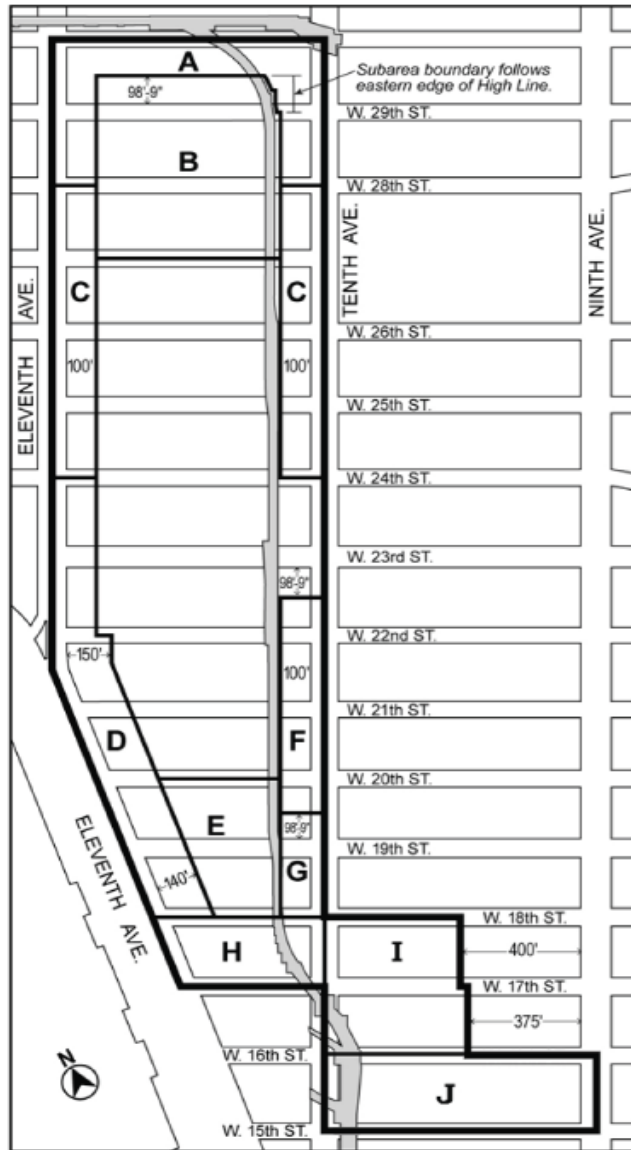
The provisions of this Section shall apply to any #zoning lot# providing an access easement volume other than a #zoning lot# developed pursuant to Section 98-25, as follows:

* * *

[Amend the map in Appendix A to include the new Subarea J as follows:]

Appendix A

Special West Chelsea District and Subareas






- Special West Chelsea District boundary
- Subarea boundary
- High Line

[Amend the map in Appendix B to include the Chelsea Market block in the Special West Chelsea District as follows:]

Appendix B

High Line Transfer Corridor



-  Special West Chelsea District
-  High Line Transfer Corridor
-  High Line

* * *

APPENDIX F

Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Within Subarea J

This Appendix sets forth additional requirements governing #zoning lots# located within Subarea J over which the #High Line# passes with respect to a #development# or #enlargement# which involves an increase in the applicable basic maximum #floor area ratio# of the #zoning lot# up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), with respect to: (1) the issuance of a building permit for such #development# or #enlargement# pursuant to paragraph (a) of Section 98-25 (High Line Improvement Bonus); (2) the performance of improvements as a condition of issuance of temporary or permanent certificates of occupancy pursuant to paragraph (d) of Section 98-25; and (3) the option of the Owner to offer to the City an additional #High Line# Support Easement Volume. The term “parties in interest” as used herein shall mean “parties-in-interest,” as defined in paragraph (f)(4) of the definition of #zoning lot# in Section 12-10.

- (a) Requirements for Issuance of Building Permit Pursuant To Paragraph (a) of Section 98-25
 - (1) As a condition of certification:
 - (i) Owner shall, subject to a deduction pursuant to other provisions of this Appendix F, deposit into the #High Line# Improvement Fund, or secure by letter of credit or other cash equivalent instrument in a form acceptable to the City, a contribution for each square foot of #floor area# which causes the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT], up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas) Such contribution shall be \$58.08 per square foot of #floor area# as of [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT], and shall be adjusted July 1 of the following year and each year thereafter by the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics.
 - (ii) All parties-in-interest shall execute a restrictive declaration including easements to the City in a form acceptable to the City providing for the #High Line# Support Easement Volumes and addressing the terms described in this paragraph (a)(1)(ii):
 - (a) Locations and Dimensions: The #High Line# Support Easement Volumes shall be sized and located to accommodate the following amenities, all of which shall be located within the #buildings# located within the Tenth Avenue Zone as described in Section 98-423(g)(iii):

- (1) Exclusive easements for public restrooms for each gender with an aggregate area of no less than 560 square feet (and which need not be more than 700 square feet) located adjacent to the #High Line# with direct access to the #High Line# for each of the male public restroom and the female public restroom;
 - (2) Exclusive easements for #High Line# support space with an aggregate area of no less than 2,400 square feet (and which need not be more than 3,000 square feet) of which up to 800 square feet may be located on a mezzanine level, such space to be located adjacent and accessible to the #High Line#;
 - (3) Exclusive easements for #High Line# support space located in the cellar level in an aggregate area no less than 800 square feet (but need not be more than 1,000 square feet);
 - (4) Exclusive use of a dedicated freight elevator that shall provide access to the cellar level, a shared loading facility at street level, the level of the #High Line bed# and the level of the #High Line# support space described in paragraph (a)(1)(ii)(a)(2); and
 - (5) Non-exclusive easements for (i) access between the dedicated freight elevator and (a) the shared loading facility at grade level and (b) the #High Line# support space located in the cellar level; and (ii) use of the shared loading facility as more particularly set forth in paragraph (a)(1)(ii)(b).
- (b) #Use#: The #High Line# Support Easement Volumes shall not be dedicated for use by the general public but rather for use by the City or its designee for storage, delivery of materials and support of #uses# within the #High Line# (and in connection therewith, the fitting-out, operating, maintaining, repairing, restoring and replacement of the #High Line# Support Easement Volumes), except that (i) the public may use the public restrooms, (ii) up to 650 square feet of space adjacent to the #High Line# may be used exclusively for educational and related programming that is at no cost to the public and (iii) if dedicated to the City in accordance with paragraph (d) of this Appendix F, the optional additional #High Line# Support Easement Volume may be accessible to the public as part of concessions or other uses that relate to the #High Line#. The City or its designee shall at all times use, operate and maintain the #High Line# Support Easement Volumes so as not to interfere with the use and enjoyment of the #buildings# located

within Subarea J. The #High Line# support spaces described in paragraph (a)(1)(ii)(a)(2) and (3) shall be accessible by a dedicated freight elevator that connects to non-exclusive portions of the #building#, including a loading facility at #curb level#, through which the City or its designee shall be provided with a non-exclusive easement to enable reasonable and customary access.

- (c) Effective Date: The City's or its designee's rights to utilize the #High Line# Support Easement Volumes shall commence on the date that the #High Line# Support Work has been completed in accordance with paragraph (b)(1) of this Appendix F, or in the event of default of Owner in accordance with paragraph (c) of this Appendix F, the date that the City has notified Owner that it intends to perform such #High Line# Support Work in accordance with paragraph (c).
- (d) Notice by the Department of City Planning of its receipt of a certified copy of the restrictive declaration shall be a precondition to issuance by the Commissioner of Buildings of any building permits including any foundation or alteration permit for any #development# of #enlargement# which causes the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT].
- (iii) Owner shall submit plans for the #High Line# Support Work described in paragraph (b)(1) that demonstrate compliance with the provisions of this Appendix F, and are consistent with New York City Department of Parks and Recreation standards and best practices governing material life and maintenance, for review and approval by the Chairperson of the City Planning Commission.
- (iv) Solely in the event the initial certification made pursuant to Section 98-25(a) is with respect to additional #floor area# to be added to a #building# or portion of a #building# located outside of the Tenth Avenue Zone as described in Section 98-423(g)(iii) only, then Owner shall enter into agreements with the City or its designee, in form reasonably acceptable to the City, to provide interim access in accordance with such agreements to the #High Line# through a non-exclusive loading facility and an existing freight elevator. Such agreements shall provide that any space within the existing #building# may be used by the City or its designee at no cost, except the City or its designee shall be obligated to pay for the proportionate costs of utilities, maintenance and other building expenses associated with its use of such loading facility and elevator, and for any improvements or modifications to such space that may be requested by the City or its designee. Such interim access shall cease upon the date that the

City or its designee commences utilization of the #High Line# Support Easement Volumes in accordance with paragraph (a)(1)(ii)(c) of this Appendix F.

- (2) The location of #floor area# which would cause the #floor area ratio# of a zoning lot to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT] and be subject to the provisions of Section 98-25, shall be considered to be the topmost portion of the #development# or #enlargement# unless, at the time of certification pursuant to Section 98-25, paragraph (a), Owner designates on plans submitted to the Chairperson of the City Planning Commission, subject to the concurrence of the Chairperson of the City Planning Commission, an alternate location.
- (b) Requirements for Issuance of Certificates of Occupancy Pursuant To Paragraph (d) of Section 98-25:
- (1) #High Line# Support Work Pursuant to Paragraph (d) of Section 98-25
 - (i) Owner shall perform #High Line# Support Work subject to the provisions of this paragraph, (b)(1). For temporary certificates of occupancy, certification pursuant to Section 98-25, paragraph (d), shall be the substantial completion of the work. For permanent certificates of occupancy, certification shall be of final completion of the work.
 - (ii) The #High Line# Support Work shall consist of the following:
 - (a) The construction, fit-out and delivery in an operative condition of public restrooms described in paragraph (a)(1)(ii)(a)(1) of this Appendix F, furnished with restroom fixtures, including six waterclosets for women, an aggregate of six waterclosets and/or urinals for men and three sinks in each restroom, and provided with utility connections.
 - (b) The construction of the core and shell of the #High Line# support space described in paragraphs (a)(1)(ii)(a)(2) and (3) of this Appendix F, including the provision of and access to separately metered gas, ventilation, water, sewers, electricity and telecommunications utilities systems commonly available in the #building# sufficient to support the anticipated uses of the support space. Within the portion of the #High Line# support space in the vicinity of the level of the #High Line bed#, the Owner will install a kitchen exhaust duct from such support space to a suitable point of discharge and will provide access to the #building# sprinkler standpipe and fire alarm system. Such support space shall also include access to a storage mezzanine pursuant to a dedicated lift, and there shall be a clear path at least five feet wide from the lift to the dedicated freight elevator described in paragraph (b)(1)(ii)(c) below. The Owner will not be responsible for distributing any

utility services within the #High Line# support space or for providing any ancillary equipment for the kitchen exhaust duct.

- (c) The construction of the dedicated freight elevator described in paragraph (a)(1)(ii)(a)(2) of this Appendix F, with a minimum capacity of 3,000 pounds.
- (iii) Following the completion of the #High Line# Support Work described in paragraph (b)(1)(ii), all subsequent costs of operating, maintaining, repairing, replacing and additional fit-out of the #High Line# support space shall be exclusively the responsibility of the City and not the Owner; provided that the Owner shall be responsible for the repair and replacement of any defective #High Line# Support Work for a period of one year after completion thereof.
- (iv) The cost to Owner of the #High Line# Support Work shall not exceed \$2,544,000. In the event that the City requests Owner to perform any additional work in conjunction with the #High Line# Support Work and the Owner agrees to perform such additional work, then the cost of such additional work shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F.
- (v) Except as set forth in paragraph (b)(1)(v) below, no temporary or permanent certificates of occupancy may be issued pursuant to Section 98-25, paragraph (d), for #floor area# in a #development# or #enlargement# which causes the #floor area ratio# on a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT] until the #High Line# Support Work described in paragraph (b)(1) of this Appendix F shall have been substantially completed or finally completed, as the case may be.
- (vi) Notwithstanding anything to the contrary in this paragraph (b)(1), if certification is initially made pursuant to Section 98-25(a) with respect to additional #floor area# to be added to a #building# or portion of a #building# located outside of the Tenth Avenue Zone as described in Section 98-423(g)(iii) only, then the conditions to certification pursuant to Section 98-25, paragraph (d) for a permanent or temporary certificate of occupancy shall not apply to such #building# or portion of a #building# and the following conditions shall apply instead:
 - (a) Owner shall deliver a letter of credit or other security

reasonably satisfactory to the City in an amount reasonably determined by the City as sufficient for the City to perform the #High Line# Support Work described in paragraph (b)(1) of this Appendix F, which letter of credit or other security may be drawn or exercised by the City in the event of a default by Owner in accordance with paragraph (c)(ii) of this Appendix F; and

- (b) Owner shall enter into an agreement with the City in a form reasonably acceptable to the City requiring Owner to commence the #High Line# Support Work described in paragraph (b)(1) of this Appendix F no later than September 1, 2017, subject to force majeure as determined by the Chairperson, and shall thereafter diligently prosecute the same to completion pursuant to an agreed-upon schedule, subject to force majeure as determined by the Chairperson.
- (c) In the event Owner is in default of its obligations pursuant to the agreements required by paragraph (b)(1)(vi) of this Appendix F:
- (1) the City shall be entitled to draw the letter of credit or exercise the other security described in paragraph (b)(1)(i)(a) and to take possession of the #High Line# Support Easement Volumes following delivery of notice to Owner that the City intends to perform the #High Line# Support Work in accordance with provisions to be set forth in the restrictive declaration described in paragraph (a)(1)(ii);
 - (2) the City shall return to Owner any contribution made to the #High Line# Improvement Fund with respect to additional #floor area# to be added to a #building# or portion of a #building# located within the Tenth Avenue Zone as described in Section 98-423(g)(iii); and
 - (3) no additional building permit may be issued pursuant to Section 98-25, paragraph (a) with respect to a #development# or #enlargement# to be located within the Tenth Avenue Zone as described in Section 98-423(g)(iii), nor may any temporary or permanent certificates of occupancy be issued pursuant to Section 98-25, paragraph (d), for #floor area# in such a #development# or #enlargement# which causes the #floor area ratio# on a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT].
- (d) Option to Offer an Additional #High Line# Support Easement Volume:
- (1) Owner, at its sole option, may elect to offer to the City an easement comprising up to 7,500 square feet of #floor area# within the #building# adjacent to the

#High Line# and at the vicinity of the level of the #High Line bed# as an additional #High Line# Support Easement Volume by written notice to the Chairperson of the City Planning Commission, with a copy to the Commissioner of the Department of Parks and Recreation. Such written notice shall be delivered contemporaneously with the Owner's first request for the certification of the Chairperson described in paragraph (a) of Section 98-25 (High Line Improvement Bonus) that relates to a #building# or portion of a #building# within the Tenth Avenue Zone as described in Section 98-423(g)(iii).

- (2) If Owner elects to exercise such option, the Owner shall provide an appraisal from an appraiser reasonably acceptable to the City who is a member of the American Institute of Real Estate Appraisers (or its successor organization) establishing the fair market value of the additional #High Line# Support Easement Volume to be so dedicated. The term "fair market value" shall mean the price at which such additional #High Line# Support Easement Volume would change hands between a willing buyer and a willing seller, both acting rationally, at arm's length, in an open and unrestricted market. The appraisal shall determine such fair market value of the additional #High Line# Support Easement Volume based on its highest and best lawful as-of-right uses, valued in an unimproved core and shell physical condition (including any existing structural elements, such as the demising wall separating the #High Line# from the additional easement volume) and considered unencumbered by any leases, mortgages or other matters that will be released or otherwise subordinate to the grant of such additional #High Line# Support Easement Volume to the City. The appraisal shall not assume that as-of-right uses of the additional #High Line# Support Easement Volume may enjoy any access to and from the #High Line#. Any other appraisal assumptions or instructions not set forth herein shall be subject to approval by the City.
- (3) If such option is exercised by Owner, the City shall have up to 60 days from the delivery of the written notice described in paragraph (d)(1) to irrevocably accept or decline the exercise of the option by written notice to Owner. If the City does not so accept or decline the option within said 60 day period, then the option shall be deemed declined and neither the City nor Owner shall have any further rights or obligations under this paragraph (d).
- (4) If such option is exercised by Owner and accepted by the City, the restrictive declaration described in paragraph (a)(1)(ii) of this Appendix F shall provide or shall be amended to include the additional #High Line# Support Easement Volume within the grant to the City, and the value of the additional #High Line# Support Easement Volume as set forth in the appraisal shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F.

- (5) In the event that the City requests Owner to perform any work in conjunction with the dedication of the additional #High Line# Support Easement Volume and the Owner agrees to perform such work, then the cost of such additional work shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F. All costs of fitting-out, operating, maintaining, repairing and replacing the additional #High Line# Support Easement Volume shall be exclusively the responsibility of the City and not the Owner.

Resolution for adoption scheduling July 25, 2012 for a public hearing.

No. 5

CD 4

C 120143 ZMM

IN THE MATTER OF an application submitted by Jamestown Premier Chelsea Market, LP pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 16th Street, Ninth Avenue, West 15th Street and Tenth Avenue, as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

Resolution for adoption scheduling July 25, 2012 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 6

SEARS ROEBUCK & CO. DEPT. STORE LANDMARK

CD 2

N 120369 HKK

IN THE MATTER OF a communication dated May 22, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Sears Roebuck & Co. Department Store, 2227-2323 Beverly Road (aka 2388-2420 Bedford Avenue) (part of Block 5133, Lot 14), by the Landmarks Preservation Commission on May 15, 2012 (Designation List 455/LP-2469).

For consideration.

BOROUGH OF MANHATTAN

No. 7

MIDTOWN WEST EMS STATION

CD 4

C 120177 PCM

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 512 West 23rd Street (Block 694, Lot 40), for use as an ambulance station.

(On May 23, 2012, Cal. No. 1, the Commission scheduled June 6, 2012 for a public hearing. On June 6, 2012, Cal. No. 14, the hearing was closed.)

For consideration.

No. 8

84-86 WHITE STREET

CD 1

C 120179 ZSM

IN THE MATTER OF an application submitted by 84-86 White Street, 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 22 spaces on portions of the ground floor and cellar of a proposed residential building on property located at 84-86 White Street (Block 195, Lot 27), 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 May 23, 2012, Cal. No. 2, the Commission scheduled June 6, 2012 for a public hearing. On June 6, 2012, Cal. No. 15, the hearing was closed.)

For consideration.

No. 9

120 EAST 125TH STREET FIREHOUSE

CD 11

N 120248 HAM

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

1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a. the designation of property located at 120 East 125th Street (Block 1773, Lot 62) as an Urban Development Action Area;
- b. and an Urban Development Action Area Project for such an area;

to facilitate the rehabilitation of an existing four-story building for community facility and art-related uses.

(On June 6, 2012, Cal. No. 6, the Commission scheduled June 20, 2012 for a public hearing. On June 20, 2012, Cal. No. 27, the hearing was closed.)

For consideration.

No. 10

VAN TASSEL & KEARNEY AUCTION LANDMARK

CD 3

N 120368 HKM

IN THE MATTER OF a communication dated May 22, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Van Tassell and Kearney Auction Mart, 126-128 East 13th Street (Block 558, Lot 43 in part), by the Landmarks Preservation Commission on May 15, 2012 (Designation List No. 455/LP-2205).

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF STATEN ISLAND

Nos. 11, 12 & 13

WOLFE'S POND PARK

No. 11

CD 3

C 060494 MMR

PUBLIC HEARING:

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

- the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Luten Avenue;
- the establishment of Cornelia Avenue north of Hylan Boulevard;
- the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Luten Avenue; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 060494 MMR (BP Map No. 4212), dated December 21, 2011 and signed by the Director of the Department of City Planning.

(On June 20, 2012, Cal. No. 1, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12**CD 3****C 060495 ZMR****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 33b:

1. changing from an R1-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the northwesterly prolongation of the southwesterly street line of Cornelia Avenue, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the northeasterly street line of Cornelia Avenue;
2. changing from an R3-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the southeasterly prolongation of a southwesterly boundary line of Wolfe's Pond Park, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the southwesterly street line of Cornelia Avenue; and
3. establishing within a former park an R3X District property bounded by the boundary lines of Wolfe's Pond Park, and the northwesterly street line of Hylan Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

(On June 20, 2012, Cal. No. 2, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 3

C 060496 HAR

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 272-286 Cornelia Avenue (Block 6631, part of Lot 1) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property,

to facilitate the disposition of eight single-family homes through HPD's Tenant Ownership Program or Asset Sales Program.

(On June 20, 2012, Cal. No. 3, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14 & 15

VETERANS PLAZA

No. 14

CD 3

C 110218 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 32d, by changing an M1-1 District to a C8-2 District property bounded by Veterans' Road West, a line 475 feet easterly of Waunner Street, a line 490

feet northerly of Veterans' Road West and its easterly prolongation, and a line passing through a point at an angle 125 degrees to the northerly street line of Veterans' Road distant 695 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Veterans' Road West, and the easterly street line of Waunner Street, as shown on a diagram (for illustrative purposes only), dated April 9, 2012.

(On June 20, 2012, Cal. No. 4, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 15

CD 3

C 110219 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust, 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) to modify the requirements of Section 33-26 (Minimum Required Rear Yard) to allow a 35-foot high 2-story portion of a building within the 20-foot required rear yard, in connection with a proposed commercial development, within a large-scale general development on the northerly side of Veterans' Road West 475 feet easterly of Waunner Street, in a C8-2* District, within the Special South Richmond Development District.

*Note: The site is proposed to be rezoned by changing an M1-1 District to a C8-2 District under a concurrent related application (C 110218 ZMR).

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 June 20, 2012, Cal. No. 5, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF BROOKLYN

No. 16

GRAVESEND BRANCH LIBRARY

CD 15

C 120271 POK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 303 Avenue X (Block 7174, Lot 96) for continued use as a branch library.

(On June 20, 2012, Cal. No. 6, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 17-28

SEWARD PARK

No. 17

CD 3

C 120226 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12c, by establishing within an existing R8 District a C2-5 District bounded by the westerly centerline prolongation of Delancey Street (northerly portion, at Clinton Street), Clinton Street**, Delancey Street** (southerly portion), a line 150 feet easterly of Clinton Street**, Broome Street, Clinton Street**, Grand Street**, Suffolk Street**, Broome Street**, and Norfolk Street**, as shown on a diagram (for illustrative purposes only), dated March 26, 2012.

**Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

(On June 20, 2012, Cal. No. 7, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 18

CD 3

N 120227 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) and Department of Citywide Administrative Services (DCAS), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Sections 74-743 (Special Provisions for bulk modifications) and 74-744 (Modification of use regulations) concerning special permit regulations for large scale general developments, relating to the former Seward Park Extension Urban Renewal Area.

Matter in underline is new, to be added;

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

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

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

Article VII

Chapter 4

Special Permits by the City Planning Commission

74-74

Large-Scale General Development

* * *

74-743

Special provisions for bulk modification

(a) For a #large-scale general development#, the City Planning Commission may permit:

- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #large-scale general development# without regard for #zoning lot lines# or district boundaries, subject to the following limitations:
- (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
 - (ii) when a #large-scale general development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted; except that for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, a transfer of commercial #floor area# from a C6 District to a C2 District may be permitted;
- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
- * * *
- (3) in an #Inclusionary Housing designated area# in a C4-7 District within the boundaries of Manhattan Community District 7, for the purpose of applying the Inclusionary Housing Program within such #Inclusionary Housing designated area#, as set forth in a restrictive declaration:
- (i) modification of the base and maximum #floor area ratios# specified in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas), not to exceed the maximum #floor area ratios# permitted by the underlying district, based on a proportionality between #affordable floor area#, as defined in Section 23-911, and #residential floor area# in #buildings# containing multiple #uses#; and
 - (ii) modification of the requirements regarding distribution of #affordable housing units#, as defined in Section 23-911, specified in paragraph (b) of Section 23-96 (Requirements for Generating Sites);-~~or~~

- (4) within the boundaries of Community District 3 in the Bronx, portions of any #building#, at any level, that contain permitted or required #accessory# off-street parking spaces, to be excluded from the calculation of #lot coverage#; or
- (5) for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, waiver of the planting requirements of Section 23-892 (In R6 through R10 Districts), provided the area between the #street line# and the #street walls# of the #building# and their prolongations is to be improved as a publicly accessible widened sidewalk.

* * *

74-744

Modification of use regulations

- (a) #Use# modifications

* * *

(3) Retail Establishments

For a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, the City Planning Commission may modify applicable district regulations to allow Use Groups 10, 11A and 12A except for arenas or auditoriums, skating rinks, public auction rooms, trade expositions and stadiums, provided the Commission finds that:

- (i) such #uses# will not impair the character of future #uses# or development of the surrounding area; and
- (ii) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

* * *

- (c) Modifications of #sign# regulations

- (1) In all #Commercial# or #Manufacturing Districts#, the City Planning Commission may, for #developments# or #enlargements# subject to the provisions of paragraphs (a)(1), (a)(2) or (a)(3) of Section 74-743 (Special provisions for bulk modification), permit the modification of the applicable provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-65 (Permitted Projection or Height of Signs), 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways), 42-53 (Surface Area and Illumination Provisions), 42-54 (Permitted Projection or Height of Signs), 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) and

the limitations on the location of #signs# in Sections 32-51 and 42-44 (Limitations on Business Entrances, Show Windows or Signs), provided the Commission finds that such modification will result in a better site plan.

- (2) For a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, the City Planning Commission, by authorization, may make the #sign# regulations of a C6-1 District applicable to those portions of such #large-scale general development# within a C2 District, and in addition, may modify the provisions of Section 32-68 (Permitted Signs on Residential or Mixed Buildings) to allow #signs accessory# to non-#residential uses# above the level of the finished floor of the third #story#, provided such #signs# do not exceed a height of 40 feet above #curb level#. In order to grant such authorizations, the Commission shall find that such modifications are consistent with the amount, type and location of #commercial uses# that the Commission finds appropriate within such #large-scale general development#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the development.

* * *

(On June 20, 2012, Cal. No. 8, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 19

CD 3

C 120228 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to the following sections of the Zoning Resolution:

- 1. 74-743(a)(1)* to modify the applicable district regulations to allow the distribution of total allowable floor area, dwelling units and lot coverage under the applicable district regulations within a large-scale general development without regard for zoning lot lines or district boundaries;

2. 74-743(a)(2) to modify the applicable district regulations to allow the location of buildings without regard for the applicable yard, court, distance between buildings, height and setback regulations; and

3. 74-743(a)(10)* to modify the applicable district regulations to allow the areas of the zoning lot between the street line and the street walls of the proposed buildings to be improved as publicly-accessible widened sidewalk;

in connection with a proposed mixed use development, within a large-scale general development bounded by Delancey Street**, a line 150 feet easterly of Clinton Street**, Broome Street**, Clinton Street**, Grand Street**, Suffolk Street**, Broome Street**, Essex Street, a line 95.62 feet northerly of Broome Street**, a line 50.54 feet westerly of Essex Street, Broome Street, Ludlow Street, a line 155 feet northerly of Broome Street, and Essex Street (Block 346, p/o Lot 40, Block 347, Lot 71, Block 352, Lots 1 & 28, and Block 409, Lot 56), in R8/C2-5*** and C6-1 Districts, partially within the former Seward Park Extension Urban Renewal Area.

* Note: Section 74-743 is proposed to be changed under a concurrent related application (N 120227 ZRM) for a zoning text amendment.

**Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

***Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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

(On June 20, 2012, Cal. No. 9, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20**CD 3****C 120229 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. 74-744(a)(3)* to modify the applicable district regulations to allow Use Groups 10, 11A and 12A except for arenas or auditoriums, skating rinks, public auction rooms, trade expositions and stadiums within the R8/C2-5*** District; and
2. 74-744(b) to modify the applicable district regulations to allow residential and non-residential uses to be arranged within a building without regard for the location requirements of Section 32-42;

in connection with a proposed mixed use development, within a large-scale general development bounded by Delancey Street**, a line 150 feet easterly of Clinton Street**, Broome Street**, Clinton Street**, Grand Street**, Suffolk Street**, Broome Street**, Essex Street, a line 95.62 feet northerly of Broome Street**, a line 50.54 feet westerly of Essex Street, Broome Street, Ludlow Street, a line 155 feet northerly of Broome Street, and Essex Street (Block 346, p/o Lot 40, Block 347, Lot 71, Block 352, Lots 1 & 28, and Block 409, Lot 56), in R8/C2-5*** and C6-1 Districts, partially with-in the former Seward Park Extension Urban Renewal Area.

* Note: Section 74-744 is proposed to be changed under a concurrent related application (N 120227 ZRM) for a zoning text amendment.

**Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

***Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a con-current related application (C 120226 ZMM).

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

(On June 20, 2012, Cal. No. 10, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 3

C 120231 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 168 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Norfolk Street, Broome Street and Essex Street (Site 2, Block 352, p/o Lot 1 and Lot 28), in a C6-1 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 June 20, 2012, Cal. No. 11, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 22

CD 3

C 120233 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street**, Suffolk Street**, Broome Street** and Norfolk Street (Site 3, Block 346, p/o Lot 40), in an R8/C2-5*** District.

**Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

***Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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

(On June 20, 2012, Cal. No. 12, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 3

C 120234 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street**, Clinton Street**, Broome Street** and Suffolk Street (Site 4, Block 346, p/o Lot 40), in an R8/C2-5*** District.

**Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

***Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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

(On June 20, 2012, Cal. No. 13, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 3

C 120235 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 305 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Broome Street**, Clinton Street**, Grand Street** and Suffolk Street (Site 5, Block 346, p/o Lot 40), in an R8/C2-5*** District.

**Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

***Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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

(On June 20, 2012, Cal. No. 14, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 25

CD 3

N 120236 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located on Essex, Delancey, Norfolk, Grand, Stanton and Broome streets (Block 346, part of Lot 40; Block 347, Lot 71; Block 352, Lots 1, 28;

Block 352, Lot 44; Block 354, Lots 1, 12; and Block 409, Lot 56) as an Urban Development Action Area; and

b) an Urban Development Action Area Project for such area;

to facilitate the development of residential, community facility and commercial uses, including the redevelopment of the Essex Street Market.

(On June 20, 2012, Cal. No. 15, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 3

C 120237 PQM

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 acquisition of property bounded by Essex, Delancey, Norfolk, and Broome streets (Block 353, p/o Lots 1 and 28).

(On June 20, 2012, Cal. No. 16, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 3

C 120156 MMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York City Charter and Section

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

- the establishment of Broome Street between Norfolk Street and Clinton Street;
- the establishment of Suffolk Street between Grand Street and Delancey Street;
- the narrowing, by elimination, discontinuance and closing, of Clinton Street between Grand Street and Delancey Street;
- the narrowing, by elimination, discontinuance and closing, of Delancey Street between Norfolk Street and Clinton Street;
- the establishment of the name Delancey Street for the Unnamed Street between Clinton Street and Franklin D. Roosevelt Drive;
- and the adjustment of grades necessitated thereby,

including authorization for any disposition or acquisition of real property related thereto, in accordance with Map No. 30236, dated March 14, 2012 and signed by the Borough President.

(On June 20, 2012, Cal. No. 17, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 3

C 120245 PPM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the Charter, for disposition of city-owned property (Block 346, p/o of Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; Block 353, Lot 44; Block 354, Lots 1 and 12; and Block 409, Lot 56), by HPD to a future developer or by DCAS to the New York City Economic Development Corporation (EDC) or a successor local development corporation, and which are subject to a restriction of compliance with the terms of the related UDAAP Project Summary (N120236HAM).

(On June 20, 2012, Cal. No. 18, the Commission scheduled July 11, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, July 11, 2012, 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 Office of the Deputy Mayor for Economic Development in conjunction with the above ULURP hearing to receive comments related to a Draft Generic Environmental Impact Statement (DGEIS) concerning zoning map changes and zoning text amendments, zoning special permits for a large scale general development (LSGD) consisting of six sites and public parking garages on four sites, authorization to modify signage regulations, City map amendment to map and demap various streets within the project area, the disposition of City-owned property, approval of an Urban Development Action Area Project (UDAAP), and an acquisition for the purpose of relocating the Essex Street Market. The proposed actions would facilitate an initiative by the Office of the Deputy Mayor for Economic Development to allow for the implementation of an approximately 1.7 million gross square feet of mixed-use development on ten city-owned sites. These ten sites are located in Manhattan Community District 3 generally along Delancey and Essex Streets on the Lower East Side.

The zoning map amendment would place a C2-5 commercial overlay on four sites (Block 346, Lot 40 and Block 347, Lot 71) within the proposed LSGD. The zoning text amendments would modify ZR Sections 74-743 and 74-744 to eliminate the planting strip requirement in the proposed sidewalk widening; allow commercial floor area ratio to be shifted from the C6 district to the C2 district; allow Use Group 10, 11A, and certain 12A uses in the C2 zoning district; and, allow the modification of certain signage regulations. Mayoral and Borough Board approval of the business terms with the developer or developers to be selected pursuant to Request for Proposals (RFPs) may also be required, as applicable. Should the discretionary actions subject to ULURP be approved, an RFP process would commence to solicit proposals for development under the approvals. Construction financing for the residential buildings may come from a variety of private and public (local, state, and federal) sources. Comments are requested on the DGEIS and will be accepted until Monday, July 23, 2012. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 11DME012M.

IV. CITY PLANNING COMMISSION 2012 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17	18	19	20	21
	22 Chinese New Year	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
FEBRUARY	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 President's Day	20	21	22 Ash Wednesday Washington's Birthday	23	24	25
	26 REVIEW SESSION	27	28	29 CPC PUBLIC MEETING			
				1	2	3	4
MARCH	4	5	6	7	8	9	10
	11 REVIEW SESSION	12	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25 REVIEW SESSION	26	27	28 CPC PUBLIC MEETING	29	30	31
					1	2	3
APRIL	1 Palm Sunday	2	3	4	5	6 Good Friday	7 Passover
	8 Easter	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6 REVIEW SESSION	7	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20 REVIEW SESSION	21	22	23 CPC PUBLIC MEETING	24	25	26
	27 Memorial Day Observed	28	29	30	31		
JUNE						1	2
	3 REVIEW SESSION	4	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17 REVIEW SESSION	18	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
JULY	1	2	3	4 Independence Day	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20 First Day Ramadan	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
				1	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
12	13	14	15	16	17	18	
19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25	
26	27	28	29	30	31		
AUGUST				1	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
							1
	2	3	4	5 CPC PUBLIC MEETING	6	7	8
9	10	11	12	13	14	15	
16 Rosh Hashanah	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
23	24	25	26 Yom Kippur	27	28	29	
30							
SEPTEMBER							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	
7 Columbus Day Observed	8	9	10	11	12	13	
14 REVIEW SESSION	15	16	17 CPC PUBLIC MEETING	18	19	20	
21	22	23	24	25	26	27	
28 REVIEW SESSION	29	30	31 CPC PUBLIC MEETING				
OCTOBER							
	4	5	6 Election Day	7	8	9	10
	11 Veterans' Day	12 Veterans' Day Observed	13 Diwali	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28 CPC PUBLIC MEETING	29	30	
	2 REVIEW SESSION	3	4	5	6	7	8
9	10	11	12	13	14	15	
16 Hanukkah	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
23	24	25	26 Kwanzaa Begins	27	28	29	
30	31						

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM