

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, APRIL 10, 2013  
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 130131 PCX	4	BRONX DA STORAGE FACILITY	Scheduled to be Heard 4/24/13
2	C 110253 MMQ	2	QUEENS WEST PARK ADDITION	" "
3	C 120209 MMQ	14	BEACH 12 <sup>TH</sup> STREET DEMAPPING	" "
4	C 130159 PPQ	2	DISPOSITION OF PROPERTY	" "
5	C 130188 ZMQ	13	BELLEROSE-FLORAL PARK-GLEN OAKS REZONING	" "
6	C 130155 PPQ	3,4,6-9	USTA BILLIE JEAN KING TENNIS CENTER	" "
7	C 130064 ZMX	4	580 GERARD AVENUE REZONING	Favorable Report Adopted
8	N 130065 ZRX	4	" "	" "
9	N 130198 HKX	6	FIREHOUSE ENGINE COMPANY 46	Forward Report to City Council
10	N 130199 HKX	1	FIREHOUSE ENGINE COMPANY 73	" "
11	C 130107 ZSK	13	OCEANVIEW MANOR HOME	Favorable Report Adopted
12	C 130108 ZSK	13	" "	" "
13	C 130109 ZSK	13	" "	" "
14	N 130200 HKK	7	FIREHOUSE ENGINE COMPANY 28	Forward Report to City Council
15	N 130201 HKK	7	FIREHOUSE ENGINE COMPANY 40	" "
16	C 080104 ZSM	2	62 WOOSTER STREET	Favorable Report Adopted
17	N 130134 ZRQ	1, 2	SPECIAL LONG ISLAND CITY TEXT	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18		
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 5:18 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, APRIL 10, 2013**

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



**Michael R. Bloomberg, Mayor  
City of New York**

**[No. 7]**

**Prepared by Yvette V. Gruel, Calendar Officer**

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

**CITY PLANNING COMMISSION**

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**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.

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**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](http://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**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, 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.

**TABLE OF CONTENTS**

**WEDNESDAY, APRIL 10, 2013**

Roll Call; Approval of Minutes.....1

I. Matters to Be Scheduled for Public Hearing on April 24, 2013.....1

II Reports.....13

III. Public Hearings.....22

IV. Schedule of Meetings: January 1, 2013 – December 31, 2013.....46

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

The next regular public meeting of the City Planning Commission is scheduled for April 24, 2013 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: \_\_\_\_\_

**APRIL 10, 2013**

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**APPROVAL OF MINUTES OF the Regular Meeting of March 20, 2013**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, APRIL 24, 2013  
STARTING AT 10:00 A. M.  
AT SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***BRONX DA STORAGE FACILITY***

**CD 4**

**C 130131 PCX**

**IN THE MATTER OF** an application submitted by the Bronx County District Attorney's Office 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 260 East 161 Street (Block 2443, part of Lot 100), for use as a storage facility.

**Resolution for adoption scheduling April 24, 2013 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 2**

***QUEENS WEST PARK ADDITION***

**CD 2**

**C 110253 MMQ**

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

- the elimination, discontinuance and closing of 46<sup>th</sup> Road and 47<sup>th</sup> Avenue between East River Road and Center Boulevard; a portion of 46<sup>th</sup> Avenue and 47<sup>th</sup> Road between East River Road and Center Boulevard; and East River Road north of 47<sup>th</sup> Road;
- the establishment of a park addition northwest of 47<sup>th</sup> Road and Center Boulevard;
- the extinguishment of a pedestrian access easement;
- the delineation of sewer easements; and
- the adjustment of grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5016 dated July 23, 2012 and signed by the Borough President.

**Resolution for adoption scheduling April 24, 2013 for a public hearing.**

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**No. 3**

***BEACH 12<sup>TH</sup> STREET DEMAPPING***

**CD 14**

**C 120209 MMQ**

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

- the elimination, discontinuance and closing of a portion of Beach 12<sup>th</sup> Street between Caffrey Avenue and Frisco Avenue;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5017 dated October 22, 2012 and signed by the Borough President.

**Resolution for adoption scheduling April 24, 2013 for a public hearing.**

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**No. 4*****DISPOSITION OF PROPERTY*****CD 2****C130159 PPQ**

**IN THE MATTER OF** an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties located on Block 276, Lot 46, Block 2545, Lot 54, Block 2573, Lot 124 and Block 2575, Lot 244, pursuant to zoning.

**Resolution for adoption scheduling April 24, 2013 for a public hearing.**

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**No. 5**
***BELLEROSE-FLORAL PARK-GLEN OAKS REZONING*****CD 13****C 130188 ZMQ**

**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. 11b, 11d, 15a, and 15c:

1. eliminating from an existing R2 District a C1-2 District bounded by:
  - a. a line 150 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 150 feet southeasterly of Hillside Avenue, 249<sup>th</sup> Street, Hillside Avenue, and 253<sup>rd</sup> Street;
  - b. 77<sup>th</sup> Road, a boundary line of the City of New York, a line 80 feet southeasterly of 77<sup>th</sup> Road and its northeasterly prolongation, a line 300 feet northeasterly of 21<sup>st</sup> Street, a line midway between 77<sup>th</sup> Road and Union Turnpike, and 271<sup>st</sup> Street;
  - c. a line perpendicular to the northeasterly street line of 271<sup>st</sup> Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 271<sup>st</sup> Street and the southeasterly street line of Union Turnpike, and Langdale Street; and
  - d. a line perpendicular to the easterly street line of Langdale Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the southeasterly street line of Union Turnpike, a boundary line of the City of New York, a line 240 feet northerly of 78<sup>th</sup>

Avenue, and Langdale Street;

2. eliminating from an existing R4 District a C1-2 District bounded a line 100 feet northeasterly of Braddock Avenue, 239<sup>th</sup> Street, Braddock Avenue, 92<sup>nd</sup> Road, Gettysburg Street, 92<sup>nd</sup> Avenue, 224<sup>th</sup> Street, Braddock Avenue, and Moline Street;
3. eliminating from within an existing R2 District a C2-2 District bounded by:
  - a. a line 150 feet northwesterly of Hillside Avenue, 261<sup>st</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 258<sup>th</sup> Street, Hillside Avenue, a line 100 feet southwesterly of 256<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway; and
  - b. a line 150 feet northwesterly of Hillside Avenue, a boundary line of the City of New York, and 267<sup>th</sup> Street;
4. eliminating from within an existing R3-2 District a C2-2 District bounded by:
  - a. a line 100 feet northwesterly of Jamaica Avenue, 243<sup>rd</sup> Street, Jamaica Avenue, and 240<sup>th</sup> Street; and
  - b. a line 150 feet northwesterly of Union Turnpike, Little Neck Parkway, a line perpendicular to southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 252<sup>nd</sup> Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252<sup>nd</sup> Street and the northwesterly street line of Union Turnpike, and 252<sup>nd</sup> Street;
5. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. a line 100 feet northeasterly of Braddock Avenue, a line 100 feet southeasterly of 241<sup>st</sup> Street, Braddock Avenue, and 239<sup>th</sup> Street; and
  - b. a line 150 feet northerly of Jamaica Avenue, 91<sup>st</sup> Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line 100 feet northwesterly of Jamaica Avenue, 249<sup>th</sup> Street, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;
6. changing from an R2 District to an R1-2A District property bounded by:

- a. 267<sup>th</sup> Street and its northwesterly centerline prolongation, 73<sup>rd</sup> Avenue, the northeasterly prolongation of a southeasterly street line of 260<sup>th</sup> Place, a line 45 degrees to the centerline of 72<sup>nd</sup> Road and passing through the point of intersection of the centerline of 72<sup>nd</sup> Road and the southeasterly centerline prolongation of 266<sup>th</sup> Street, 72<sup>nd</sup> Road, the southeasterly street line of 260<sup>th</sup> Place and its northeasterly and southwestly prolongations, Little Neck Parkway, and Grand Central Parkway; and
- b. a line 100 feet southeasterly of Union Turnpike, 233<sup>rd</sup> Street, Seward Avenue, 235<sup>th</sup> Street, a line 100 feet southeasterly of Seward Avenue, the southeasterly centerline prolongation of 236<sup>th</sup> Street, Winchester Boulevard, a line 100 feet northerly of Hillside Avenue, 232<sup>nd</sup> Street, a line 100 feet northwesterly of Seward Avenue, and a line midway between 232<sup>nd</sup> Street and 233<sup>rd</sup> Street;
7. changing from an R3-2 District to an R1-2A District property bounded by 72<sup>nd</sup> Road, a line 45 degrees to the centerline of 72<sup>nd</sup> Road and passing through the point of intersection of the centerline of 72<sup>nd</sup> Road and the southeasterly centerline prolongation of 266<sup>th</sup> Street, and the northeasterly prolongation of a southeasterly street line of 260<sup>th</sup> Place;
8. changing from an R4 District to an R2 District property bounded by Braddock Avenue, a line 215 feet northwesterly of 90<sup>th</sup> Avenue and its northeasterly prolongation, and 221<sup>st</sup> Place;
9. changing from an R2 District to an R2A District property bounded by:
  - a. Stronghurst Avenue, Union Turnpike, Winchester Boulevard, the southeasterly centerline prolongation of 236<sup>th</sup> Street, a line 100 feet southeasterly of Seward Avenue, 235<sup>th</sup> Street, Seward Avenue, 233<sup>rd</sup> Street, a line 100 feet southeasterly of Union Turnpike, a line midway between 233<sup>rd</sup> Street and 232<sup>nd</sup> Street, a line 100 feet northwesterly of Seward Avenue, 232<sup>nd</sup> Street, Seward Avenue, and 229<sup>th</sup> Street; and
  - b. Union Turnpike, 248<sup>th</sup> Street, a line 150 feet southeasterly of Union Turnpike, 249<sup>th</sup> Street, Union Turnpike, 252<sup>nd</sup> Street, 80<sup>th</sup> Avenue, 254<sup>th</sup> Street, Union Turnpike, 263<sup>rd</sup> Street, 76<sup>th</sup> Avenue, a boundary line of the City of New York, 81<sup>st</sup> Avenue, 268<sup>th</sup> Street, 83<sup>rd</sup> Avenue, a boundary line of the City of New York, a line perpendicular the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the northwesterly street line of Hillside Avenue, Langdale Street, a line 100 feet northwesterly of Hillside Avenue, 263<sup>rd</sup> Street, Hillside Avenue, 262<sup>nd</sup> Street, a line 100 feet northwesterly of Hillside Avenue, 255<sup>th</sup> Street, a line 120 feet northwesterly of Hillside Avenue, a line midway between 255<sup>th</sup> Street and Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet northwesterly of Hillside Avenue, 253<sup>rd</sup> Street, Hillside Avenue, 249<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 260<sup>th</sup> Street, a line 150 feet southeasterly of Hillside Avenue, a line midway between 260<sup>th</sup> Street and 261<sup>st</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 267<sup>th</sup> Street, a boundary line of the City of New York, a line 100 feet northwesterly of Jamaica

Avenue, Little Neck Parkway, 87<sup>th</sup> Drive, Commonwealth Boulevard, 87<sup>th</sup> Avenue, the easterly service road of the Cross Island Parkway, Hillside Avenue, the westerly street line of 240<sup>th</sup> Street and its southerly and northerly prolongations, a line 220 feet northwesterly of 83<sup>rd</sup> Avenue, a line 150 feet southwesterly of 242<sup>nd</sup> Street, the southwesterly centerline prolongation of 82<sup>nd</sup> Avenue, a line 170 feet southwesterly of 242<sup>nd</sup> Street, a line 436 feet northwesterly of 82<sup>nd</sup> Avenue and its southwesterly prolongation, a line 90 feet southwesterly of 242<sup>nd</sup> Street and its northeasterly prolongation (at the straight line portion), a line 43 feet southeasterly of Union Turnpike, and the southwesterly service road of the Cross Island Parkway;

10. changing from an R3A District to an R2A District property bounded by 86<sup>th</sup> Avenue, a line 100 feet westerly of Cross Island Parkway, 86<sup>th</sup> Road, a line 240 feet westerly of Cross Island Parkway, 87<sup>th</sup> Avenue, the easterly service road of Cross Island Parkway, a line 100 feet northeasterly of 88<sup>th</sup> Road, 247<sup>th</sup> Street and its northeasterly centerline prolongation, the northerly street line of 88<sup>th</sup> Avenue and its southeasterly prolongation, Commonwealth Boulevard, 87<sup>th</sup> Drive, Little Neck Parkway, the centerline of the Long Island Rail Road Right-of-Way, 249<sup>th</sup> Street, 88<sup>th</sup> Road, a line midway between 251<sup>st</sup> Street and 250<sup>th</sup> Street, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line midway between 89<sup>th</sup> Avenue and 88<sup>th</sup> Drive, 247<sup>th</sup> Street, 90<sup>th</sup> Avenue, a line 430 feet southeasterly of 247<sup>th</sup> Street, a line 100 feet northwesterly of Jamaica Avenue, 91<sup>st</sup> Avenue, 242<sup>nd</sup> Street, a line 100 feet northerly and northeasterly of Braddock Avenue, a line midway between 239<sup>th</sup> Street and 238<sup>th</sup> Street, 88<sup>th</sup> Avenue, Gettysburg Street, 87<sup>th</sup> Avenue, 239<sup>th</sup> Street, a line 100 feet southerly of 86<sup>th</sup> Avenue, and a line 100 feet easterly of 239<sup>th</sup> Street;
11. changing from an R3-1 District to an R2A District property bounded a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of northeasterly street line of 233<sup>rd</sup> Street and the northwesterly street line of Winchester Boulevard, and a line midway between 233<sup>rd</sup> Street and Winchester Boulevard;
12. changing from an R3-2 District to an R2A District property bounded by:
  - a. a line 100 feet southwesterly of Hillside Avenue, a line midway between Range Street and Musket Street, 87<sup>th</sup> Avenue, the southerly centerline prolongation of Range Street, 88<sup>th</sup> Avenue, and Winchester Boulevard; and
  - b. 92<sup>nd</sup> Avenue, Gettysburg Street, 92<sup>nd</sup> Road, a line 100 feet northeasterly of Gettysburg Street, a line midway between Davenport Avenue and 92<sup>nd</sup> Road, the southwesterly boundary line of Jack Breininger Park, a line midway between Fairbury Avenue and Edmore Avenue a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and 93<sup>rd</sup> Avenue, a line 365 feet southwesterly of 240<sup>th</sup> Street, 93<sup>rd</sup> Avenue, a line 100 feet southwesterly of 239<sup>th</sup> Street, 93<sup>rd</sup> Road, a

line 100 feet southwesterly of 224<sup>th</sup> Street, Edmore Avenue, 224<sup>th</sup> Street, 92<sup>nd</sup> Road, and a line 100 feet southwesterly of 224<sup>th</sup> Street;

13. changing from an R4 District to an R2A District property bounded by:
  - a. 87<sup>th</sup> Avenue, a line perpendicular to the northerly street line of 88<sup>th</sup> Avenue distant 665 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 88<sup>th</sup> Avenue and the southeasterly street line of Winchester Boulevard, 88<sup>th</sup> Avenue, and the southerly centerline prolongation of Range Street;
  - b. a line 80 feet northwesterly of 92<sup>nd</sup> Avenue, a line 180 feet northeasterly of 224<sup>th</sup> Street, 92<sup>nd</sup> Avenue, 224<sup>th</sup> Street; and
  - c. 91<sup>st</sup> Avenue, a line 80 feet northwesterly of Jamaica Avenue, 245<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, and Cross Island Parkway; and
14. changing from an R4-1 District to an R2A District property bounded by:
  - a. a line midway between 88<sup>th</sup> Drive and 89<sup>th</sup> Avenue, a line 100 feet easterly of 247<sup>th</sup> Street, a line midway between 89<sup>th</sup> Avenue and 90<sup>th</sup> Avenue, a line 270 feet easterly of easterly of 247<sup>th</sup> Street, 90<sup>th</sup> Avenue, and 247<sup>th</sup> Street; and
  - b. a line midway between 88<sup>th</sup> Drive and 89<sup>th</sup> Avenue, Commonwealth Boulevard, a line midway between 89<sup>th</sup> Avenue and 90<sup>th</sup> Avenue and its easterly prolongation, a line 400 feet easterly of 247<sup>th</sup> Street, 89<sup>th</sup> Avenue, and a line 265 feet easterly of 247<sup>th</sup> Street;
15. changing from an R3-1 District to an R3A District property bounded by a line 100 feet southerly of Hillside Avenue, a line midway between 233<sup>rd</sup> Street and Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of northeasterly street line of 233<sup>rd</sup> Street and the northwesterly street line of Winchester Boulevard, Winchester Boulevard, 87<sup>th</sup> Avenue, and 231<sup>st</sup> Street;
16. changing from an R3-2 District to an R3A District property bounded by:
  - a. 231<sup>st</sup> Street, 87<sup>th</sup> Avenue, Winchester Boulevard, a line 100 feet northeasterly of Braddock Avenue, a line 100 feet northwesterly of Billings Street, Braddock Avenue, and a line 185 feet northwesterly of Billings Street and its northeasterly prolongation;
  - b. 90<sup>th</sup> Avenue, Borkel Place, Winchester Boulevard, a line 100 feet southwesterly of Braddock Avenue, 91<sup>st</sup> Avenue, 222<sup>nd</sup> Street, 91<sup>st</sup> Road, 224<sup>th</sup> Street, 92<sup>nd</sup> Avenue, a line 100 feet southwesterly of 224<sup>th</sup> Street, 92<sup>nd</sup> Road, 224<sup>th</sup> Street, Edmore Avenue, a line 100 feet southwesterly of 224<sup>th</sup> Street, Fairbury Avenue, 222<sup>nd</sup> Street, a line midway between 93<sup>rd</sup> Avenue and 93<sup>rd</sup> Road, a line 100 feet southwesterly of 222<sup>nd</sup> Street, Edmore Avenue, Winchester Boulevard, a line 200 feet southeasterly of 92<sup>nd</sup> Avenue, 221<sup>st</sup> Street, a line 100 feet northwesterly of Davenport Avenue, 220<sup>th</sup> Street, 91<sup>st</sup> Road, and 221<sup>st</sup> Place; and
  - c. 92<sup>nd</sup> Road, Braddock Avenue, 240<sup>th</sup> Street, a line 100 feet southwesterly of Braddock Avenue, 243<sup>rd</sup> Street, a line 100 feet northwesterly of Jamaica Avenue, 240<sup>th</sup> Street, 93<sup>rd</sup>

Road, a line 100 feet southwesterly of 239<sup>th</sup> Street, 93<sup>rd</sup> Avenue, a line 365 feet southwesterly of 239<sup>th</sup> Street, a line midway between Fairbury Avenue and 93<sup>rd</sup> Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and Edmore Avenue, the southwesterly boundary line of Jack Breininger Park, a line midway between 92<sup>nd</sup> Road and Davenport Avenue, and a line 100 feet northeasterly of Gettysburg Street;

17. changing from an R4 District to an R3A District property bounded by:
  - a. a line 100 feet northeasterly of Braddock Avenue, Ashford Street, Braddock Avenue, and a line 100 feet northwesterly of Billings Street;
  - b. 88<sup>th</sup> Avenue, 235<sup>th</sup> Court, 88<sup>th</sup> Avenue, Noline Street, the northwesterly centerline prolongation of 89<sup>th</sup> Avenue, and a line midway between Pontiac Street and Noline Street; and
  - c. Gettysburg Street, a line 100 feet northeasterly of Braddock Avenue, and a line perpendicular to the northwesterly street line of 237<sup>th</sup> Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237<sup>th</sup> Street and the northeasterly street line of Braddock Avenue;
18. changing from an R3-2 District to R3X District property bounded by:
  - a. Hillside Avenue, 235<sup>th</sup> Court, 87<sup>th</sup> Avenue, and a line midway between Musket Street and Range Street;
  - b. 88<sup>th</sup> Avenue, Ransom Street, a line 100 feet northeasterly of Braddock Avenue, and Winchester Boulevard;
  - c. 91<sup>st</sup> Street, 220<sup>th</sup> Street, a line 100 feet northwesterly of Davenport Avenue, and 221<sup>st</sup> Street, a line 200 feet southeasterly of 92<sup>nd</sup> Avenue, Winchester Boulevard, Edmore Avenue, a line 100 feet southwesterly of 222<sup>nd</sup> Street, a line midway between 93<sup>rd</sup> Road and 93<sup>rd</sup> Avenue, 222<sup>nd</sup> Street, Fairbury Avenue, a line 100 feet southwesterly of 224<sup>th</sup> Street, 93<sup>rd</sup> Road, 220<sup>th</sup> Street, 93<sup>rd</sup> Avenue, and Springfield Boulevard;
  - d. a line 125 feet northwesterly of Elkmont Avenue, a line midway between 250<sup>th</sup> Street and 251<sup>st</sup> Street and its northwesterly prolongation, Shiloh Avenue, and 249<sup>th</sup> Street and its northwesterly centerline prolongation; and
  - e. a line 125 feet northwesterly of Elkmont Avenue, Little Neck Parkway, a line perpendicular to the southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 252<sup>nd</sup> Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252<sup>nd</sup> Street and the northwesterly street line of Union Turnpike, 252<sup>nd</sup> Street, a line perpendicular to the southwesterly street line of 252<sup>nd</sup> Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 252<sup>nd</sup> Street and the northwesterly street line of Union

- Turnpike, and a line midway between 251<sup>st</sup> Street and 252<sup>nd</sup> Street and its northwesterly prolongation;
19. changing from an R3-2 District to an R3-1 District property bounded by a line 125 feet northwesterly of Elkmont Avenue, a line midway between 251<sup>st</sup> Street and 252<sup>nd</sup> Street and its northwesterly prolongation, Union Turnpike, 249<sup>th</sup> Street, Shiloh Avenue, and a line midway between 250<sup>th</sup> Street and 251<sup>st</sup> Street and the northwesterly prolongation;
  20. changing from an R2 District to an R3-2 District property bounded by:
    - a. a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, Hillside Avenue, and 232<sup>nd</sup> Street;
    - b. Hillside Avenue, 253<sup>rd</sup> Street, a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255<sup>th</sup> Street, a line 120 feet northwesterly of Hillside Avenue, 255<sup>th</sup> Street, a line 100 feet northwesterly of Hillside Avenue, 262<sup>nd</sup> Street, Hillside Avenue, 263<sup>rd</sup> Street, a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, 267<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260<sup>th</sup> Street and 261<sup>st</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 260<sup>th</sup> Street, and a line 100 feet southeasterly of Hillside Avenue, and 249<sup>th</sup> Street; and
    - c. 81<sup>st</sup> Avenue, a boundary line of the City of New York, 83<sup>rd</sup> Avenue, and 268<sup>th</sup> Street;
  21. changing from an R3-1 District to an R3-2 District property bounded by Hillside Avenue, Winchester Boulevard, a line 100 feet southerly and southeasterly of Hillside Avenue, and 231<sup>st</sup> Street;
  22. changing from an R3A District to an R4-1 District property bounded by 90<sup>th</sup> Avenue, a line 100 feet northwesterly of Jamaica Avenue, and a line 430 feet easterly of 247<sup>th</sup> Street;
  23. changing from an R4 District to an R4-1 District property bounded by a line 540 feet northeasterly of Braddock Avenue, Pontiac Street, Braddock Avenue, and Ransom Street;
  24. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northerly of Jamaica Avenue, 251<sup>st</sup> Street and its southerly centerline prolongation, a boundary line of the City of New York, and 249<sup>th</sup> Street and its southerly centerline prolongation;
  25. establishing within a proposed R3-2 District a C2-3 District bounded by a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255<sup>th</sup> Street, a line 120 feet northwesterly of Hillside Avenue, 255<sup>th</sup> Street, Hillside Avenue, a line 100 feet southwest of 256<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway;

26. establishing within an existing and proposed R4 District a C2-3 District bounded by a line 100 feet northwesterly of Jamaica Avenue, 251<sup>st</sup> Street, Jamaica Avenue, and Commonwealth Boulevard;
27. establishing within an existing R3A District a C1-3 District bounded by Hillside Avenue, a line 140 feet easterly of 241<sup>st</sup> Street, 85<sup>th</sup> Avenue, and 241<sup>st</sup> Street;
28. establishing within existing and proposed R3-2 Districts a C1-3 District bounded by:
  - a. a line 100 feet northwesterly of Hillside Avenue, 234<sup>th</sup> Street and its southeasterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, a line midway between 233<sup>rd</sup> Street and Winchester Boulevard, Hillside Avenue, and a line midway between 233<sup>rd</sup> Street and 234<sup>th</sup> Street;
  - b. Hillside Avenue, a line midway between Range Street and Musket Street, a line 100 feet southwesterly of Hillside Avenue, and Musket Street;
  - c. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 242<sup>nd</sup> Street and 241<sup>st</sup> Street, Jamaica Avenue, and 240<sup>th</sup> Street;
  - d. a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet southeasterly of Hillside Avenue, 249<sup>th</sup> Street, Hillside Avenue, and 253<sup>rd</sup> Street;
  - e. a line 100 feet northwesterly of Hillside Avenue, 261<sup>st</sup> Street, Hillside Avenue, 264<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260<sup>th</sup> Street and 261<sup>st</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 260<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 258<sup>th</sup> Street, Hillside Avenue, and 255<sup>th</sup> Street;
  - f. a line 100 feet northwesterly of Hillside Avenue, 266<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and 265<sup>th</sup> Street; and
  - g. a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, a line perpendicular to the southeasterly street line of East Williston Avenue distant 110 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of East Williston Avenue and the southwesterly street line of 268<sup>th</sup> Street, East Williston Avenue, and 267<sup>th</sup> Street; and
29. establishing within an existing R4 District a C1-3 District bounded by:



- a. a line 100 feet northeasterly of Braddock Avenue, Winchester Boulevard, Braddock Avenue, and a line midway between Ashford Street and Winchester Boulevard;
- b. Braddock Avenue, 222<sup>nd</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet southwesterly of Braddock Avenue, and Winchester Boulevard;
- c. a line 100 feet northeasterly of Braddock Avenue, Gettysburg Street, a line perpendicular to the northwesterly street line of 237<sup>th</sup> Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237<sup>th</sup> Street and the northeasterly street line of Braddock Avenue, 237<sup>th</sup> Street, Braddock Avenue, a line midway between 237<sup>th</sup> Street and 238<sup>th</sup> Street, a line 100 feet northeasterly of Braddock Avenue, 238<sup>th</sup> Street, Braddock Avenue, 92<sup>nd</sup> Road, Gettysburg Street, 92<sup>nd</sup> Avenue, a line 180 feet northeasterly of 224<sup>th</sup> Street, a line 80 feet northwesterly of 92<sup>nd</sup> Avenue, 224<sup>th</sup> Street, Braddock Avenue, and Lyman Street;
- d. a line 100 feet northeasterly of Braddock Avenue, 239<sup>th</sup> Street, Braddock Avenue, and a line 50 feet southeasterly of 238<sup>th</sup> Street;
- e. a line 100 feet northeasterly of Braddock Avenue, 240<sup>th</sup> Street, Braddock Avenue, and a line midway between 239<sup>th</sup> Street and 240<sup>th</sup> Street;
- f. a line 100 feet northeasterly of Braddock Avenue, 241<sup>st</sup> Street, Braddock Avenue, and a line midway between 241<sup>st</sup> Street and 240<sup>th</sup> Street;
- g. a line 100 feet northerly of Braddock Avenue, 242<sup>nd</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet easterly of 242<sup>nd</sup> Street, Braddock Avenue, and a line midway between 242<sup>nd</sup> Street and 241<sup>st</sup> Street; and
- h. a line 150 feet northerly of Braddock Avenue, 245<sup>th</sup> Street, a line 80 feet northwesterly of Jamaica Avenue, 91<sup>st</sup> Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;

as shown in a diagram (for illustrative purposes only) dated February 19, 2013, and subject to the conditions of CEQR Declaration E-299.

**Resolution for adoption scheduling April 24, 2013 for a public hearing.**

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**No. 6*****USTA BILLIE JEAN KING TENNIS CENTER*****CDs 3, 4, & 6-9****C 130155 PPQ**

**IN THE MATTER OF** an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc., pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations Avenue North, between Meridian Road, and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park.

**Resolution for adoption scheduling April 24, 2013 for a public hearing.**

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**NOTICE**

**On Wednesday, April 24, 2013, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a disposition of non-residential City-owned land at the USTA Billie Jean King National Tennis Center (NTC), located in Flushing Meadows Corona Park in Queens. The NTC is located on a portion of Queens Block 2018, Lot 1, on park land leased by The City of New York Department of Parks and Recreation to USTA National Tennis Center, Incorporated (USTA). The leased site is bounded to the north by the railway tracks of Long Island Railroad (LIRR)'s Port Washington line; United Nations Avenue North to the south; the Passarelle Building and Path of the Americas to the east; and Grand Central Parkway to the west. The proposed actions would facilitate a proposal to improve and expand USTA facilities, collectively known as the NTC Strategic Vision. To accommodate the proposed project, up to 0.94 acres of land would be added to the NTC site, including up to 0.68 acres of park land that would be alienated. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, May 6, 2013.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 12DPR005Q.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**Nos. 7 & 8**

***580 GERARD AVENUE REZONING***

**No. 7**

**CD 4**

**C 130064 ZMX**

**IN THE MATTER OF** an application submitted by NR Property 2 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. changing from an M1-2 District to an R7A District property bounded by a line 360 feet northerly of East 150<sup>th</sup> Street, a line midway between Gerard Avenue and Walton Avenue, East 150<sup>th</sup> Street, and Gerard Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 360 feet northerly of East 150<sup>th</sup> Street, a line midway between Gerard Avenue and Walton Avenue, East 150<sup>th</sup> Street, and Gerard Avenue;

as shown on a diagram (for illustrative purposes only) dated November 13, 2012.

(On February 20, 2013, Cal. No. 1, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**No. 8**

**CD 4**

**N 130065 ZRX**

**IN THE MATTER OF** an application submitted by NR2 Property LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas), in Community District 4 in the Borough of the Bronx.

Matter Underlined is new, to be added;  
Matter in ~~Strikeout~~ is old, to be deleted;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts #where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

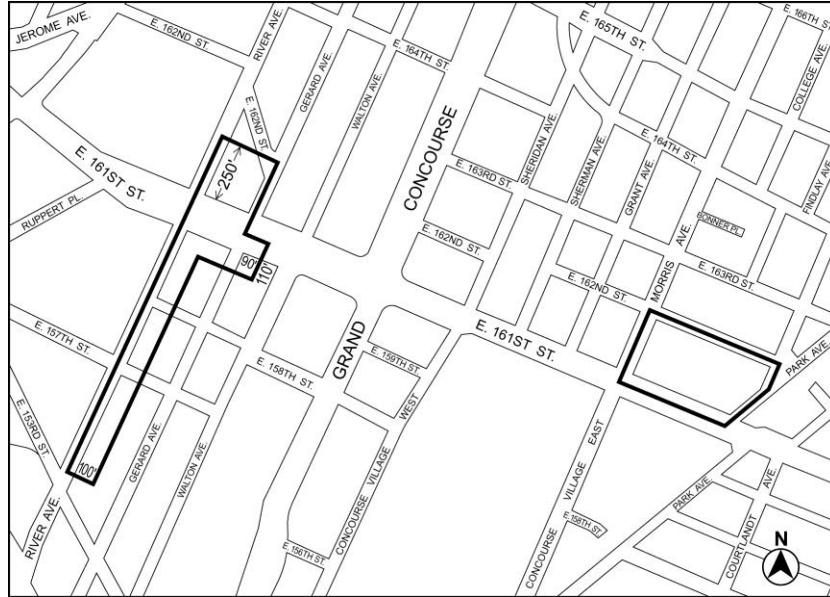
\* \* \*

The Bronx, Community District 4

In the R7A, R8A and R9D Districts within the areas shown on the following Map 1:

\* \* \*

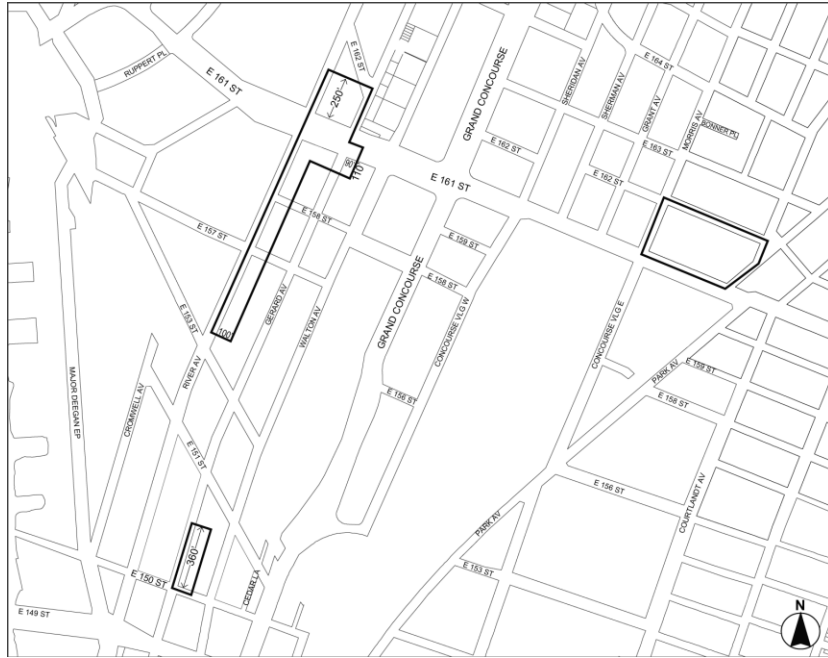
**EXISTING  
(TO BE DELETED)  
Map 1 (9/30/09)  
Portion of Community District 4, The Bronx**



**PROPOSED  
(TO REPLACE EXISTING)**

Map 1

Portion of Community District 4, The Bronx



(On February 20, 2013, Cal. No. 2, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**No. 9**

***FIREHOUSE ENGINE COMPANY 46***

**CD 6**

**N130198 HKX**

**IN THE MATTER OF** a communication dated February 25, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 46, Hook & Ladder Company 17, 451-453 East 176<sup>th</sup> Street (Block 2909, Lot 40), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2523).

**For consideration.**

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**No. 10**

***FIREHOUSE ENGINE COMPANY 73***

**CD 1**

**N130199 HKX**

**IN THE MATTER OF** a communication dated February 25, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 73, Hook & Ladder Company 42, 655-659 and 661 Prospect Avenue, East 152<sup>nd</sup> Street (Block 2675, Lot 33), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2524)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**Nos. 11, 12 & 13**

***OCEANVIEW MANOR HOME***

**No. 11**

**CD 13**

**C 130107 ZSK**

**IN THE MATTER OF** an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 200-bed health-related facility use within an existing 5-story building and proposed enlargement on property located at 3010 West 33<sup>rd</sup> Street (Block 7066, Lot 10), in an R5 District.

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

(On February 20, 2013, Cal. No. 3, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**No. 12**

**CD 13**

**C 130108 ZSK**

**IN THE MATTER OF** an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to an existing 5-story and proposed to be enlarged 200-bed health-related facility on property located at 3010 West 33<sup>rd</sup> Street (Block 7066, Lot 10), in an R5 District.

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

(On February 20, 2013, Cal. No. 4, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 13**

**C 130109 ZSK**

**IN THE MATTER OF** an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the yard requirements of Section 24-36 (Minimum Required Rear Yards) and the height and setback requirements of Section 62-341 (Developments on land and platforms) in connection with a proposed enlargement of an existing 5-story community facility building on property located at 3010 West 33<sup>rd</sup> Street (Block 7066, Lot 10), in an R5 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 February 20, 2013, Cal. No. 5, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 14**

***FIREHOUSE ENGINE COMPANY 28***

**CD 7**

**N 130200 HKK**

**IN THE MATTER OF** a communication dated February 21, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 28 (now Engine Company 228), 436 39<sup>th</sup> Street (Block 709, Lot 19), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2525).

**For consideration.**



**No. 15**

***FIREHOUSE ENGINE COMPANY 40***

**CD 7**

**N 130201 HKK**

**IN THE MATTER OF** a communication dated February 21, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Firehouse, Engine Company 40, Hook & Ladder Company 21 (now Engine Company 240/Battalion 48), 1307-1309 Prospect Avenue (Block 5285, Lot 21), by the Landmarks Preservation Commission on February 12, 2013 (Designation List 462/LP-2526).

**For consideration.**



**BOROUGH OF MANHATTAN**

**No. 16**

***62 WOOSTER STREET***

**CD 2**

**C 080104 ZSM**

**IN THE MATTER OF** an application submitted by 62 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. use regulations of Section 42-14(D)(2)(a) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar; and
2. the use regulations of Section 42-00 to allow residential uses (Use Group 2 uses) on the 2<sup>nd</sup> floor - 6<sup>th</sup> floor and penthouse with accessory uses on portions of the ground floor and cellar;

of an existing 6-story building and proposed penthouse, on property located at 476 Broome Street a.k.a. 62 Wooster Street (Block 486, Lot 36), in an M1-5A District, within the SoHo-Cast Iron Historic District.

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

(On February 20, 2013, Cal. No. 6, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 17**

***SPECIAL LONG ISLAND CITY TEXT***

**CD 1 & 2**

**N 130134 ZRQ**

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

Resolution of the City of New York, relating to Article I, Chapter 4 and Article XI, Chapter 7, to modify certain provisions related to sidewalk cafes and to height and setback provisions of the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of March 6, 2013 (Cal. No. 19) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On February 20, 2013, Cal. No. 7, the Commission scheduled March 6, 2013 for a public hearing. On March 6, 2013, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 18**

***FIREHOUSE ENGINE COMPANY 268***

**CD 14**

**N 130202 HKQ**

**IN THE MATTER OF** a communication dated February 21, 2013 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Firehouse, Engine Company 268, Hook & Ladder Company 137, designated by the Landmarks Preservation Commission on February 12, 2013 (List No. 462, LP No. 2527). The Landmark Site: Borough of Queens Tax Map: Block 16212, Lot 14.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 19**

***510 GATES AVENUE OFFICE SPACE***

**CD 3**

**N 130221 P XK**

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for, use of property located at 510 Gates Avenue (Block 1814, Lot 23) (Department of Probation Offices).

(On March 27, 2013, the Commission duly advertised April 10, 2013 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 20**

***28<sup>TH</sup> AVENUE REZONING***

**CD 1**

**C 110398 Z MQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Vlacich, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, establishing within an existing R5 District a C1-2 District bounded by a line 150 feet northeasterly of 28<sup>th</sup> Avenue, 43rd Street, 28<sup>th</sup> Avenue, and 42<sup>nd</sup> Street, as shown in a diagram (for illustrative purposes only) dated January 22, 2013.

(On March 20, 2013, Cal. No. 4, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 21 & 22**

***WATER STREET POPS TEXT AMENDMEMNT***

**21**

**CD 1**

**N 130206 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter I (Special Lower Manhattan District) concerning privately owned public spaces within Community District 1, Borough of Manhattan.

Matter Underlined is new, to be added;

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

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

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

**Article IX – Special Purpose Districts**

**Chapter 1: Special Lower Manhattan District**

**91-80**

**PUBLIC ACCESS AREAS**

**91-81**

**Certification to Modify Existing Arcades in Certain Areas**

\* \* \*

**91-82**

**Existing Publicly Accessible Open Areas**

The purpose of this Section is to facilitate temporary programmatic changes to existing public spaces to:

- (a) help address the short-term challenges facing the Water Street corridor as a result of Hurricane Sandy by encouraging increased economic activity, reinforcing community connections, creating a lively and engaging experience, and improving the corridor's pedestrian environment; and
- (b) explore new types of uses and amenities within public spaces intended to draw residents, workers, and visitors, thereby increasing the utilization and activation of the existing public spaces.

This Section, inclusive, shall be effective until January 1, 2014, at which time the provisions of this Section shall automatically expire and all #publicly accessible open areas#, as defined in Section 91-821, shall have been returned to their compliant state and all temporary obstructions shall have been removed.

### **91-821**

#### **Special provisions for #publicly accessible open areas#**

For the purposes of this Section, the definition of "publicly accessible open areas" shall also include #arcade#, #through block arcade#, or other public amenity, open or enclosed, for which a #floor area# bonus has been granted.

The provisions of this Section shall apply to all #publicly accessible open areas# existing on (effective date of amendment) within the area designated as an Arcades Modification Area on Map 8 (Public Access Modification Areas) in Appendix A of this Chapter.

Any underlying provisions, including Section 91-81 of this Chapter, restricting the placement of obstructions within #publicly accessible open areas# or restricting their use for events may be modified, as follows:

- (a) Temporary permitted obstructions

Amenities that shall be considered temporary permitted obstructions for cultural, entertainment, and #commercial uses# including, but not limited to, tables, chairs, moveable planters, stages, kiosks, food trucks, artwork, and shade structures are allowed, provided that they:

- (1) are not permanently affixed to the ground and do not cause damage to any surface of the #publicly accessible open area#;
- (2) are not located within five feet of any #building# entrance; and
- (3) do not in combination occupy more than 60 percent of the #publicly accessible open area#.

(b) Events

Events including, but not limited to, farmers markets, holiday markets, concerts and performances, art and cultural exhibitions, and festivals are permitted. Such events may be sponsored by non-profit or for-profit entities, without limitation, and may include the sale of food, refreshments, and other event-related items, for the benefit or enjoyment of event participants. The use of #publicly accessible open area# for the promotion of products or services shall not itself qualify as an event permitted under this Section. Such events shall:

(1) be open to the public;

(2) only be permitted to use amplified sound between the hours of 9:00 am and 10:00 pm.

Nothing herein shall authorize the use of City #streets# or sidewalks in connection with an event permitted under this Section, and any such use shall be subject to all applicable provisions of law and regulation governing the use of City #streets# or sidewalks including, where applicable, the requirement to obtain a Street Activity Permit from the Street Activity Permit Office of the Office of Citywide Events Coordination and Management. No event shall be permitted pursuant to this Section unless, no later than twenty (20) days prior to the scheduled date, the sponsor notifies the Street Activity Permit Office of the nature, size and location of the event upon a form prescribed by the Street Activity Permit Office for such purpose.

\* \* \*

(On March 20, 2013, Supplemental Cal. No. 1, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

**No. 22**

**CD 1**

**N 130206(A) ZRM**

**PUBLIC HEARING:**

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

City of New York, relating to Article IX, Chapter I (Special Lower Manhattan District) concerning privately owned public spaces within Community District 1, Borough of Manhattan.

Matter Underlined is new, to be added;

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

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

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

**Article IX – Special Purpose Districts**  
**Chapter 1: Special Lower Manhattan District**

**91-80**  
**PUBLIC ACCESS AREAS**

**91-81**  
**Certification to Modify Existing Arcades in Certain Areas**

\* \* \*

**91-82**  
**Existing Publicly Accessible Open Areas**

The purpose of this Section is to facilitate temporary programmatic changes to existing public spaces to:

- (a) help address the short-term challenges facing the Water Street corridor as a result of Hurricane Sandy by encouraging increased economic activity, reinforcing community connections, creating a lively and engaging experience, and improving the corridor’s pedestrian environment; and
- (b) explore new types of uses and amenities within public spaces intended to draw residents, workers, and visitors, thereby increasing the utilization and activation of the existing public spaces.

This Section, inclusive, shall be effective until January 1, 2014, at which time the provisions of this Section shall automatically expire and all #publicly accessible open areas#, as defined in Section 91-821, shall be returned to their compliant state and all temporary obstructions shall be removed.

**91-821**  
**Special provisions for #publicly accessible open areas#**



For the purposes of this Section, the definition of “publicly accessible open area” shall also include any #arcade#, #through block arcade#, or other public amenity, open or enclosed, for which a #floor area# bonus has been granted.

The provisions of this Section shall apply to all #publicly accessible open areas# existing on (effective date of amendment) within the area designated as a Public Space Activation Area on Map 8 (Public Access Modification Areas) in Appendix A of this Chapter.

Any underlying provisions, including Section 91-81 of this Chapter, restricting the placement of obstructions within #publicly accessible open areas# or restricting their use for events may be modified, as follows:

(a) Temporary permitted obstructions

Amenities that shall be considered temporary permitted obstructions for cultural, entertainment, and #commercial uses# including, but not limited to, tables, chairs, moveable planters, stages, kiosks, food trucks, artwork, and shade structures are allowed, provided that they:

- (1) are not permanently affixed to the ground and do not cause damage to any surface of the #publicly accessible open area#;
- (2) are not located within five feet of any #building# entrance; and
- (3) do not in combination occupy more than 60 percent of the #publicly accessible open area#.

(b) Events

Events including, but not limited to, farmers markets, holiday markets, concerts and performances, art and cultural exhibitions, and festivals are permitted. Such events may be sponsored by non-profit or for-profit entities, without limitation, and may include the sale of food, refreshments, and other event-related items, for the benefit or enjoyment of event participants. The use of #publicly accessible open area# for the promotion of products or services shall not itself qualify as an event permitted under this Section. Such events shall:

- (1) be open to the public;
- (2) only be permitted to use amplified sound between the hours of 9:00 am and 10:00 pm.

Nothing herein shall authorize the use of City #streets# or sidewalks in connection with an event permitted under this Section, and any such use shall be subject to all applicable provisions of law and regulation governing the use of City #streets# or sidewalks including, where applicable, the requirement to obtain a Street Activity Permit from the Street Activity Permit Office of the Office of Citywide Events Coordination and Management. No event shall be permitted pursuant to this Section unless, no later than fourteen (14) days prior to the scheduled date, the sponsor notifies the Street Activity Permit Office of the nature, size and location of the event upon a form prescribed by the Street Activity Permit Office for such purpose.

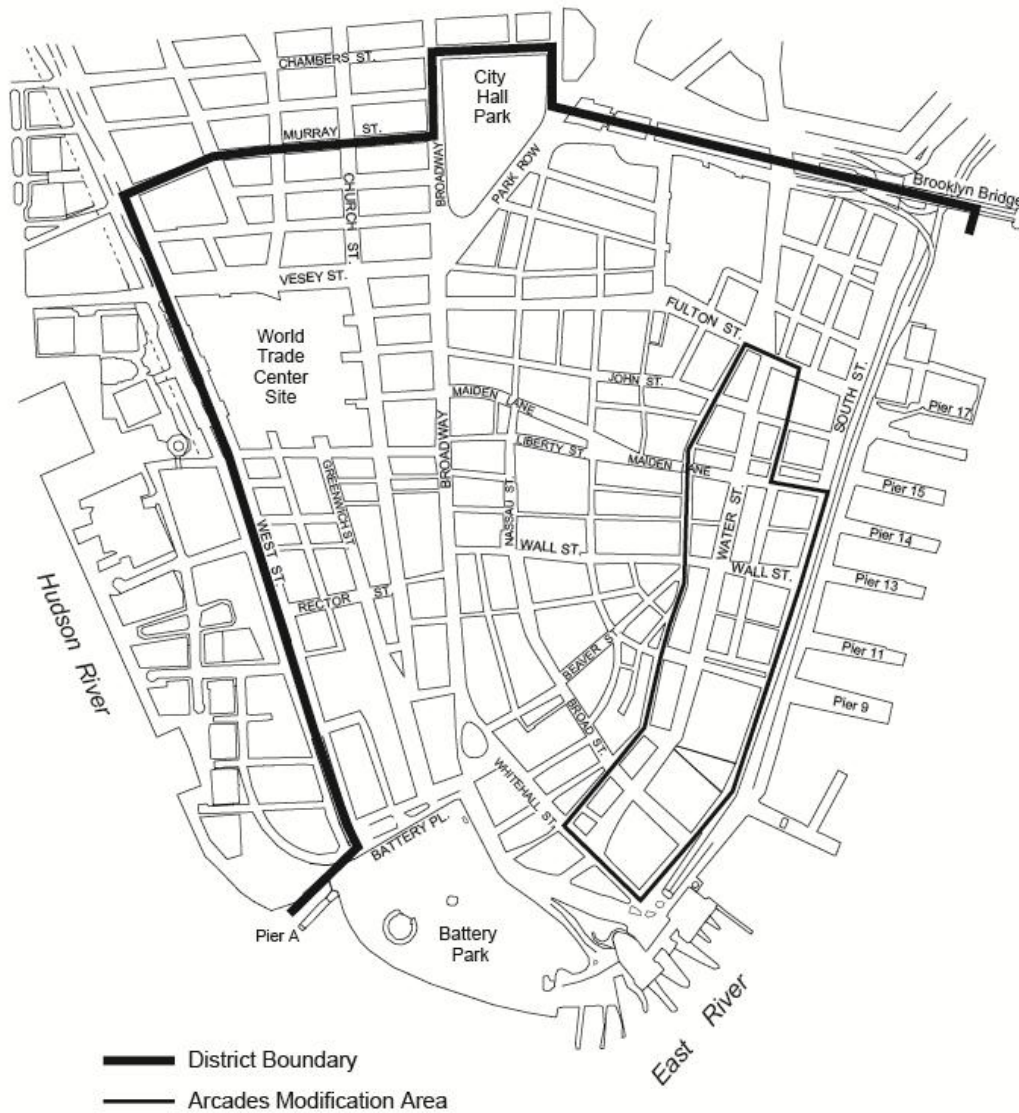
\* \* \*

**EXISTING  
(TO BE DELETED)**

Appendix A

Map 8. Public Access Modification Areas

[MAP TO BE DELETED]

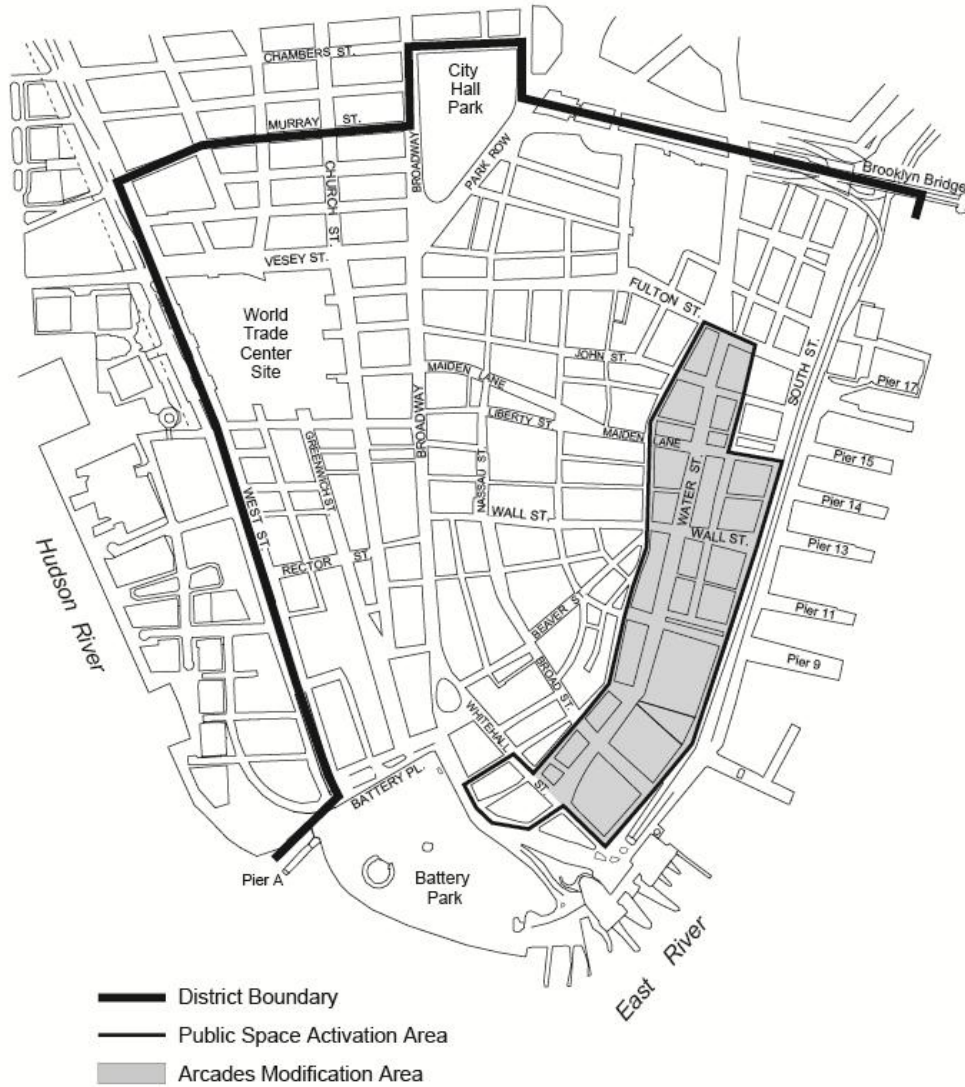


**PROPOSED  
(TO BE ADDED)**

Appendix A

Map 8. Public Access Modification Areas

[MAP TO BE ADDED]



(On March 20, 2013, Supplemental Cal. No. 2, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

No. 23

CULTURE SHED TEXT AMENDMENT

CD 4

N 130178 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Cultural Affairs pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District).

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 IX
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Hudson Yards District

\* \* \*

93-00
GENERAL PURPOSES

\* \* \*

93-01

Definitions

ERY Culture, Festival and Exhibit Facility

An "ERY Culture, Festival and Exhibit Facility" is a #use# that comprises changing, non-permanent exhibits, events, expositions, presentations, festivals and fairs related to any or all of the following: visual arts, performing arts, culinary arts, literature, journalism, broadcasting, crafts, technology, fashion and design, or any similar activity. Any #building# in which an #ERY Culture, Festival and Exhibit Facility# is located may include a moveable portion that may be extended and retracted to cover all or a portion of the Culture Facility Plaza described in Section 93-71(i).

\* \* \*

## 93-10 USE REGULATIONS

### 93-101 ERY Culture, Festival and Exhibit Facility

For purposes of this Chapter, all references to #community facility#, #community facility use# or #uses# in Use Groups 3 or 4 in connection with Eastern Rail Yard Subarea A1 shall be deemed to include an #ERY Culture, Festival and Exhibit Facility#.

\* \* \*

### 93-17 Modification of Sign Regulations

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

Within Subdistricts A, B, C, D and E, the underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39th Street and its southerly prolongation to West 33rd Street. The following modifications to the underlying #sign# regulations shall apply in the Eastern Rail Yard Subarea A1:

\* \* \*

- (4) For an #ERY Culture, Festival and Exhibit Facility#, the total #surface area# of all permitted #signs# and banners shall be as set forth in this subsection. The maximum aggregate #surface area# of all #signs# shall not exceed 2,700 square feet. #Signs# (other than banners) facing the outdoor plaza, as described in Section 93-71(b), shall not exceed a maximum aggregate #surface area# of 200 square feet; #signs# facing the Connection to the High Line, as described in Section 93-71(f), shall not exceed a maximum aggregate #surface area# of 200 square feet; and #signs# facing West 30<sup>th</sup> Street shall not exceed a maximum aggregate #surface area# of 1,700 square feet. A maximum of 600 square feet of #signs# in the form of banners are permitted facing or within the outdoor plaza. No #sign# shall exceed a height of 30 feet above the level of the Culture Facility Plaza, as described in Section 93-71(i) and no #signs# facing West 30<sup>th</sup> Street shall be located at a height above the #High Line#. Banners located within the outdoor plaza may be installed on one or two poles located not less than 13 feet from an #ERY Culture, Festival and Exhibit Facility#. The bottom of any such banner shall be located at least 10 feet above the bottom of the pole. Any #sign# that exceeds 300 square feet of #surface area# shall be non-#illuminated# or a #sign with indirect illumination#.

\* \* \*

**93-20****FLOOR AREA REGULATIONS**

The #floor area# regulations of this Section, inclusive, shall apply to #zoning lots#.

**93-21****Floor Area Regulations in the Large-Scale Plan Subdistrict A**

In the Large-Scale Plan Subdistrict A, the #floor area# provisions of this Section shall apply.

\* \* \*

**(b) Eastern Rail Yard Subarea A1**

- (1) The maximum #floor area ratio# for any #zoning lot# in the subarea shall be 11.0. The maximum #floor area ratio# for #commercial use# shall be 9.0, the maximum #floor area ratio# for #community facility use#, shall be 2.0, and the maximum #floor area ratio# for #residential use# shall be 3.0. #Residential use# shall only be permitted on a #zoning lot# with a non-#residential floor area ratio# of 8.0 or more, or as provided for phased developments pursuant to Section 93-122 (Certification for residential use in Subdistricts A, B and E).

Any floor space occupied by an #ERY Culture, Festival and Exhibit Facility#, including any floor space #accessory# thereto, that is located:

- (i) below the elevation of the Culture Shed Plaza described in Section 93-71(i),
- (ii) within the moveable portion that may be extended and retracted to cover and enclose all or any portion of the Culture Facility Plaza, or
- (iii) within a portion of a #building# that contains #residential use# and is not designed to house the moveable portion described above,

shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#. In addition, in a #building# containing both #residential use# and an #ERY Culture, Festival and Exhibit Facility#, any floor space occupied by elevator shafts, structural systems or stairwells serving the #residential use# that is either located on any #story# occupied entirely by the #ERY Culture, Festival and Exhibit Facility# except for such elevator shafts, structural systems, and stairwells, or is located on a #story# occupied in part by the #ERY Culture, Festival and Exhibit Facility# where such elevator shaft or stairwell is not accessible for

#residential use# on such #story# except for emergency egress, shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #residential uses# and the total maximum #floor area ratio# of the #zoning lot#.

For a #building# or portion of a #building# containing #residential use# that is located adjacent to the #ERY High Line#, any floor space used for storage, restrooms, maintenance facilities or other support space for the #ERY High Line# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #residential or community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

\* \* \*

**93-514**

**Eastern Rail Yard Subarea A1**

(a) Location of #buildings#

#Buildings# shall be located only in the following areas:

- (1) east of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East;
- (2) west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and within 220 feet of West 33rd Street; and
- (3) west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30th Street, provided that either:

(i) such area contains only #uses# in Use Groups 3 and 4; or

(ii) where such area includes #residential use#, ~~(a) such #residential use# is permitted~~ shall be located only in a #building# or portion of a #building# located west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West, and such #building# may also include uses in Use Groups 3, 4, 6A and 6C. ~~and (b) a #building# containing only #uses# in Use Groups 3 or 4 may be located not closer than 50 feet east of such prolongation.~~ In addition, #uses# in Use Group 3 or 4 may be located in a #building# separate from any #building# containing #residential use#, provided that any such separate #building# may not be located closer than 50 feet east of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West.

\* \* \*

**93-70**

**PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES**



Public access shall be provided for special sites as specified in this Section, inclusive. In the event of a conflict between the provisions of this Section, inclusive, and any underlying regulation, the provisions of this Section shall govern.

No building permit shall be issued for any #development# or #enlargement# on such sites other than for an #ERY Culture, Festival and Exhibit Facility# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that the provisions of this Section have been met.

An application for such certification shall be filed with the Chairperson showing the plan of the #zoning lot#; a site plan indicating the area and dimensions of all required public access areas and the location of all proposed #buildings#, and a detailed plan or plans demonstrating compliance with the provisions of this Section. For certifications relating to the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, as set forth in 93-71, paragraph (h), the requirements set forth in such Section shall apply.

Plans for public access areas shall be set forth in an instrument in a form acceptable to the City, and setting forth such provisions as necessary to ensure compliance with the provisions of this Section. Such instrument shall be filed and duly recorded in the Borough Office of the City Register of the City of New York and indexed against the property. Such filing and recording of the instrument shall be a precondition for the Chairperson's certification under this Section. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

The Chairperson shall allow for the phased development of public access areas upon certification to the Commissioner of Buildings that a plan has been submitted that provides for the completion of any public access area that is integral to the #development# of a #building# or #buildings# within each phase. Such plan may provide for the outdoor plaza described in Section 93-71, paragraph (b), to be constructed in phases. The completion of the Cultural Facility Plaza shall be deemed integral only to an #ERY Culture, Festival and Exhibit Facility# and to no other #use# or #development# in the Eastern Rail Yard Subarea A1. Where the public use and enjoyment of a public access area is contingent upon #development# on an adjacent #zoning lot# that has not yet occurred, the Chairperson may allow for the future development of such public access area at the time that the adjacent #zoning lot# is #developed#.

For any portion of any #development# or #enlargement# other than an #ERY Culture, Festival and Exhibit Facility#, ~~N~~o temporary certificate of occupancy from the Department of Buildings may be issued for any portion of any #development# or #enlargement# with a #floor area ratio# of 10.0 or more until

the Chairperson certifies to the Department of Buildings that the public access area is substantially complete, and the public access area is open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# with a #floor area ratio# of 10.0 or more until the Chairperson certifies to the Department of Buildings that the public access area is complete and that all public access requirements of this Section have been met in accordance with the plans for such public access areas. Notwithstanding the foregoing, for #zoning lots# with multiple #buildings# for which the Chairperson has certified that a plan has been submitted that provides for the phased development of public access areas through completion of any public access area that is integral to the #development# of a #building# or #buildings# within each phase, such certifications shall be made with respect to substantial completion or completion of the public access areas integral to each such phase, except as provided in Section 93-71, paragraph (h). Issuance of a temporary or permanent certificate of occupancy for any #building# or portion of a #building# not occupied by an #ERY Culture, Festival and Exhibit facility# shall not be conditioned upon the completion, substantial completion or improvement of the Culture Facility Plaza.

For an #ERY Culture, Festival and Exhibit Facility#, no temporary certificate of occupancy from the Department of Buildings may be issued for such #ERY Culture, Festival and Exhibit Facility# until the Chairperson certifies to the Department of Buildings that the Culture Facility Plaza described in paragraph (i) of Section 93-71 is substantially complete and open to and useable by the public and no permanent certificate of occupancy from the Department of Buildings may be issued for the #ERY Culture, Festival and Exhibit Facility# until the Chairperson certifies to the Department of Buildings that the Culture Facility Plaza is complete. If a moveable portion of the #ERY Culture, Festival and Exhibit Facility# is not initially constructed as part of the #ERY Culture, Festival and Exhibit Facility# but is constructed at a later date, any closure of the Culture Facility Plaza necessary for such construction shall not affect the validity of any certificate of occupancy previously issued for the #ERY Culture, Festival and Exhibit Facility#. No temporary certificate of occupancy for the moveable portion that is thereafter constructed, or an amended temporary certificate of occupancy for the #ERY Culture, Festival and Exhibit Facility# that includes the moveable portion, may be issued by the Department of Buildings until the Chairperson certifies to the Department of Buildings that the reconstructed Culture Facility Plaza is substantially complete and open to and useable by the public and no permanent certificate of occupancy for the moveable portion that is thereafter constructed, or an amended permanent certificate of occupancy for the #ERY Culture, Festival and Exhibit Facility# that includes the moveable portion, may be issued by the Department of Buildings until the Chairperson certifies to the Department of Buildings that the reconstructed Culture Facility Plaza is complete.

**93-71****Public Access Areas in the Eastern Rail Yard Subarea A1**

Any #development# in the Eastern Rail Yard Subarea A1 shall provide public access areas in accordance with the following requirements:

## (a) Amount of public access areas

Public access areas shall be provided in an amount not less than 55 percent of the #lot area# of the #zoning lot#. At least 40 percent of the #lot area# of the #zoning lot# shall be publicly accessible and open to the sky. At least an additional 15 percent of the #lot area# of the #zoning lot# shall be publicly accessible and may be either open or enclosed. Such open or enclosed areas shall be comprised of the types of public access areas listed in paragraphs (b) through (f), and paragraphs (h) and (i), of this Section. For purposes of determining compliance with such 55% and 40% requirements, the Culture Facility Plaza, any portion of the Connection to the High Line allowed to be covered by the moveable portion of an #ERY Culture, Festival and Exhibit Facility# pursuant to paragraph (f) of this Section, and any portion of the Connection to the High Line that is not required to have a clear height of 60 feet pursuant to paragraph (f) of this Section shall be deemed publicly accessible and open to the sky at all times, including any time when a moveable portion of an #ERY Culture, Festival and Exhibit Facility# extends over the Culture Facility Plaza or the Connection to the High Line. Open areas may also include the area of the sidewalk widening along Eleventh Avenue required pursuant to Section 93-61 and, at the option of the owner, the #Tenth Avenue Spur#. If the Cultural Facility Plaza is closed during the construction of the moveable portion of the #ERY Culture, Festival and Exhibit Facility#, the amount of publicly accessible open space shall not be considered reduced during such period.

All public access areas listed in this Section, other than the #ERY High Line# and the #Tenth Avenue Spur#, shall be accessible to the public, as follows:

- (1) unenclosed public access areas shall be accessible between the hours of 6:00 am and 1:00 am, except that any portions of the outdoor plaza, as described in paragraph (b) of this Section, designed and constructed for purposes of vehicular use, shall be accessible at all times except as necessary to perform maintenance and repairs or address hazardous or emergency conditions;
- (2) enclosed portions of the through block connection and connection to the public plaza, described in paragraphs (d) and (e) of this Section, shall be accessible to the public between the hours of 8:00 am and 10:00 pm; and
- (3) upon completion of the Tenth Avenue bridge, described in paragraph (g) of this Section, access between the bridge and the outdoor plaza shall be provided by

means of the through block connection between the hours of 6:00 am and 1:00 am.

All public access areas, other than the #ERY High Line# and the #Tenth Avenue Spur#, shall include public space signage erected at conspicuous locations. Such signs shall include the statement “Open to the Public,” followed by the hours of operation specified in this paragraph, (a). The public space signage for the Culture Facility Plaza may include additional information, consistent with the provisions of paragraph (i) of this Section.

(b) Outdoor plaza

A publicly accessible space, open to the sky (hereinafter referred to as the “outdoor plaza”), shall be located within the area bounded by West 33rd Street, the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East, a line 250 feet north of and parallel to West 30th Street, Eleventh Avenue, a line 220 feet south of and parallel to West 33rd Street, and the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West. Such open area may extend beyond such boundaries and have necessary grade changes, and up to ten percent of the area of such outdoor plaza may be covered by a #building# or other structure#. In addition, a #building# containing eating or drinking places and #uses# listed in Use Groups 6A and 6C may be located within the outdoor plaza (but shall not be included as public access area pursuant to paragraph (a) of Section 93-71), provided that any such #building#:

- (1) is located within the area west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and within 400 feet of West 30<sup>th</sup> Street;
- (2) covers no more than 3,600 square feet of the #zoning lot# at the level of the outdoor plaza and above;
- (3) contains no more than 7,200 square feet of #floor area# at the level of the outdoor plaza and above, and no more than 3,600 square feet of #floor area# below the level of the outdoor plaza;
- (4) has a maximum north-south dimension of 85 feet at the level of the outdoor plaza and above;
- (5) is located such that the maximum east/west dimension measured along a line 355 feet from West 30th Street is 40 feet at the level of the outdoor plaza and above. For portions of the #building# located north or south of such line, the maximum east/west dimension shall increase at a rate of one foot in the east/west dimension for every four feet in the north/south dimension from such line, up to a maximum east/west dimension of 60 feet; and
- (6) has a maximum perimeter wall height of 24 feet, and a maximum #building# height of 30 feet. Above a height of 24 feet, no portion of a building may penetrate a #sky exposure plane# that begins at a height of 24 feet above the perimeter walls and rises over the #building# at a slope of 2.5 feet of horizontal

distance for each foot of vertical distance. Such heights shall be measured from the highest level of the adjoining portions of the outdoor plaza.

No #building# location or setback requirements shall apply to any #building# walls facing the northern, eastern or southern boundaries of the outdoor plaza.

#Building# walls fronting upon the western boundary of the outdoor plaza shall extend along at least 70 percent of the length of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and shall rise to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, a setback at least 20 feet in depth is required from such prolongation line. However, such #building# wall may rise without setback at such prolongation line, provided the aggregate width of such #building# wall does not exceed 50 percent of the width of such line and provided all other portions of the #building# that exceed a height of 120 feet are set back at least 20 feet from such prolongation line at a height not lower than 90 feet.

The retail and glazing requirements of Section 93-14 (Ground Floor Level Requirements) shall apply to at least 70 percent of the length of all #building# walls facing each side of the outdoor plaza, except that such retail requirements shall not apply to any #building# or portion of a #building# located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30<sup>th</sup> Street containing only #uses# in Use Group 3 or 4 or an #ERY Culture, Festival and Exhibit Facility#. ~~located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30th Street.~~

\* \* \*

(f) Connection to the High Line

A publicly accessible connection between the High Line and the outdoor plaza (hereinafter referred to as the “connection”) shall be provided that has a minimum width, measured parallel to the High Line, of ~~80~~ 60 feet, and is located east of the Culture Facility Plaza. ~~If any portion is covered~~ For a width of 60 feet measured parallel to the High Line, the clear height of ~~such~~ the connection shall be at least 60 feet. Above such height, overhangs of the 60 foot width dimension of the connection shall be permitted by the movable portion of the #ERY Culture, Festival and Exhibit Facility#, provided that the angle of such overhang is a maximum of 14 degrees east of the vertical extension of the western edge of such 60 foot width, as measured from the intersection of such vertical extension with the 60 foot clear height of the connection. Additionally, such overhang shall project over no more than 16 feet of the 60 foot width dimension. Any portion of the connection east of the minimum 60 foot width shall, if covered, have a minimum clear height of 60 feet. The movable portion of the #ERY Culture, Festival and Exhibit

Facility# shall be permitted to overhang any portion of the connection west of such minimum 60 foot width, provided that the angle of such overhanging portion is a maximum of 14 degrees measured at the western edge of the connection at its ground level. The glazing requirements of Section 93-14, paragraph (c), shall apply to at least 50 percent of the length of all #building# walls facing such the connection.

\* \* \*

(i) Culture Facility Plaza

(1) A publicly accessible space located east of and abutting the non-moveable portion of an #ERY Culture, Festival and Exhibit Facility#, and bounded to the north by the outdoor plaza and to the south by the #ERY High Line# shall be provided. During times when the Culture Facility Plaza is not covered by the moveable portion of an #ERY Culture, Festival and Exhibit Facility#, the Culture Facility Plaza may be used for purposes of outdoor events related to an #ERY Culture, Festival and Exhibit Facility#. All such events shall be open and accessible to the general public free of admission charge, provided that ticketed events with tickets available on a first come first served or timed basis shall be permitted. During all times when the Culture Facility Plaza is not used for an #ERY Culture, Festival and Exhibit Facility# event or covered by the moveable portion of an #ERY Culture, Festival and Exhibit Facility#, the Culture Facility Plaza shall be open and accessible to the public between the hours of 6:00 am and 1:00 am. Notwithstanding any other provision, the Culture Facility Plaza may be closed to the public not more than 12 days each calendar year for an event related to the #ERY Culture, Festival and Exhibit Facility#, provided that not less than five days prior to any such closing, notice is given to the applicable community board and is posted at conspicuous locations at such plaza. No #building# or portion of a #building# that is not used for an #ERY Culture, Festival and Exhibit Facility# shall have any obligation to comply with the requirements of this subparagraph or paragraph (a) of Section 93-71 related to the Culture Facility Plaza.

(2) When the Culture Facility Plaza is used for an event related to an #ERY Culture, Festival and Exhibit Facility#, or when the moveable portion of the shed is deployed and such event or use of the shed includes use of an adjacent portion of the outdoor plaza described in Section 93-71 (b), use of such portion of the outdoor plaza shall be governed by the provisions of subparagraph (i) of this Section permitting use of ticketed events with tickets available on a first come first served or timed basis. An adjacent portion of the outdoor plaza may also be closed to the public in connection with a closure of the Culture Facility Plaza up to 12 days each year pursuant to subparagraph (i) of this Section. During any outdoor event utilizing an adjacent portion of the outdoor plaza, portions of the outdoor plaza used for vehicular access to and egress from the Eastern Rail Yard

may be closed to vehicular use in order to accommodate the event attendees, for a period that shall extend no longer than necessary for such purpose. All other public access areas listed in this Section 93-71, including all portions of the outdoor plaza not used for the outdoor event, shall remain open and accessible at all such times.

\* \* \*

(On March 20, 2013, Supplemental Cal. No. 3, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 24, 25 & 26**

***MADISON SQUARE GARDEN***

**No. 24**

**CD 5**

**C 130139 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by MSG Holdings, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41\* of the Zoning Resolution to allow an arena with a maximum capacity of 22,000 seats within an existing 10-story building on property located at 3-10 Penn Plaza (Block 781, Lots 1, 2 and 10), in C6-4 and C6-6 Districts, partially within the Special Hudson Yards District (Pennsylvania Station Subarea B4) and partially within the Special Midtown District.

\*Note: A zoning text amendment to modify Section 74-41 is proposed under a concurrent related application N 130137 ZRM.

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

(On March 20, 2013, Cal. No. 1, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25****CD 5****C 130140 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by MSG Holdings, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 93-171\* of the Zoning Resolution to modify the applicable provisions of Section 32-63 (Permitted Advertising Signs) to allow advertising signs, to modify the applicable provisions of Section 32-64 (Surface Area and Illumination Provisions) to allow an increased in surface area, and to modify the applicable provisions Section 32-65 (Permitted Projection or Height of Signs) to allow signs above the maximum permitted height, for a proposed arena permitted pursuant to Section 74-41\*, on property located at 3-10 Penn Plaza (Block 781, Lots 1, 2 and 10), in C6-4 and C6-6 Districts, partially within the Special Hudson Yards District (Pennsylvania Station Subarea B4) and partially within the Special Midtown District.

\*Note: A zoning text amendment is proposed to create a new Section 93-171, and to modify Section 74-41 under a concurrent related application N 130137 ZRM.

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

(On March 20, 2013, Cal. No. 2, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 26**
**CD 5****N 130137 ZRM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by MSG Holding, L.P. 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 III, Chapter 7 (Urban Design Regulations), Article VII, Chapter 4 (Special Permits by the City Planning Commission), and Article IX, Chapter 3 (Special Hudson Yards District).



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 III  
COMMERCIAL DISTRICT REGULATIONS**

\* \* \*

**Chapter 7  
Urban Design Regulations**

\* \* \*

**37-625  
Design changes**

Except as otherwise provided in Section 74-41, dDesign changes to existing #plazas#, #residential plazas# or #urban plazas# may be made only upon certification by the Chairperson of the City Planning Commission that such changes would result in a #plaza#, #residential plaza# or #urban plaza# that is in greater accordance with the standards set forth in Section 37-70 (PUBLIC PLAZAS), inclusive. The provisions of Section 37-78 (Compliance), other than paragraph (e) (Special regulations for an urban plaza in the Special Lower Manhattan District), shall be made applicable to such #plaza#, #residential plaza# or #urban plaza#.

\* \* \*

**ARTICLE VII  
ADMINISTRATION**

\* \* \*

**Chapter 4  
Special Permits by the City Planning Commission**

\* \* \*

**74-41  
Arenas, Auditoriums, Stadiums or Trade Expositions**

In C4, C6, C7 or C8 Districts or any #Manufacturing District#, the City Planning Commission may permit arenas, auditoriums or stadiums with a capacity in excess of 2,500 seats, or trade expositions with a rated capacity in excess of 2,500 persons, provided that the following findings are made:

\* \* \*

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, ~~or~~ requirements for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium, or stadium, including #accessory# directional or building identification #signs# located therein. In addition, within Pennsylvania Station Subarea B4 of the Special Hudson Yards District, design changes to existing #plazas# located within such pedestrian-accessible open areas may be made without a certification by the Chairperson of the Commission pursuant to Section 37-625, and the design standards of Sections 37-70, inclusive, shall not apply to such #plazas#.

\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 3  
Special Hudson Yards District**

\* \* \*

**93-17  
Modification of Sign Regulations**

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

Within Subdistricts A, B, C, D, and E, the underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39<sup>th</sup> Street and its southerly prolongation to West 33<sup>rd</sup> Street. Furthermore, #flashing signs# shall not be allowed on any portion of a #building# fronting upon the outdoor plaza required in the Eastern Rail Yard Subarea A1, pursuant to Section 93-71. Within the Pennsylvania Station Subarea B4, the provisions of Section 93-171 (Special permit for signs within the Pennsylvania Station Subarea) shall apply.

\* \* \*

**93-171  
Special permit for signs within the Pennsylvania Station Subarea**

For an arena permitted pursuant to Section 74-41 within Pennsylvania Station Subarea B4, the City Planning Commission may, by special permit, modify the applicable provisions of Sections 32-63 (Permitted Advertising Signs) to allow advertising #signs#; 32-64 (Surface Area and Illumination Provisions) to allow increased #surface area# along specified #streets#; and 32-65 (Permitted Projection or Height of Signs), provided such #signs# comply with the conditions of paragraph (a) and the findings of paragraph (b) of this Section, as follows:

(a) Conditions

- (1) No #sign# shall extend to a height greater than 85 feet above #curb level#;
- (2) All #signs# located below a height of 12 feet above #curb level# shall be limited in location and aggregate #surface area# to 550 square feet on the West 31<sup>st</sup> Street frontage of Subarea B4, 250 square feet on the West 33<sup>rd</sup> Street frontage of Subarea B4, and 850 square feet on the Eighth Avenue frontage of Subarea B4;
- (3) All #signs# located above a height of 12 feet above #curb level# shall be limited in location and aggregate #surface area# to 5,500 square feet within the #through lot# fronting on Eighth Avenue, 3,000 square feet within each #corner lot# fronting on Eighth Avenue, 3,000 square feet within the #through lot# portion of the West 31<sup>st</sup> Street frontage of Subarea B4 and 3,000 square feet within the #through lot# portion of the West 33<sup>rd</sup> Street frontage of Subarea B4.

(b) The Commission shall find that the location and placement of such #signs# is appropriate in the relationship to #buildings# and #uses# on the #zoning lot# and to adjacent open areas, and that the installation of #advertising signs# would be compatible with the character of the arena site, including its use as an entryway to Pennsylvania Station, and of the surrounding area.

For purposes of calculating the height of any #sign# permitted pursuant to this section, #curb level# shall be defined as 30.755 feet above Manhattan datum.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on the number, size and location of arena #signs# permitted pursuant to the district regulations.

(On March 20, 2013, Cal. No. 3, the Commission scheduled April 10, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV CITY PLANNING COMMISSION 2013 SCHEDULE OF MEETINGS**

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

**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