

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

CITY PLANNING COMMISSION

WEDNESDAY, MAY 8, 2013

**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. 9]

Prepared by Yvette V. Gruel, Calendar Officer

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

CITY PLANNING COMMISSION

**GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

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

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

B

CITY PLANNING COMMISSION

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

- AMANDA M. BURDEN, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- 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, MAY 8, 2013

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

I. Matters to Be Scheduled for Public Hearing on May 22, 2013.....1

II Reports.....3

III. Public Hearings.....11

IV. Schedule of Meetings: January 1, 2013 – December 31, 2013.....21

**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 May 22, 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: _____

MAY 8, 2013

APPROVAL OF MINUTES OF the Regular Meeting of April 24, 2013

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

BOROUGH OF BROOKLYN

No. 1

PITKIN AVENUE REZONING

CD 5

C 130161 ZMK

IN THE MATTER OF an application submitted by Pitkin Berriman HDFC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c:

1. eliminating from within an existing R5 District a C1-3 District property bounded by a line 150 feet northerly of Pitkin Avenue, Berriman Street, Pitkin Avenue, and Shepherd Avenue;
2. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Pitkin Avenue, Berriman Street, Pitkin Avenue, and Shepherd Avenue; and
3. establishing within the proposed R7A District a C2-4 District property bounded by a line 100 feet northerly of Pitkin Avenue, Berriman Street, Pitkin Avenue, and Shepherd Avenue;

as shown on a diagram (for illustrative purposes only) dated February 4, 2013, and subject to the conditions of CEQR Declaration E-298.

Resolution for adoption scheduling May 22, 2013 for a public hearing.

BOROUGH OF QUEENS

No. 2

23RD STREET REZONING

CD 1

C 110178 ZMQ

IN THE MATTER OF an application submitted by T. F. Cusanelli Architect P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, establishing within an existing R5 District a C1-4 District bounded by a line 100 feet southwesterly of Broadway, 23rd Street, 33rd Avenue, and a line 100 feet northwesterly of 23rd Street, as shown in a diagram (for illustrative purposes only) dated March 4, 2013 and subject to the conditions of CEQR Declaration E-300.

Resolution for adoption scheduling May 22, 2013 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

Nos. 3 & 4

WATER STREET POPS TEXT AMENDMEMNT

No. 3

CD 1

N 130206 ZRM

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

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. On April 10, 2013, Cal. No. 21, the hearing was closed.)

For consideration.

No. 4

CD 1

N 130206(A) ZRM

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

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.

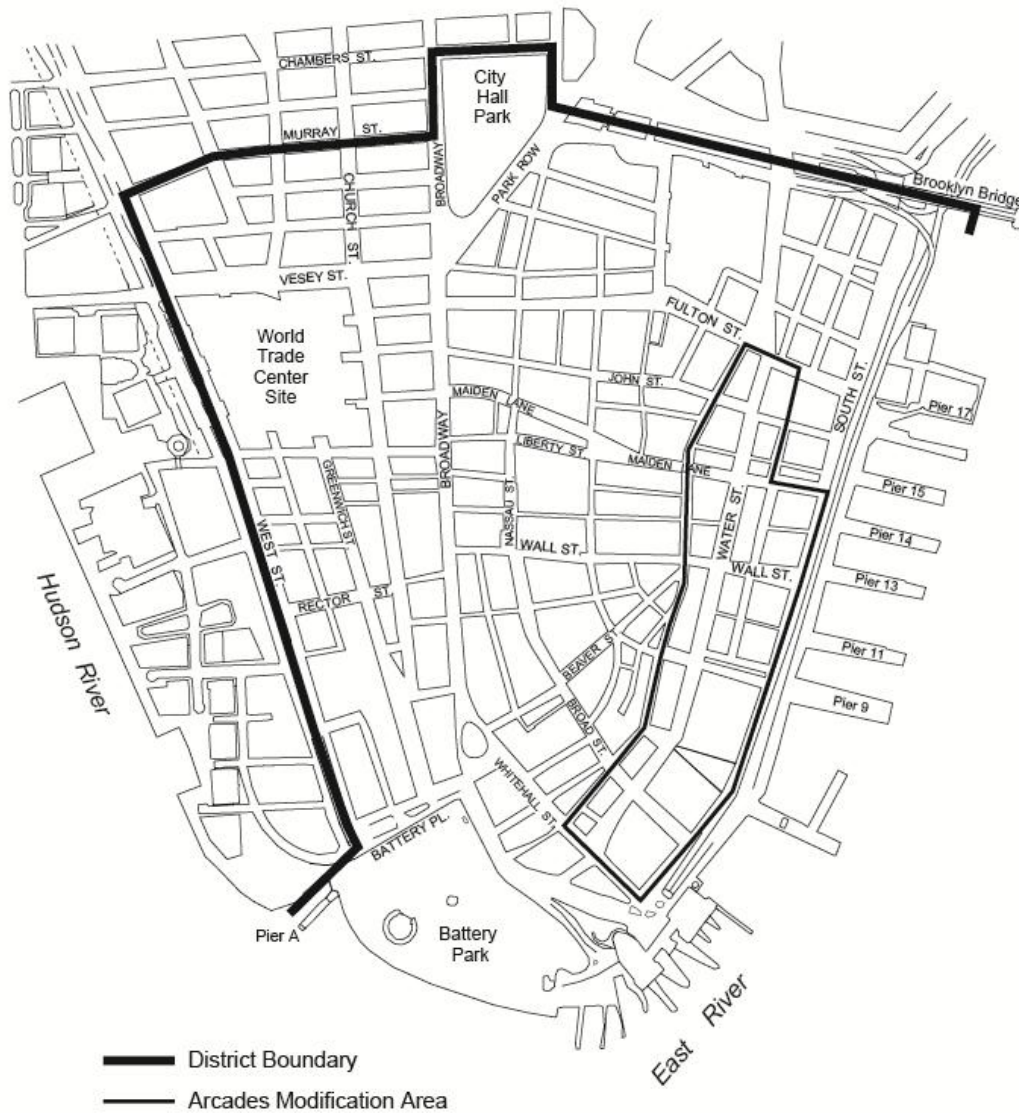
Nothing herein shall authorize the use of City #streets# or sidewalks in connection with an event permitted under this Section, and any such use shall be subject to all applicable provisions of law and regulation governing the use of City #streets# or sidewalks including, where applicable, the requirement 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]

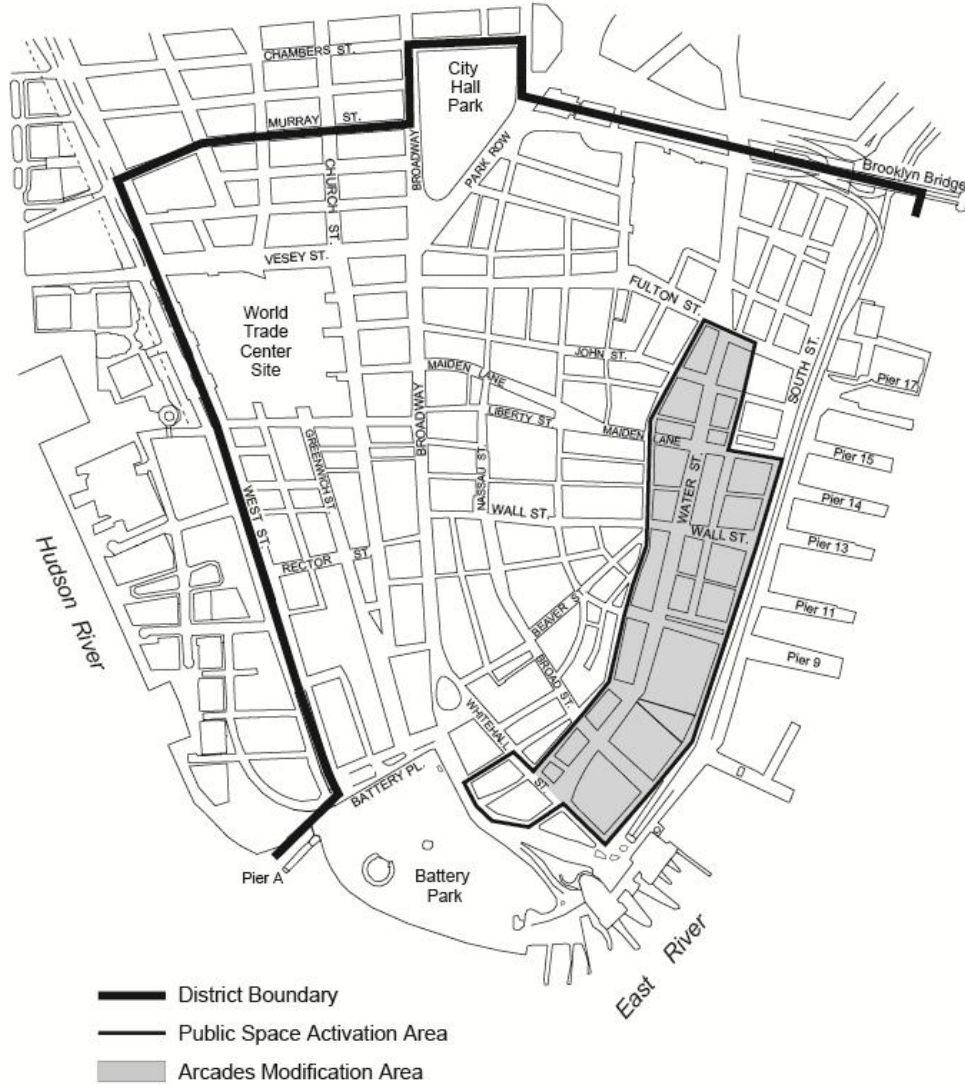


**PROPOSED
(TO BE ADDED)**

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. On April 10, 2013, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 5

28TH AVENUE REZONING

CD 1

C 110398 ZMQ

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 28th Avenue, 43rd Street, 28th Avenue, and 42nd 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. On April 10, 2013, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 6

171 COVENTRY ROAD

CD 2

N 130157 ZCR

IN THE MATTER OF an application submitted by Mr. Zaim Hajdari for the grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution in order to facilitate the horizontal and vertical enlargement of an existing single-family detached house, new front walkway and widening of the existing driveway at 171 Coventry Road (Block 894, Lot 541) within the Special Natural Area District (NA-1).

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

Nos. 7, 8 & 9

SPECIAL GOVERNOR’S ISLAND DISTRICT

No. 7

CD 1

N 130189 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Governor’s Island Corporation d/b/a The Trust for Governor’s Island pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, to add Article XIII, Chapter 4, establishing the Special Governor’s Island District in Community District 1, Borough of Manhattan, and to amend related Sections.

Matter in underline is new, to be added;

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

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

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

**Article I
Chapter 2**

12-10
DEFINITIONS

* * *

Special Governors Island District

The “Special Governors Island District” is a Special Purpose District designated by the letters “GI” in which the special regulations set forth in Article XIII, Chapter 4, apply.

* * *

**Article I
Chapter 3**

Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens

13-00

of GENERAL PURPOSES

The provisions of this Chapter establish special comprehensive regulations for off-street parking in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 (with the exception of Roosevelt Island and Governor's Island) and portions of Queens Community Districts 1 and 2. These regulations are a significant step forward towards bringing the Zoning Resolution into conformity with current environmental programs and safety standards concerning air pollution in the Borough of Manhattan, south of 110th Street. In Long Island City, Borough of Queens, these regulations will allow the city to plan for the parking needs of residents and businesses in a more rational manner and help facilitate a mass transit, pedestrian-oriented Central Business District.

* * *

Article XIII – Special Purpose Districts

Chapter 4

Special Governors Island District

134-00

GENERAL PURPOSES

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

- (a) promote public use and enjoyment of the Island as a recreational destination that draws upon its location in New York Harbor with singular views and natural beauty;
- (b) encourage educational and cultural uses such as the arts, music and dance which bring the public to the Island to enjoy cultural events in a unique setting of historic buildings and green spaces;
- (c) promote public use of the Island for water-related recreational and educational activities that benefit from its unique Island setting;
- (d) preserve historic buildings in the historic district and encourage their renovation and redevelopment for appropriate educational, cultural, and commercial uses;

- (e) facilitate commercial uses including, but not limited to, hotels, restaurants, retail, arts and crafts galleries and related uses that are compatible with the educational, cultural and recreational uses of the Island and with the primary use of the Island by the public as a recreational resource; and
- (f) promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

134-01
General Provisions

For the purposes of this Chapter, the area within the boundaries of the #Special Governors Island District# shall be considered a single #zoning lot#.

Development rights may not be transferred across the boundary of the #Special Governors Island District#.

134-02
Applicability of Parking and Loading Regulations

The off-street parking and loading regulations of the underlying district, and Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens), shall not apply. In lieu thereof, off-street parking and loading berths #accessory# to any #use# permitted within the #Special Governors Island District# shall be allowed.

134-03
Applicability Special Regulations Applying in the Waterfront Area

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply, except as set forth in Section 134-22 (Special Height and Setback Regulations).

134-10
SPECIAL USE REGULATIONS

134-11
Commercial Use

All #commercial uses# shall be allowed; however, any #commercial use# larger than 7,500 square feet in #floor area# shall only be permitted provided that, prior to the establishment of such #use#, the applicant shall submit a written description of such #use# to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special

district, and be compatible with the nature, scale and character of other #uses# within the special district.

The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.

No building permit shall be issued with respect to a #commercial use# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.

134-12
Signs

For #commercial uses#, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.

134-20
SPECIAL BULK REGULATIONS

134-21
Special Regulations for Commercial Uses

For #commercial uses#, the #floor area# regulations of a C1 District mapped within an R3-2 District shall apply.

134-22
Special Height and Setback Regulations

The provisions of Section 62-341 (Developments on land and platforms) shall apply to all #buildings# in the #Special Governors Island District#.

(On April 24, 2013, Cal. No. 1, the Commission scheduled May 8, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 1

N 130189(A) ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Governors Island Corporation d/b/a The Trust for Governors Island pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, to add Article XIII, Chapter 4, establishing the Special Governors Island District in Community District 1, Borough of Manhattan, and to amend related Sections.

Matter in underline is new, to be added;

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

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

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

Article I

Chapter 2

12-10

DEFINITIONS

* * *

Special Governors Island District

The “Special Governors Island District” is a Special Purpose District designated by the letters “GI” in which the special regulations set forth in Article XIII, Chapter 4, apply.

* * *

Article I

Chapter 3

Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens

13-00

GENERAL PURPOSES

The provisions of this Chapter establish special comprehensive regulations for off-street parking in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 (with the exception of Roosevelt Island and Governors Island) and portions of Queens Community Districts 1 and 2. These

regulations are a significant step forward towards bringing the Zoning Resolution into conformity with current environmental programs and safety standards concerning air pollution in the Borough of Manhattan, south of 110th Street. In Long Island City, Borough of Queens, these regulations will allow the city to plan for the parking needs of residents and businesses in a more rational manner and help facilitate a mass transit, pedestrian-oriented Central Business District.

* * *

Article XIII – Special Purpose Districts

Chapter 4

Special Governors Island District

134-00

GENERAL PURPOSES

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

- (a) promote public use and enjoyment of the Island as a recreational destination that draws upon its location in New York Harbor with singular views and natural beauty;
- (b) encourage educational and cultural uses such as the arts, music and dance which bring the public to the Island to enjoy cultural events in a unique setting of historic buildings and green spaces;
- (c) promote public use of the Island for water-related recreational and educational activities that benefit from its unique Island setting;
- (d) preserve historic buildings in the historic district and encourage their renovation and redevelopment for appropriate educational, cultural, and commercial uses;
- (e) facilitate commercial uses including, but not limited to, hotels, restaurants, retail, arts and crafts galleries and related uses that are compatible with the educational, cultural and recreational uses of the Island and with the primary use of the Island by the public as a recreational resource; and
- (f) promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City’s tax revenues.

134- 01

General Provisions

For the purposes of this Chapter, the area within the boundaries of the #Special Governors Island District# shall be considered a single #zoning lot#.

Development rights may not be transferred across the boundary of the #Special Governors Island District#.

Except as modified by the express provisions of the #Special Governors Island District#, the regulations of the underlying zoning district remain in effect.

134-02

Applicability of Parking and Loading Regulations

The off-street parking and loading regulations of the underlying district, and Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens), shall not apply. In lieu thereof, off-street parking and loading berths #accessory# to any #use# permitted within the #Special Governors Island District# shall be allowed.

134-03

Applicability of Special Regulations Applying in the Waterfront Area

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply, except as set forth in Section 134-22 (Special Height and Setback Regulations).

134-10

SPECIAL USE REGULATIONS

134-11

Commercial Use

All #commercial uses# shall be allowed; however, any #commercial use# or #physical culture or health establishment# larger than 7,500 square feet in #floor area# shall only be permitted provided that, prior to the establishment of such #use#, the applicant shall submit a written description of such #use# to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special district, and be compatible with the nature, scale and character of other #uses# within the special district.

The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.

No building permit shall be issued with respect to a #commercial use# or #physical culture or health establishment# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.

134-12
Physical Culture or Health Establishments

#Physical culture or health establishments# shall be permitted in the #Special Governors Island District#. The special permit provisions of Section 73-36 shall not apply.

134-13
Signs

For #commercial uses# and #physical culture or health establishments#, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.

134-20
SPECIAL BULK REGULATIONS

134-21
Special Regulations for Commercial Uses

For #commercial uses# and #physical culture or health establishments#, the #floor area# regulations of a C1 District mapped within an R3-2 District shall apply.

134-22
Special Height and Setback Regulations

The provisions of Section 62-341 (Developments on land and platforms) shall apply to all #buildings# in the #Special Governors Island District#.

(On April 24, 2013, Cal. No. 2, the Commission scheduled May 8, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9**CD 1****C 130190 ZMM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Governors Island Corporation d/b/a The Trust for Governors Island pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a by establishing a Special Governors Island District (GI) bounded by a line 2675 feet northeasterly from the southwesterly point of Governors Island as measured along a line perpendicular to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the northerly, northeasterly and southeasterly shorelines of Governors Island, as shown on a diagram (for illustrative purposes only) dated February 19, 2013.

(On April 24, 2013, Cal. No. 3, the Commission scheduled May 8, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, May 8, 2013, at 10 AM, in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing will be held to receive comments related to a Draft Supplemental Generic Environmental Impact Statement (DSGEIS) for the Phased Redevelopment of Governors Island—North Island Re-tenanting and Park and Public Space Master Plan (CEQR No. 11DME007M). Governors Island Corporation, doing business as The Trust for Governors Island (The Trust), is a not-for-profit corporation and instrumentality of the City of New York. The Trust holds title to 150 acres of the 172-acre island (the Island); the remaining 22 acres is owned by the National Park Service and is a National Monument. Governors Island is located in New York Harbor, approximately 800 yards south of Manhattan and 400 yards west of Brooklyn. The Island comprises the North Island (the area north of the former Division Road) and the South Island (the area south of the former Division Road). The entire island is zoned R3-2. The Trust proposes to create a Special Governors Island District on the North Island, a new zoning district that would generally allow most commercial uses compatible with the use of the Island as a recreational, cultural, and educational resource, in the existing R3-2 district; the reuse and re-tenanting of approximately 1.2 million square feet of space in existing historic structures; the full development of the Park and Public Space Master Plan for the entire Island; and expanded seven day a week ferry service to support the re-tenanting buildings.

Written comments are requested on the DSGEIS and will be accepted by the Lead Agency, the Office of the Deputy Mayor for Economic Development, through 5 PM on Monday, May 20, 2013. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) and is held in conjunction with the City Planning Commission's public hearing pursuant to the Uniform Land Use Review Procedure (ULURP).

IV CITY PLANNING COMMISSION 2013 SCHEDULE OF MEETINGS

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

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