

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 21, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer
120 Broadway, 30th Floor
New York, New York 10271
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	N 170389 ZRM	4	SPECIAL WEST CHELSEA DISTRICT TEXT AMENDMENT	Scheduled to be Heard 7/12/17
2	C 170066 PCM	11	NYPD 107 TH STREET PARKING FACILITY	" "
3	C 170373 ZMR	2	EAST SHORE SPECIAL COASTAL RISK	" "
4	N 170374 ZRR	2, 3	" "	" "
5	N 170440 BDX	11	MORRIS PARK BID	" "
6	C 170311 ZMX	4	LOWER CONCOURSE NORTH REZONING	" "
7	N 170312 ZRX	4	" "	" "
8	C 170314 PPX	4	" "	" "
9	C 170315 ZSX	4	" "	" "
10	C 170217 PPX	12	BAYCHESTER SQUARE	Favorable Report Adopted
11	C 170218 ZMX	12	" "	" "
12	N 170219 ZRX	12	" "	" "
13	C 170221 ZSX	12	" "	" "
14	C 170222 ZSX	12	" "	" "
15	C 170223 ZSX	12	" "	" "
16	C 170158 ZSM	6	34 th STREET HELIPORT	" "
17	C 170269 PCM	11	MANHATTAN DISTRICT 11 GARAGE AND LOT CLEANING UNIT	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22	23
Marisa Lago, Chair	P	Y	Y	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	Y	Y
Rayann Besser	P	Y	Y	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	Y	Y
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michelle R. De La Uz	P	N	Y	Y	N	N	Y	Y	AB	Y	Y	Y	Y	Y	Y
Joseph I. Douek	P	Y	Y	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	Y	Y
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	AB	Y	AB	AB	AB	AB	Y
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	AB	AB	AB	AB	Y

MEETING ADJOURNED AT: 11:50 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 21, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer
120 Broadway, 30th Floor
New York, New York 10271
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 170280 ZSM	2	62 GREENE STREET	Favorable Report Adopted
19	C 170226 ZMM	11	ECF EAST 96 TH STREET	" "
20	N 170227 ZRM	11	" "	" "
21	C 170228 ZSM	11	" "	" "
22	C 170229 ZSM	11	" "	" "
23	N 170326 RCR	3	665 ANNADALE ROAD	Certification Approved
24	N 170103 RCR	3	274 POILLION AVENUE	" "
25	N 170023 RCR	3	2835 VETERANS ROAD WEST	" "
26	N 170342 RCR	3	28 MADERA STREET	" "
27	C 160349 ZSM	2	40 WOOSTER STREET	Hearing Closed
28	C 170086 ZSK	8	120 KINGSTON AVENUE	" "
29	C 170304 HAK	3	1618 FULTON STREET	" "
30	C 170029 ZMK	2	50 NEVINS STREET REZONING	" "
31	N170030 ZRK	2	" "	" "
32	C 170316 PCK	9	MAPLE STREET OPEN SPACE AND GARDEN	" "

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:																	
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R														
		Calendar Numbers:	24	25	26															
Marisa Lago, Chair	P		Y	Y	Y															
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y															
Rayann Besser	P		Y	Y	Y															
Irwin G. Cantor, P.E.	P		Y	Y	Y															
Alfred C. Cerullo, III	P		Y	Y	Y															
Michelle R. De La Uz	P		Y	Y	Y															
Joseph I. Douek	P		Y	Y	Y															
Richard W. Eaddy	P		Y	Y	Y															
Cheryl Cohen Efron	P		Y	Y	Y															
Hope Knight	P		Y	Y	Y															
Anna Hayes Levin	P		Y	Y	Y															
Orlando Marin	P		Y	Y	Y															
Larisa Ortiz, Commissioners	P		Y	Y	Y															

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 21, 2017

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



**Bill de Blasio, Mayor
City of New York**

[No. 12]

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
120 Broadway – 31st Floor
New York, New York 10271

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

B

CITY PLANNING COMMISSION

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

MARISA LAGO, *Chair*

KENNETH J KNUCKLES, *Esq., Vice Chairman*

RAYANN BESSER

IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

CHERYL COHEN EFFRON

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ, *Commissioners*

YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, 31st Floor, 120 Broadway,
New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for July 12, 2017.

C

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 generally be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If many people wish to speak on a particular item, statements may 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.

Electronic Comments: 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 submit comments electronically using the [CPC Comments Form](#) that is located on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

Written Comments: Anyone wishing to present written 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 also 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 – 31st Floor
120 Broadway, New York, N.Y. 10271**

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

JUNE 21, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of June 7, 2017

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JULY 12, 2017
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

SPECIAL WEST CHELSEA DISTRICT TEXT AMENDMENT

CD 4

N 170389 ZRM

IN THE MATTER OF an application submitted by Friends of the High Line and Department of Parks and Recreation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying special regulations for zoning lots adjacent to the High Line in Article IX, Chapter 8 (Special West Chelsea District).

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Sections 12-10 or 98-01;

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

ARTICLE IX - SPECIAL PURPOSE DISTRICTS

Chapter 8

Special West Chelsea District

98-00

GENERAL PURPOSES

The “Special West Chelsea District” established in this Resolution, is designed to promote and protect public health, safety, general welfare and amenity. These general goals include among others, the following specific purposes:

- (a) to encourage and guide the development of West Chelsea as a dynamic mixed use neighborhood;
- (b) to encourage the development of residential uses along appropriate avenues and streets;
- (c) to encourage and support the growth of arts-related uses in West Chelsea;
- (d) to facilitate the restoration and reuse of the High Line elevated rail line as an accessible, public open space through special height and setback regulations, High Line improvement bonuses and the transfer of development rights from the High Line Transfer Corridor;
- (e) to ensure that the form and use of new buildings relates to and enhances neighborhood character and the High Line open space;
- (f) to create and provide a transition to the lower-scale Chelsea Historic District to the east;
- (g) to create and provide a transition to the Hudson Yards area to the north; and
- (h) to promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues, consistent with the foregoing purposes.

98-01

Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are as set forth in Section 12-10 (DEFINITIONS).

High Line

The “High Line” shall, for the purposes of this Resolution, refer to the elevated rail line structure and associated elevated easement located between Gansevoort Street and West 30th Street.

High Line bed

The “High Line bed” is the highest level of the horizontal surface (platform) of the #High Line# elevated rail line structure as of June 23, 2005, as shown in Diagram 7 in Appendix C of this Chapter. For the purposes of this Chapter, the level of the #High Line bed# is the average level of the #High Line bed# on a #zoning lot# over which the #High Line# passes.

High Line frontage

“High Line frontage” is that portion of a #building# that faces and is located within 15 feet of the west side and 25 feet of the east side of the #High Line#.

High Line Transfer Corridor

The “High Line Transfer Corridor” is an area within which the #High Line# is located, as specified in Appendix B of this Chapter, where development rights may be transferred to receiving sites in certain subareas in the #Special West Chelsea District#, pursuant to the provisions of Section 98-30 (HIGH LINE TRANSFER CORRIDOR), inclusive.

* * *

98-25**High Line Improvement Bonus**

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

- (a) Prior to issuing a building permit for any #development# or #enlargement# on such #zoning lot# that would increase the applicable basic maximum #floor area ratio# by up to an amount specified in Section 98-22, or within Subarea J would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on November 13, 2012, the Department of Buildings shall be furnished with a certification by the Chairperson of the City Planning Commission that:
 - (1) a contribution has been deposited into an escrow account or similar fund established by the City (the #High Line# Improvement Fund), or such contribution is secured by a letter of credit or other cash equivalent instrument in a form acceptable to the City. For subareas other than Subarea J, such contribution shall be used at the direction of the Chairperson solely for improvements to the #High Line# within the #High Line# improvement area applicable to such #zoning lot#, with such contribution being first used for improvements within that portion of the #High Line# improvement area on such #zoning lot#. For #developments# or #enlargements# within Subarea J, such contribution shall be used for any use with respect to the improvement, maintenance and operation of the #High Line# or the #High Line# Support Easement Volumes provided for under Appendix F of this Chapter, at the Chairperson’s direction, provided that, in lieu of a deposit to the #High Line# Improvement Fund, the contribution for the first 80,000 square feet of #floor area# shall be deposited to the Affordable Housing Fund established under Section 98-262 (Floor area increase), paragraph (c), for use in accordance with the

provisions of that Section. Such contribution shall be made in accordance with the provisions of Appendix D, E or F of this Chapter, as applicable;

- (2) a declaration of restrictions executed by all “parties in interest” to the #zoning lot#, as defined in paragraph (f)(4) of the definition of #zoning lot# in Section 12-10 (DEFINITIONS), including and incorporating such other instruments as are necessary to assure that the City’s interest in the restoration and reuse of the #High Line# as an accessible public open space is protected, as determined by the Department of City Planning in consultation with the Office of the Corporation Counsel, is filed and recorded in the Office of the Register of the City of New York; and
 - (3) all additional requirements of Appendix D, E or F, as applicable with respect to issuance of a building permit, have been met. For #zoning lots# located between West 18th and West 19th Streets over which the #High Line# passes, in the event that a certification is initially made by the Chairperson on the basis that the requirements of paragraph (a)(1) of Appendix E with respect to Stairway and Elevator Access Work have been met, and the Commissioner of Parks and Recreation later elects to require #High Line# Service Facility Work in accordance with the provisions of paragraph (b)(4) of Appendix E, such initial certification shall no longer be effective. In lieu thereof, a certification by the Chairperson that the requirements of paragraph (a)(1) of Appendix E with respect to #High Line# Service Facility Work have been met shall be required. Notwithstanding the foregoing, the Department of Buildings may continue to issue a building permit pursuant to the initial certification made for Stairway and Elevator Access Work, all building permits issued pursuant to the initial certification made for Stairway and Elevator Access Work shall remain in effect, and construction may continue pursuant to such permits, provided that the provisions of paragraph (c)(4)(ii) of this Section shall apply with respect to the issuance of any temporary or permanent certificates of occupancy for the #development# or #enlargement# authorized by such permits under the provisions of paragraph (c)(4).
- (b) Prior to issuing a certificate of occupancy for any portion of a #development# or #enlargement# on a #zoning lot# located between West 17th and West 18th Streets over which the #High Line# passes that would increase the applicable basic maximum #floor area ratio# by up to an amount specified in Section 98-22, the Department of Buildings shall be furnished a certification by the Chairperson of the City Planning Commission that:
- (1) if required pursuant to agreement with the City under Appendix D, #High Line# improvements within the #High Line# improvement area, as shown in Appendix C of this Chapter, for such #zoning lot#, have been performed in accordance with such agreement;

- (2) if elected by the owner, structural and remediation work has been performed on the #High Line# within the #High Line# improvement area for such #zoning lot#, in accordance with Appendix D;
- (3) At-Grade Plaza Work has been performed on such #zoning lot# in the area shown in Diagram 3 of Appendix C of this Chapter, except as otherwise provided in agreements and other instruments that provide for City construction of some or all of the At-Grade Plaza Work, in accordance with Appendix D;
- (4) Stairway and Elevator Access Work has been performed on such #zoning lot# in the At-Grade Plaza area shown in Diagram 3 of Appendix C, or that an additional contribution to the #High Line# Improvement Fund to fund performance of such work has been made, except as otherwise provided in agreements and other instruments that provide for City construction of some or all of the Stairway and Elevator Access Work in the At-Grade Plaza, in accordance with Appendix D; and
- (5) all other applicable requirements of Appendix D have been met.

For temporary certificates of occupancy, certification with respect to performance of work required of owner shall be of substantial completion of the work as determined by the Chairperson. For permanent certificates of occupancy, certification with respect to performance of work required of owner shall be of final completion of the work, as determined by the Chairperson. In the event of a failure to perform work timely or to otherwise satisfy the requirements of this paragraph, (b), no temporary or permanent certificate of occupancy shall be issued for #floor area# above the applicable basic maximum #floor area# for the #zoning lot# specified in Section 98-22, and the City may perform all such work in accordance with the provisions of Appendix D. In the event that the owner has executed agreements and other instruments that provide for City construction of some or all of the At-Grade Plaza Work and for some or all of the Stairway and Elevator Access Work, in accordance with Appendix D, certificates of occupancy shall be issued if owner has substantially or finally completed any aspects of the work required of owner pursuant to such agreements and other instruments, as the case may be, and is otherwise in full compliance with such agreements and instruments, including with respect to payment of all funds required pursuant to the terms thereof and Appendix D.

- (c) Prior to issuing a certificate of occupancy for any portion of a #development# or #enlargement# on a #zoning lot# located between West 16th and 17th Streets or between West 18th and 19th Streets over which the #High Line# passes that incorporates #floor area# that would increase the applicable basic maximum #floor area ratio# by up to an amount specified in Section 98-22, the Department of Buildings shall be furnished a certification by the Chairperson, that:

- (1) if required pursuant to agreement with the City under Appendix E, #High Line# improvements within the #High Line# improvement area, as shown in Appendix C of this Chapter, for such #zoning lot#, have been performed in accordance with such agreement;
- (2) if elected by the owner, structural and remediation work has been performed on the #High Line# within the #High Line# improvement area for such #zoning lot#, in accordance with Appendix E;
- (3) for #zoning lots# located between West 16th and 17th Streets over which the #High Line# passes:
 - (i) Stairway and Elevator Access Work; and
 - (ii) #High Line# Service Facility Work applicable to such #zoning lot# has been performed on such #zoning lot#, in accordance with Appendix E;
- (4) for #zoning lots# located between West ~~16th~~ 18th and ~~17th~~ 19th Streets over which the #High Line# passes, ~~#High Line# Service Facility Work has been performed, in accordance with Appendix E; and~~ either:
 - (i) Stairway and Elevator Access Work; or
 - (ii) if elected by the Commissioner of Parks and Recreation, #High Line# Service Facility Work applicable to such #zoning lot#, has been performed on such #zoning lot#, in accordance with Appendix E; and
- (5) all other applicable requirements of Appendix E have been met.

For temporary certificates of occupancy, certification with respect to performance of work shall be of substantial completion of the work as determined by the Chairperson. For permanent certificates of occupancy, certification with respect to performance of work shall be of final completion of the work, as determined by the Chairperson. In the event of a failure to perform work timely or to otherwise satisfy the requirements of this paragraph, (c), no temporary or permanent certificate of occupancy shall be issued for #floor area# above the applicable basic maximum #floor area# for the #zoning lot# specified in Section 98-22, and the City may perform all such work in accordance with the provisions of Appendix E.

- (d) Prior to issuing a certificate of occupancy for any portion of a #development# or #enlargement# on a #zoning lot# located within Subarea J over which the #High Line# passes that incorporates #floor area# that would cause the #floor area ratio# of a #zoning

lot# to exceed the #floor area ratio# of such #zoning lot# on November 13, 2012, the Department of Buildings shall be furnished a certification by the Chairperson, that:

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

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

* * *

98-50

SPECIAL HEIGHT AND SETBACK, OPEN AREA AND TRANSPARENCY REGULATIONS FOR ZONING LOTS ADJACENT TO THE HIGH LINE

98-51

Height and Setback Regulations on the East Side of the High Line

- (a) Subarea A

At least 60 percent of the aggregate length of the eastern #High Line frontage# of a #building# shall set back at the level of the #High Line bed#. Not more than 40 percent of the aggregate length of such #High Line frontage# may rise above the level of the #High Line bed#. No portion of such #High Line frontage# shall exceed a maximum height of 20 feet above the level of the #High Line bed#, as illustrated in Diagram 2 (Street Wall and High Line Frontage Regulations in Subarea A) in Appendix C of this Chapter.

- (b) In C6-3A Districts and in Subareas C, F and G

For #zoning lots# extending less than 115 feet along the eastern side of the #High Line#, no portion of the eastern #High Line frontage# of a #building# shall exceed a height of 3 feet, 6 inches above the level of the #High Line bed#.

For #zoning lots# that extend for at least 115 feet along the eastern side of the #High Line#, no portion of the eastern #High Line frontage# of the #building# shall exceed a height of 3 feet, 6 inches above the level of the #High Line bed#, except that a maximum of 40 percent of such #High Line frontage# may rise without setback above a height of 3 feet, 6

inches above the level of the #High Line bed# provided such portion of the #building# is not located directly between the #High Line# and any #street wall# of a #building# that is subject to a maximum height of 45 feet in accordance with paragraph (c) (Subareas C, F and G) of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights).

The portions of #buildings# in which #High Line# Service Facilities are provided in accordance with paragraph (b)(4) of Appendix E shall be considered permitted obstructions to the height and setback regulations of this paragraph (b).

However, the provisions of this paragraph, (b), shall not apply to any #zoning lot# existing on June 23, 2005 where the greatest distance between the eastern side of the #High Line# and a #lot line# east of the #High Line# is 35 feet when measured parallel to the nearest #narrow street line#.

* * *

98-53

Required Open Areas on the East Side of the High Line

For any #development# or #enlargement# on a #zoning lot#, or portion thereof, within C6-3A Districts or within Subareas A, C, F or G and over which the #High Line# passes or on a #zoning lot# adjacent to a #zoning lot# over which the #High Line# passes, a landscaped open area shall be provided in an amount equal to at least 20 percent of the #lot area# of the portion of the #zoning lot# that is within C6-3A Districts or within Subareas A, C, F or G, pursuant to the requirements of paragraphs (a) and (b) of this Section. Such open area shall be located directly adjacent to the #High Line# with its longest side adjacent to the #High Line# and shall be located at an elevation not to exceed a height of three feet, six inches above the level of the #High Line bed# adjacent to the #zoning lot#. At no point shall such open area be located within 50 feet of Tenth Avenue.

* * *

(b) Permitted obstructions

Only the following shall be permitted to obstruct a required open area:

- (1) any #High Line# access structure providing pedestrian access to the #High Line# by stairway or elevator;
- (2) the portions of #buildings# in which #High Line# Service Facilities are provided in accordance with paragraph (b)(4) of Appendix E;

- (23) those items listed in paragraph (a) of Section 37-726 (Permitted obstructions); and
- (34) open air cafes and kiosks, provided that open air cafes may occupy in the aggregate no more than 75 percent of such required open area.

* * *

Appendix E

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

This Appendix sets forth additional requirements governing #zoning lots# located partially within Subareas D, E and G or within Subarea I between West 16th and 17th Streets over which the #High Line# passes, with respect to a #development# or #enlargement# which involves an increase in the applicable basic maximum #floor area ratio# of the #zoning lot# up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), with respect to: (1) the issuance of a building permit for such #development# or #enlargement# pursuant to paragraph (a) of Section 98-25 (High Line Improvement Bonus); and (2) the performance or funding of improvements as a condition of issuance of temporary or permanent certificates of occupancy, pursuant to paragraph (c) of Section 98-25, for #floor area# in such #development# or #enlargement# which exceeds the basic maximum #floor area ratio# of the #zoning lot#. The term “parties in interest” as used herein shall mean “parties-in-interest,” as defined in paragraph (f)(4) of the definition of #zoning lot# in Section 12-10.

- (a) Requirements for issuance of building permit pursuant to paragraph (a) of Section 98-25
 - (1) As a condition of certification:
 - (i) Owner shall, subject to reduction pursuant to the other provisions of this Appendix, E, deposit into the #High Line# Improvement Fund, or secure by letter of credit or other cash equivalent instrument in a form acceptable to the City, a contribution of \$50.00 per square foot of #floor area# which exceeds the basic maximum #floor area ratio# of the #zoning lot#, up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas); and
 - (ii) all parties-in-interest shall execute a restrictive declaration including easements to the City providing for: the location of and public access to and from a stairway and elevator on the #zoning lot# that will provide access the #High Line# and for maintenance and repair by the City of such stairway and elevator; and the potential performance by the City of work under the

provisions set forth below. In the case of #zoning lots# between West 16th and 17th Streets, Owner shall also provide the City with easements providing for City access to and from and for public use of the #High Line# Service Facilities on the #zoning lot# and for maintenance and repair by the City of such #High Line# Service Facilities. For #zoning lots# between West 18th and 19th Streets, in the event that the Commissioner of Parks and Recreation requires #High Line# Service Facility Work pursuant to paragraph (b)(4) of this Appendix, no easements shall be required relating to the location of and public access to a #zoning lot# nor from a stairway and elevator on the #zoning lot#. In such event, Owner shall instead provide the City with easements providing for City access to and from and for use of the #High Line# Service Facilities on the #zoning lot# and for maintenance and repair by the City of such #High Line# Service Facilities, as specified in paragraph (b)(4)(ii) of this Appendix, and any restrictive declaration previously executed under this paragraph (a)(1)(ii) in connection with an initial certification pursuant to paragraph (a) of Section 98-25 shall be amended to provide for such easements.

- (iii) submit plans for Stairway and Elevator Access Facilities and, where applicable, #High Line# Service Facilities that demonstrate compliance with the provisions of this Appendix, E, and are consistent with New York City Department of Parks and Recreation standards and best practices governing materials life cycle and maintenance for review and approval by the Chairperson of the City Planning Commission.
- (2) Upon the request of Owner, the City in its sole discretion, may elect to have Owner perform all #High Line# improvements (i.e., non-structural and non-remediation work) at its own expense within the #High Line# improvement area, as shown in Appendix C of this Chapter, on such #zoning lot # and over #streets# contiguous to such #zoning lot#. In that event, certification under Section 98-25, paragraph (a), shall also be made upon execution of an agreement, approved by the Chairperson of the City Planning Commission, to perform such improvements, the cost of which shall be refunded or credited from the #High Line# Improvement Fund contribution to reflect the cost of such improvements. Such agreement may require Owner to reimburse the City for the costs of a full-time resident engineer to supervise such work.
 - (3) The location of #floor area# which would exceed the basic maximum #floor area ratio# and be subject to the provisions of Section 98-25 shall be considered to be the topmost portion of the #development# or #enlargement# unless, at the time of certification pursuant to Section 98-25, paragraph (a), Owner designates, subject to the concurrence of the Chairperson of the City Planning Commission, an alternate location.

- (b) Requirements for issuance of certificates of occupancy pursuant to paragraph (c) of Section 98-25:
- (1) Structural Remediation Work pursuant to paragraph (c)(2) of Section 98-25
- (i) Owner may, at its option, elect to perform Structural Remediation Work on the portion of the #High Line# within the #High Line# improvement area, as shown in Appendix C of this Chapter, on such #zoning lot# and over #streets# contiguous thereto in accordance with the provisions of this paragraph. Owner may exercise such option following receipt of the City's specifications for the Structural Remediation Work or upon the City's failure to provide such specifications, as set forth in paragraphs (b)(1)(iv) and (b)(1)(v), (unless such dates are extended by mutual agreement of the City and Owner), but in no event may exercise such option later than 90 days following receipt of a notice by the City of its intent to commence improvements to the #High Line# within the #High Line# improvement area applicable to the #zoning lot# within the next twenty-four months. In that event, the amount of contribution to the #High Line# Improvement Fund shall be reduced by \$21.00 for each square foot of #floor area# which exceeds the basic maximum #floor area ratio# of the #zoning lot# up to the amount specified in Section 98-22 and the City shall refund or credit the Owner, as applicable, for any excess from or against the #High Line# Improvement Fund. In the event of exercise of such option, certification pursuant to Section 98-25, paragraph (c)(2), with respect to the Structural Remediation Work shall be of substantial completion with respect to issuance of temporary certificates of occupancy, and of final completion with respect to issuance of final certificates of occupancy.
- (ii) Such Structural Remediation Work shall include work on or under the #High Line# and above, at, and below grade, which shall be of the same quality and performance standards (i.e., with respect to use, useful life, and maintenance requirements) as required for the remainder of the #High Line# (recognizing that there may be different standards for portions of the #High Line# that will be exposed to the public versus those that will not be so exposed) and shall include, but not be limited to, the following:
- (aa) Removal and disposal of all lead-based products in accordance with specifications provided by the City, and disposal of all waste, all in accordance with the rules and regulations of all appropriate regulatory agencies and disposal facilities;

- (bb) Repair of all damaged portions of the entire steel structure, including but not limited to railings, columns and footings, in accordance with the specifications provided by the City and all applicable rules, including those pertaining to historic preservation;
 - (cc) Recoating of the entire steel structure with the types of products and numbers of coats specified by the City;
 - (dd) Repairs to damaged concrete; removal, disposal, and replacement of any concrete that is found to contain hazardous materials; and recoating of the entire concrete portion of the #High Line# as specified by the City, all in accordance with the rules and regulations of all appropriate regulatory agencies and disposal facilities;
 - (ee) Removal of any or all portions of the ballast material on the #High Line#, including but limited to gravel, railroad ties and steel rails, trash, plant material, and any other objectionable materials (including, but not limited to, asbestos and pigeon guano) that are found on or under the #High Line#, as specified by the City, and disposal of all such material in accordance with the rules and regulations of all appropriate regulatory agencies and disposal facilities. In the event that the City directs that any or all ballast material is to remain on the #High Line#, it shall be capped, as necessary, in accordance with the specifications provided by the City and the rules and regulations of all appropriate agencies. Any ballast material that is to remain, but also remain uncapped, shall be cleared and grubbed in accordance with specifications of the City; and
 - (ff) Any work required to be performed below-grade for the anticipated improvements of the #High Line# for reuse as open space.
- (iii) The City shall consult with Owner regarding the drafting of the specifications for the Structural Remediation Work, and then provide Owner with such specifications by January 31, 2006, subject to such delays as are outside the reasonable control of the City (including, without limitation, litigation, but such delays shall not extend more than 180 days), unless such date is extended by mutual agreement between the City and Owner.
 - (iv) In the event Owner exercises the option to perform the Structural Remediation Work, Owner shall have 12 months to complete such work following June 23, 2005, or of the date of exercise of such option, whichever

is later, unless such date is extended by mutual agreement between the City and Owner, and subject to reasonable extension for any delays beyond Owner's reasonable control.

- (v) In the event that the City does not provide the specifications for the Structural Remediation Work within the timeframe set forth in paragraph (b)(1)(iii) of this Appendix, Owner may exercise the option to perform such work and proceed with the Structural Remediation Work, and shall complete it within 12 months of the exercise of such option, unless such date is extended by mutual agreement between the City and Owner, and subject to reasonable extension for any delays beyond Owner's reasonable control, but may use its own specifications, consistent with the description of the Structural Remediation Work set forth above and sound, high quality engineering, construction and workmanship standards and practices.
 - (vi) If Owner exercises the option to perform the Structural Remediation Work, Owner shall reimburse the City for the reasonable cost of hiring or procuring the services of a full-time resident engineer to supervise the Structural Remediation Work, with associated costs (e.g., trailer, computer, telephone), such reimbursement not to exceed \$115,000.
- (2) Stairway and Elevator Access Work pursuant to paragraph (c)(3) and, except where the provisions of paragraph (b)(4) of this Appendix E apply, paragraph (c)(4) of Section 98-25:
- (i) Owner shall perform Stairway and Elevator Access Work subject to the provisions of this paragraph, (b)(2). For temporary certificates of occupancy, certification pursuant to Section 98-25, paragraph (c)(3), shall be of substantial completion of the Stairway and Elevator Access Work (i.e., the stairway and elevator could be made open and accessible to the public). For permanent certificates of occupancy, certification shall be of final completion of the work.
 - (ii) The Stairway and Elevator Access Work shall consist of one stairway and one elevator located directly adjacent to or below the #High Line#. Except as approved by the Chairperson of the City Planning Commission pursuant to paragraph (a)(1)(iii) of this Appendix, #curb level# entrances to such access facilities must be located at the #street line#. Such access facilities shall be harmonious with the design of the #High Line# on the #zoning lot# and shall be visible and identifiable as #High Line# access facilities when viewed from Tenth Avenue. Such access facilities may be unenclosed or enclosed. When such access facilities are enclosed and located at the #street line#, any wall or facade separating the access facility from the #street#

shall be substantially glazed and fully transparent from ground level to the full height of the access facility. Any wall or facade separating the access facility from the #High Line# shall be substantially glazed and fully transparent from the level of the #High Line bed# to the full height of the access facility. Stairways shall have a clear path of not less than six feet in width. Such access facilities shall be identified with signage placed at the #High Line# level and at street level that is consistent with guidelines specified in the signage plan as authorized by the City Planning Commission pursuant to the provisions of Section 98-15.

- (iii) The Stairway and Elevator Access Work shall be completed within one year following the later of June 23, 2005, or the Chairperson's review and acceptance of the plans and specifications that demonstrate compliance with the provisions of paragraph (b)(2)(ii) of this Appendix, subject to reasonable extension for any delays beyond Owner's reasonable control, unless such date is extended by mutual agreement between the City and Owner.
 - (iv) In no event however shall Owner be required to complete the Stairway and Elevator Access Work until the #High Line# improvements in the portion of the #High Line# improvement area, as shown in Appendix C of this Chapter, adjacent to the #zoning lot#, as shown on Diagram 4 or 5 of Appendix C, are substantially complete. Notwithstanding the foregoing, in no event shall Owner be entitled to certification, pursuant to Section 98-25, paragraph (c)(3), until the Chairperson determines that the Stairway and Elevator Access Work is substantially complete.
- (3) #High Line# Service Facility Work pursuant to paragraph (c)(4)(3) of Section 98-25:
- (i) For #zoning lots# located between West 16th and 17th Streets, Owner shall perform #High Line# Service Facility Work subject to the provisions of this Appendix. For temporary certificates of occupancy, certification pursuant to Section 98-25, paragraph (c)(4)(3), shall be of substantial completion of the work. For permanent certificates of occupancy, certification shall be of final completion of the work.
 - (ii) #High Line# Service Facilities shall consist of satellite maintenance and operations space for the #High Line# open space as well as public restrooms, in accordance with the following standards:
 - (aa) Location

Such facilities shall have a component located at the level of the #High Line bed#, or within five feet of such level (hereinafter referred to as the “upper service facility”). Such facilities shall also have a component located no higher than #curb level# (hereinafter referred to as the “lower service facility”). The upper facility must be located directly above the lower facility to enable placement of a trash chute connecting the upper and lower facilities. Where the upper facility is not located exactly at the level of the #High Line bed#, a fully accessible ramp must connect such level with the level of the upper facility. Where the lower facility is not located exactly at #curb level#, a means acceptable to the City of connecting the lower service facility to a #street# frontage shall be provided.

(bb) Program and dimensions

(1) Lower service facilities

Lower service facilities shall contain a room which is accessible from #street# level and is no less than 50 square feet in area. Such facility shall contain the outlet of a trash chute from the upper service facility and shall also have a minimum of one electrical outlet furnishing a wattage consistent with its intended use within a maintenance and operations facility.

(2) Upper service facilities

Upper service facilities shall be no less than 350 square feet in area and shall contain, at a minimum, one public restroom not less than 250 square feet in area with separate restroom spaces for each gender, one storage room not less than 70 square feet in area, and one waste disposal room not less than 30 square feet in area and containing a trash chute to the lower service facility

Each room within such upper service facilities shall have a minimum of one electrical outlet furnishing wattage consistent with its intended use within a maintenance and operations facility.

- (iii) The #High Line# Facility Work shall be completed within one year following the later of June 23, 2005, or the Chairperson’s review and acceptance of the plans and specifications that demonstrate compliance with

the standards of paragraph (b)(3)(ii) of this Appendix, subject to reasonable extension for any delays beyond Owner's reasonable control, unless such date is extended by mutual agreement between the City and Owner.

- (iv) In no event, however, shall Owner be required to complete the #High Line# Facility Work until the #High Line# improvements in the portion of the #High Line# improvement area, as shown in Appendix C of this Chapter, adjacent to the #zoning lot#, as shown on Diagram 5 of Appendix C, are substantially complete. Notwithstanding the foregoing, in no event shall Owner be entitled to certification pursuant to Section 98-25, paragraph (c)(4)(3), until the Chairperson determines that the Stairway and Elevator Access Work is substantially complete.
- (v) The cost to Owner of the #High Line# Facilities Work shall not exceed \$1,150,000. The amount of contribution to the #High Line# Improvement Fund under paragraph (a)(1) of this Appendix, E, made for purposes of Section 98-25, paragraph (a), shall be reduced by such at the time it is made.

(4) #High Line# Service Facility Work pursuant to paragraph (c)(4) of Section 98-25:

- (i) For #zoning lots# located between West 18th and 19th Streets, in the event the Commissioner of Parks and Recreation elects to require improvements under this paragraph by providing Owner written notice thereof no later than 30 days following [effective date], Owner shall perform #High Line# Service Facility Work subject to the provisions of this paragraph (b)(4). For temporary certificates of occupancy, certification pursuant to Section 98-25, paragraph (c)(4), shall be of substantial completion of the work. For permanent certificates of occupancy, certification shall be of final completion of the work.
- (ii) #High Line# Service Facilities under this paragraph (b)(4) shall consist of facilities that the Commissioner of Parks and Recreation determines will provide significant support services to the #High Line# in accordance with the following minimum standards:

(aa) Components, Size and Location

The #High Line# Service Facilities shall consist of: a space on one or more levels, with no less than 1,900 square feet of such space at a floor level at, or within three vertical feet of, the level of the #High Line bed#; a walkway connecting such space to the #High Line# of sufficient width and with sufficient load bearing capacity to accommodate the movement of service equipment to and from the

#High Line# and which satisfies the additional obligations of the Americans for Disabilities Act of 1990; and a stairway with a clear path of not less than 44 inches in width providing access from the #street# to the portion of the #High Line# Service Facilities located above.

(bb) Other Features

The #High Line# Service Facilities shall include plumbing, electrical and utility infrastructure, including HVAC, as reasonably necessary to perform the service functions identified by the Commissioner of Parks and Recreation. Portions of any wall separating the #High Line# Service Facilities from the #High Line# and extending from the level of the #High Line bed# to the full height of the #High Line# Service Facilities shall comply with the transparency requirements of Section 98-54.

- (iii) The #High Line# Service Facility Work shall be completed within one year following the later of [effective date], or the review and acceptance by the Chairperson of the City Planning Commission of the plans and specifications that demonstrate compliance with the standards of paragraph (b)(4)(ii) of this Appendix, subject to reasonable extensions for any delays beyond Owner's reasonable control, unless such date is extended by mutual agreement between the City and Owner. Notwithstanding the foregoing, in the event that, prior to an election by the Commissioner of Parks and Recreation under paragraph (b)(4)(i) of this Appendix, the City and Owner have agreed to an extension pursuant to paragraph (b)(2)(iii) of this Appendix, in connection with Stairway and Elevator Access Work, the #High Line# Facility Work shall be completed by such date, unless further extended by mutual agreement pursuant to this paragraph (b)(4)(iii).

(c) City performance in the event of failure to perform

* * *

Resolution for adoption scheduling July 12, 2017 for a public hearing.

No. 2

NYPD 107TH STREET PARKING FACILITY

CD 11

C 170066 PCM

IN THE MATTER OF an application submitted by the New York City Police Department and 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 127 East 107th Street (Block 1635, Lot 17) for use as a police parking facility.

Resolution for adoption scheduling July 12, 2017 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 3 & 4

EAST SHORE SPECIAL COASTAL RISK

No. 3

CD. 2

C 170373 ZMR

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 27b, 27d, and 34a:

1. eliminating from within an existing R3-2 District a C1-1 District bounded by Quincy Avenue, Slater Boulevard, Father Capodanno Boulevard, and Graham Boulevard;
2. establishing within an existing R3-2 District a C1-3 District bounded by a line 210 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 240 feet southeasterly of Quincy Avenue, Iona Street, a line 270 feet southeasterly of Quincy Avenue, Slater Boulevard, Father Capodanno Boulevard, and Graham Boulevard; and
3. establishing a Special Coastal Risk District bounded by:
 - a. Olympia Boulevard, Slater Boulevard, a line 370 feet southeasterly of Patterson Avenue, Naughton Avenue, a line 200 feet northwesterly of Quincy Avenue, Dongan Hills Avenue, Quincy Avenue, a line 100 feet southwesterly of Liberty Avenue, a line

40 feet northwesterly of Quincy Avenue, Liberty Avenue, a line 90 feet northwesterly of Quincy Avenue, Seaview Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, a line 270 feet southeasterly of Quincy Avenue, Iona Street, a line 240 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 210 feet southeasterly of Quincy Avenue, Graham Boulevard, Father Capodanno Boulevard, a line 40 feet southwesterly of Jefferson Avenue, a line 105 feet southeasterly of Jay Street, a line 180 feet southwesterly of Jefferson Avenue, Father Capodanno Boulevard, a line 140 feet northeasterly of Hunter Avenue, Jay Street, a line 175 feet northeasterly of Hunter Avenue, Baden Place, and Jefferson Avenue; and

- b. Riga Street, Dugdale Street, a line 100 feet northwesterly of Riga Street, a line 250 feet southwesterly of Aviston Street, Amherst Avenue, a line 100 feet southwesterly of Aviston Street, Riga Street, Aviston Street, Mill Road, Old Mill Road, a line 85 feet northeasterly of Kissam Avenue and its southeasterly prolongation, the northwesterly, southwesterly, northwesterly and northeasterly boundary lines of Great Kills Park, the northeasterly prolongation of a northwesterly boundary line of Great Kills Park, Emmet Avenue, Cedar Grove Avenue, the southwesterly and southerly street line of Delwit Avenue, the southeasterly terminus of Emmet Avenue and its northeasterly prolongation, and Emmet Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2017, and subject to the conditions of CEQR Declaration E-423.

Resolution for adoption scheduling July 12, 2017 for a public hearing.

No. 4

CDs 2, 3

N 170374 ZRR

THE MATTER OF an application submitted by NYC 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 XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

Matter underlined is new, to be added;
Matter struck out is to be deleted;

Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

* * *

**11-122
Districts established**

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Clinton District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the #Special Clinton District# is hereby established.

Establishment of the Special Coastal Risk District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 7, the #Special Coastal Risk District# is hereby established.

Establishment of the Special College Point District

* * *

Chapter 2

Construction of Language and Definitions

**12-10
DEFINITIONS**

* * *

Special Clinton District

The “Special Clinton District” is a Special Purpose District designated by the letters “CL” in which special regulations set forth in Article IX, Chapter 6, apply.

Special Coastal Risk District

The “Special Coastal Risk District” is a Special Purpose District designated by the letters “CR” in which special regulations set forth in Article XIII, Chapter 7, apply.

Special College Point District

* * *

**ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 4
Special Regulations Applying in Flood Hazard Areas**

* * *

**Appendix A
Special Regulations for Neighborhood Recovery**

* * *

**64-A83
Neighborhood Recovery Areas in Staten Island**

In Staten Island, any areas ~~designated by New York State as part of the NYS Enhanced Buyout Area Program~~ located within #Special Coastal Risk District# 1, as established in the Appendix to Article XIII, Chapter 7, are excluded from a Neighborhood Recovery Area.

* * *

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 7
Special Coastal Risk District**

**137-00
GENERAL PURPOSES**

The “Special Coastal Risk District” established in this Resolution is designed to promote and protect public health, safety and general welfare in coastal areas that are currently at exceptional risk from flooding, and may face greater risk in the future. These general goals include, among others, the following specific purposes:

- (a) limit the population in areas that are vulnerable to frequent flooding, including those areas exceptionally at risk from projected future tidal flooding;
- (b) reduce the potential for property damage and disruption from regular flood events and support the City’s capacity to provide infrastructure and services;
- (c) promote consistency with planned improvements, neighborhood plans, and other measures to promote drainage, coastal protection, open space and other public purposes;
- (d) provide sound planning in areas that have historically been occupied by wetlands and, where plans exist, for such areas to be maintained as open space; and
- (e) promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City’s tax revenue.

**137-10
GENERAL PROVISIONS**

The provisions of this Chapter shall apply within the #Special Coastal Risk District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded,

supplemented, or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, including the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas) the provisions of this Chapter shall control.

137-11
District Plan and Map

The District Map is located within the Appendix to this Chapter and is hereby incorporated and made part of this Resolution. It is incorporated for the purpose of specifying location where special regulations and requirements set forth in this Chapter apply.

The following #Special Coastal Risk Districts# are shown on the Maps in the Appendix to this Chapter:

Map 1 - #Special Coastal Risk District# 1 (CR-1), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island

Map 2 - #Special Coastal Risk District# 1 (CR-1), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island

137-12
Applicability of Special Regulations

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table.

Special Regulations for the #Special Coastal Risk District#

<u>#Special Coastal Risk District#</u>	<u>#Residential Use# (137-21)</u>	<u>#Community Facility Use# (137-22)</u>	<u>Modifications to Article V (137-41)</u>	<u>Special Requirements (137-51)</u>
<u>CR-1 (buyout areas, Staten Island)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

137-20
SPECIAL USE REGULATIONS

The special #use# regulations of this Section, inclusive, shall apply in the #Special Coastal Risk District# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

137-21

Residential Use

In #Special Coastal Risk District# 1, #residential uses# shall be limited to #single-family detached residences# and #accessory uses# as set forth in Section 22-11 (Use Group 1).

137-22

Community Facility Use

In the #Special Coastal Risk District#, #community facility uses# with sleeping accommodations shall not be permitted.

In #lower density growth management areas# in #Special Coastal Risk District# 1, the regulations for #community facility uses# of the underlying districts shall be modified as follows:

- (a) ambulatory diagnostic or treatment health care facilities shall be limited on any #zoning lot# to 1,500 square feet of #floor area#, including #cellar# space; and
- (b) all #community facility uses# shall be subject to the maximum #floor area ratio#, and special #floor area# limitations, applicable to R3-2 Districts set forth in Section 24-162 (Maximum floor area ratios and special floor area limitations for zoning lots containing residential and community facility uses in certain districts).

137-40

SPECIAL APPLICABILITY OF ARTICLE V

In #Special Coastal Risk District# 1, the provisions of Article V, Chapter 2 (Non-conforming Uses) shall be modified as set forth in this Section.

#Non-conforming uses# may not be #enlarged# or #extended#. Furthermore, should 50 percent or more of the #floor area# of a #building# containing a #non-conforming use# be damaged or destroyed after [date of adoption], the #building# may be repaired, #incidentally altered# or reconstructed only for a #conforming use#.

However, the provisions of this Section shall not apply to any #building# that was damaged to the extent of 50 percent or more due to the effects of #Hurricane Sandy#, as that term is defined in

Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas). The special regulations for #non-conforming buildings# of Section 64-70 shall apply to such #buildings#.

137-50

SPECIAL REQUIREMENTS FOR DEVELOPMENTS AND ENLARGEMENTS

In #Special Coastal Risk District# 1, no #development# or horizontal #enlargement# shall occur, except where authorized by the City Planning Commission pursuant to Sections 137-51 (Authorization for Development of Single Buildings and Enlargements) or 137-52 (Authorization for Development of Multiple Buildings), as applicable.

For the purposes of determining which authorization shall be applicable, the #zoning lot# upon which the #development# shall occur shall be considered to be a tract of land that existed under separate ownership from all adjoining tracts of land on [date of referral].

For the purposes of such authorizations, the alteration of any existing #building# resulting in the removal of more than 75 percent of the #floor area# and more than 25 percent of the perimeter walls of such existing #building#, and the replacement of any amount of #floor area#, shall be considered a #development#.

The provisions of this Section, inclusive, shall not apply to the reconstruction of any #building# that was damaged to the extent of 50 percent or more due to the effects of #Hurricane Sandy#, as that term is defined in Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or to the reconstruction of a garage #accessory# to a #single-family residence# or #two-family residence#.

The provisions of Section 64-92 (Special Permit for Modification of Certain Zoning Regulations) shall be inapplicable to a #building# that is #developed# pursuant to this Section, inclusive.

137-51

Authorization for Development of Single Buildings and Enlargements

The City Planning Commission may authorize a horizontal #enlargement#, or a #development# consisting of no more than one #building# containing a non-#accessory# use, on one or more #zoning lots#, and may modify the #bulk# regulations of the underlying district, except #floor area ratio# regulations, provided that:

- (a) the site plan, to the extent practicable, minimizes the need for new paving and impervious surfaces upon the #zoning lot#;

- (b) the site plan provides access to the new or #enlarged building# using #streets# that were improved and open to traffic on the date of application for an authorization, and which serve other occupied #buildings#;
- (c) the site plan, to the extent practicable, minimizes adverse effects on wetlands, planned open space, drainage, or other functions in the surrounding area;
- (d) the resulting #building# and other site improvements would not impair the essential ecological character of the surrounding area for its future use as open space;
- (e) the site plan and resulting #building# incorporate such measures as are reasonable to minimize risks to public safety from natural hazards such as flooding and wildfires; and
- (f) where the Commission is modifying #bulk# regulations, such modifications are the minimum necessary to protect, or provide buffering from, wetlands or wetland-adjacent areas.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

137-52

Authorization for Development of Multiple Buildings

The City Planning Commission may authorize a #development# consisting of more than one #building# on one or more #zoning lots#, and may modify the #bulk# regulations of the underlying district, except #floor area ratio# regulations, provided that:

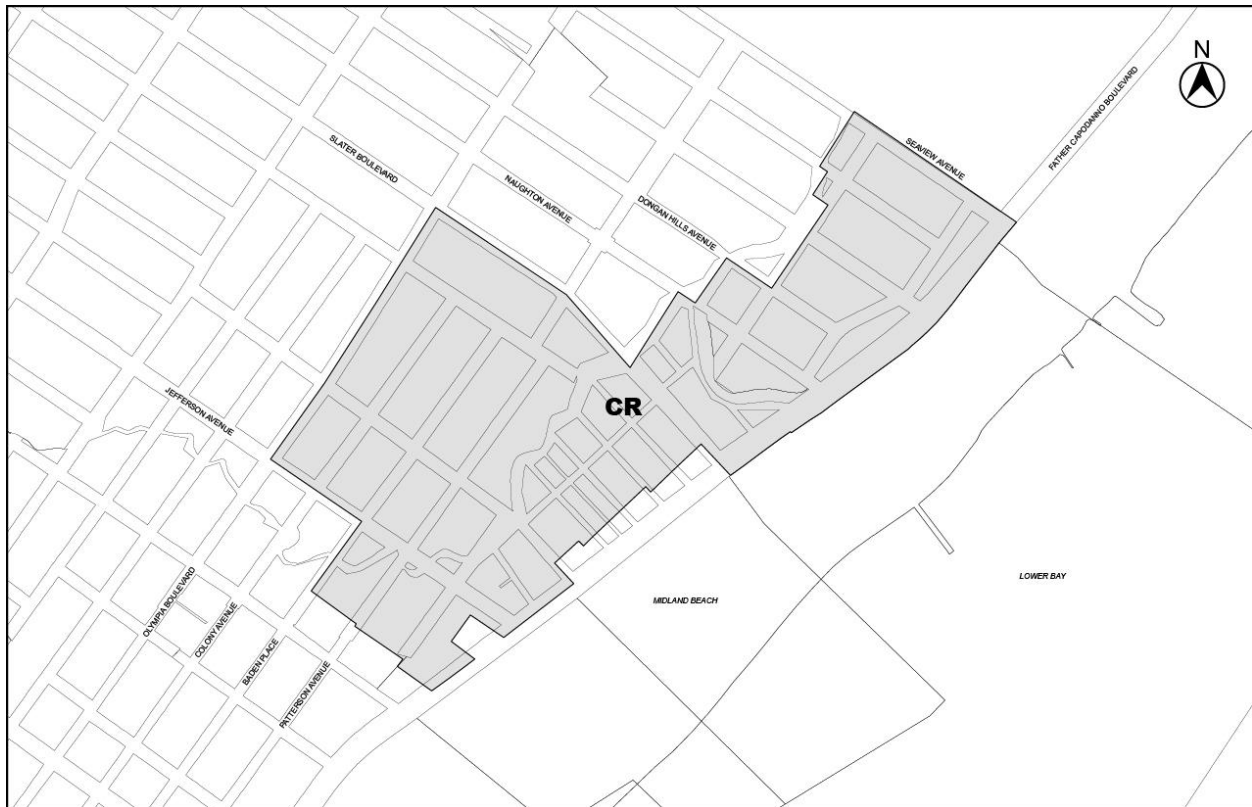
- (a) all #zoning lots# comprising such #development# together provide a minimum of 9,500 square feet of #lot area# per #building#, where no portion of such #lot area# shall contain delineated wetland on a wetland survey reviewed by the New York State Department of Environmental Conservation (NYSDEC). Such review by the NYSDEC shall have occurred no more than two years prior to the date of application for this authorization;
- (b) the #development# satisfies the findings of paragraphs (a) through (e) of Section 137-51 (Authorization for Development of Single Buildings and Enlargements);
- (c) where the Commission is modifying #bulk# regulations, such modifications shall:
 - (1) facilitate the configuration of #buildings# in order to protect, or provide buffering from, adjacent wetlands, open space and natural resources;

- (2) facilitate, to the extent practicable, the configuration of #buildings# in proximity to the location of existing #buildings# within the area;
- (3) limit the need for new paving and impermeable surfaces; and
- (4) are consistent with the scale and character of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

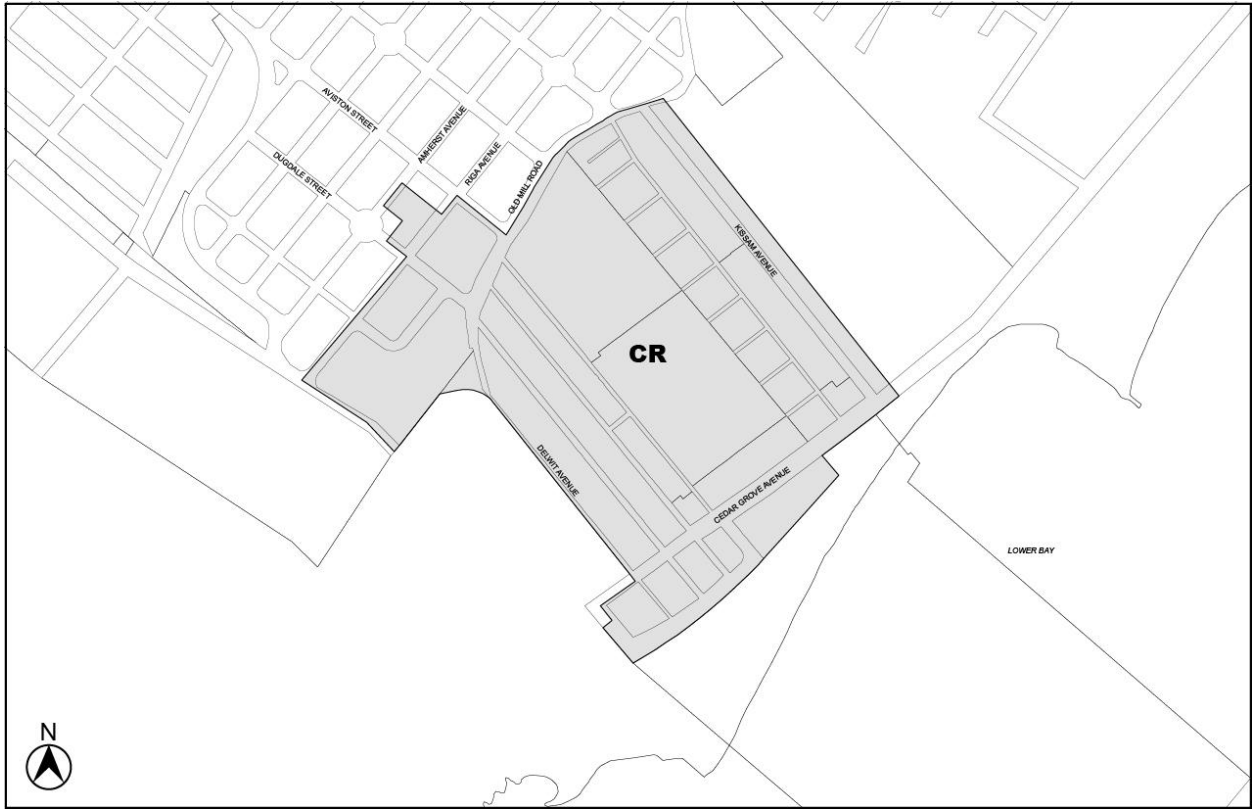
APPENDIX
Special Coastal Risk District Plan

Map 1. #Special Coastal Risk District# 1 (CR-1), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island



[new text map to be added; draft]

Map 2. #Special Coastal Risk District# 1 (CR-1), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island



[new text map to be added; draft]

* * *

Resolution for adoption scheduling July 12, 2017 for a public hearing.

BOROUGH OF THE BRONX

No. 5

MORRIS PARK BID

CD 11

N 170440 BDX

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Morris Park Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the Morris Park Business Improvement District.

Resolution for adoption scheduling July 12, 2017 for a public hearing.

Nos. 6-9

LOWER CONCOURSE NORTH REZONING

No. 6

CD 4

C 170311 ZMX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing a M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street; and
3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149th Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150th Street, Major Deegan Expressway, and East 149th Street;

Resolution for adoption scheduling July 12, 2017 for a public hearing.

No. 7

CD 4

N 170312 ZRX

IN THE MATTER OF an application submitted by New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 7, for the purpose of establishing two subdistricts within the Special Harlem River Waterfront District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

**Article II
RESIDENCE DISTRICT REGULATIONS**

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

**23-00
APPLICABILITY AND GENERAL PURPOSES**

**23-01
Applicability of This Chapter**

* * *

***23-011
Quality Housing Program***

* * *

R6 R7 R8 R9 R10

- (c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

(1) Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments);

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

* * *

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

* * *

23-10

OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

23-15

Open Space and Floor Area Regulations in R6 Through R10 Districts

R6 R7 R8 R9 R10

* * *

23-154

Inclusionary Housing

* * *

- (d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

- (2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, the maximum #floor area ratio# for any #MIH development# in R7-1 and R7-2 Districts without a letter suffix shall be 4.6, and in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0 for any #MIH development#, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section.

* * *

Article VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

* * *

Chapter 2
 Special Regulations Applying in the Waterfront Area

* * *

**62-30
SPECIAL BULK REGULATIONS**

* * *

**62-32
Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks**

* * *

**62-322
*Residential uses in R1, R2, R6, R7, R8, R9 and R10 Districts***

For #residential buildings# or #residential# portions of #buildings# in R1, R2, R6, R7, R8, R9 and R10 Districts, the applicable regulations of Section 23-14 (Open Space and Floor Area Regulations in R1 through R5 Districts) or Section 23-15 (Open Space and Floor Area Regulations in R6 through R10 Districts), inclusive, shall not apply. In lieu thereof, the maximum #floor area ratio# and #lot coverage# on a #zoning lot# shall be as specified in the table below, except as provided for in Sections 23-154 (Inclusionary Housing), 62-323 (Affordable independent residences for seniors) and 62-35 (Special Bulk Regulations in Certain Areas Within Community District 1, Brooklyn):

MAXIMUM FLOOR AREA RATIO AND MAXIMUM LOT COVERAGE
FOR RESIDENTIAL BUILDINGS
OR RESIDENTIAL PORTIONS OF BUILDINGS

District	Maximum #Floor Area Ratio# ¹	Maximum #Lot Coverage# (in percent)
R1 R2	.50	35
R6B	2.00	60

R6	2.43	65
R6A R7B	3.00	65
R7-1 R7-2	3.44	65
R7A R8B	4.00	70

* * *

¹ In #Inclusionary Housing designated areas# and in #Mandatory Inclusionary Housing areas#, the #floor area ratio# has been modified, pursuant to Section 23-154 or Section 62-35, inclusive

* * *

62-90
WATERFRONT ACCESS PLANS

* * *

62-92
Borough of The Bronx

The following Waterfront Access Plans are hereby established within the Borough of The Bronx. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BX-1: Harlem River, in the #Special Harlem River Waterfront District#, as set forth in Section 87-~~60~~70 (HARLEM RIVER WATERFRONT ACCESS PLAN).

* * *

ARTICLE VIII
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 7
Special Harlem River Waterfront District

87-00
GENERAL PURPOSES

* * *

87-01
Definitions

For purposes of this Chapter, matter in italics is defined in Sections 12-10, 62-11 or 64-11, or within this Section.

[The definition of “ground floor level” moved from 87-10 (SPECIAL USE REGULATIONS) and amended]

Ground floor level

~~As used in this Section, T~~the “ground floor level” shall mean the finished floor level of the first #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#, or the finished floor level of the #lowest occupiable floor# pursuant to the provisions of Section 64-21 (Ground Floor Use), whichever is lower.

Parcel 1 building line

The “Parcel 1 building line” shall be:

- (a) in the event that the portion of the Major Deegan Expressway traversing Parcel 1, as shown on Map 1 in the Appendix of this Chapter, has been widened after June 30, 2009, a line 22 feet west of and parallel to the as-built western edge of such Expressway structure; or

* * *

87-02

General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Harlem River Waterfront District#, the regulations of the #Special Harlem River Waterfront District# shall apply. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. ~~However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.~~

[Latter portion of this Section has been moved to Section 87-043]

87-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Harlem River Waterfront District# Plan as set forth in the Appendix to this Chapter. The plan area has been divided into two subdistricts composed of parcels which consisting of tax blocks and lots ~~as established on June 30, 2009~~, as follows:

Core Subdistrict - tax blocks and lots existing on June 30, 2009

Parcel 1: Block 2349, Lot 112

Parcel 2: Block 2349, Lot 100
(that portion not mapped as parkland*)

Parcel 3: Block 2349, Lots 46, 47, 146

Parcel 4: Block 2349, Lot 38

Parcel 5: Block 2349, Lots 15, 20

Parcel 6: Block 2349, Lots 3, 4

Parcel 7: Block 2323, Lot 43

Parcel 8: Block 2323, Lot 28

Parcel 9: Block 2323, Lots 5, 13, 18

North Subdistrict - tax blocks and lots existing on [date of adoption]

Parcel 10: Block 2539, Lot 1, portion of Lots 2, 3
Block 2356, Lots 2, 72 and tentative Lot 102 (existing on [date])

The District Plan includes the following maps:

Map 1. (Special Harlem River Waterfront District, Subdistricts and Parcels)

Map 2. (Waterfront Access Plan: Public Access Elements).

* in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President

87-04

Applicability of District Regulations ~~Article VI, Chapter 2~~

[Existing Section 87-04 provision moved to 87-042; portion of existing 87-02 moved to 87-043]

87-041**Applicability of the Quality Housing Program**

In the #Special Harlem River Waterfront District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

87-042**Applicability of Article VI, Chapter 2**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply in all #waterfront areas#, except as modified by the provisions of this Chapter.

[Existing waterfront zoning lot provision moved from Section 87-04]

For the purpose of applying such provisions, Parcels 1, 2, 3 and 4, within the Core Subdistrict as shown on Map 1 (Special Harlem River District, Subdistricts and Parcels) in the Appendix to this Chapter, shall be considered #waterfront zoning lots#, notwithstanding the mapping of any #streets# on such parcels after June 30, 2009.

87-043**Applicability of Article VI, Chapter 4**

Notwithstanding the provisions of Section 87-02 (General Provisions) However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

87-044**Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program set forth in Section 23-90 (INCLUSIONARY HOUSING), the Core Subdistrict, as shown on Map 1, shall be an #Inclusionary Housing designated area#, and the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, shall be a #Mandatory Inclusionary Housing area#.

* * *

87-10
SPECIAL USE REGULATIONS

The #use# regulations of the underlying districts and of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) are modified ~~in Sections 87-11 through 87-24,~~ by the provisions of this Section, inclusive.

~~As used in this Section, “ground floor level” shall mean the finished floor level of a #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#.~~

[Definition of “ground floor level,” moved to 87-01 and amended]

87-11
~~Vehicle Storage Establishments~~
Use Regulations in the Core Subdistrict

[Existing 87-11 provisions moved to 87-111]

The special #use# provisions of this Section, inclusive, shall apply to #zoning lots# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-111
Vehicle storage establishments

[Existing provisions, moved from 87-11]

Commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps as listed in Use Group 16C shall be a permitted #use# on Parcel 5, as shown on Map 1 in the Appendix to this Chapter, provided that:

- (a) such #use# is the primary #use# on the parcel;
- (b) no more than 10,000 square feet of #floor area# shall be provided on Parcel 5; and
- (c) a #shore public walkway# is provided as set forth in paragraph (a) of Section 87-~~6171~~ (Special Public Access Provisions by Parcel).

The streetscape provisions of Section 87-~~4340~~, inclusive, the maximum width of establishment provisions of Section 87-~~23213~~ and the special height and setback regulations of Section 87-30, inclusive, shall not apply to such #use#.

87-112

Location of Commercial Space

[Existing provisions, moved from 87-12]

The provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #residential uses# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial uses# are not located directly over any #residential use#. However, such #commercial uses# may be located over a #residential use# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

87-14 87-113

Location of Underground Uses

[Existing provisions, moved from 87-14]

Notwithstanding the provisions of Section 62-332 (Rear yards and waterfront yards), underground #uses#, such as parking garages, shall not be allowed in #waterfront yards#.

87-12

~~Location of Commercial Space~~

Use Regulations in the North Subdistrict

[Existing 87-12 provisions moved to 87-112]

The special #use# provisions of this Section, inclusive, shall apply to #zoning lots# within the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-121

Modification of supplementary commercial use regulations

In the North Subdistrict, the supplementary #commercial use# regulations of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# to be on any #story#, provided no access exists between such #commercial# and #residential uses# at any level containing #residences#, and provided that such #commercial uses# are not located directly over any #residential use#.

87-13

~~Streetscape Regulations~~

[Existing Section 87-13 provisions moved to 87-40 and modified per subdistrict]

87-14

~~Location of Underground Uses~~

[Existing Section 87-14 provisions moved to 87-113]

87-20
SPECIAL FLOOR AREA REGULATIONS

[Existing Section 87-20 provisions moved to 87-21]

The #floor area# regulations of the underlying districts and of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) are modified by the provisions of this Section, inclusive.

87-21
Special Residential Floor Area Regulations
Floor Area Regulations in the Core Subdistrict

[Existing 87-21 provisions moved to 87-211; below: existing provisions, moved from 87-20]

The ~~#Special Harlem River Waterfront District#~~ Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, ~~applicable as modified within the Special District.~~

87-211
Special Residential Floor Area Regulations

[Existing provisions, moved from 87-21]

The base #floor area ratio# for any #zoning lot# containing #residences# shall be 3.0. Such base #floor area ratio# may be increased to a maximum of 4.0 through the provision of #affordable housing# pursuant to the provisions for #Inclusionary Housing designated areas# in paragraph (b) of Section 23-90~~154 (INCLUSIONARY HOUSING-Inclusionary Housing)~~, except that the height and setback regulations of Sections 23-951 (Height and setback for compensated developments in Inclusionary Housing designated areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

87-212

Special ~~R~~etail ~~F~~loor ~~A~~rea ~~R~~equirement

[Existing provisions, moved from 87-22]

- (a) For each square foot of #commercial floor area# in a #building# occupied by the #uses# listed in paragraph (a)(1) of this Section, an equal or greater amount of #residential#, #community facility# or #commercial floor area# shall be provided from #uses# listed in paragraph (a)(2) of this Section.

* * *

87-213

Maximum ~~W~~idth of ~~E~~stablishments

[Existing provisions, moved from 87-23]

On Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, the width of any ground floor level #commercial# or #community facility# establishments facing a #shore public walkway# or #upland connection#, shall be limited to 60 feet for each #street wall# facing such #shore public walkway# or #upland connection#.

87-214

Location of ~~B~~uilding ~~E~~ntrances

[Existing provisions, moved from 87-24]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, the main front entrance of at least one #building#, as the term “main front entrance” is used in the New York City Fire Code, Section 502.1 (FRONTAGE SPACE), or its successor, shall be located facing the #shore public walkway#. Such main front entrance of a #building# shall be:

- (a) on Parcel 1, located no less than 120 feet from 149th Street;

(b) on Parcel 2, located no less than 95 feet from a mapped parkland; and

(c) on Parcels 3 and 4, located no less than 45 feet from an #upland connection#.

87-22

~~Special Retail Floor Area Requirement~~

Floor Area Regulations in the North Subdistrict

[Existing 87-22 provisions moved to 87-212]

Within the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, for all permitted #uses#, the #floor area# provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply. However, in no event shall the maximum #floor area ratio# for any #zoning lot# exceed 4.6.

87-23

~~Maximum Width of Establishments~~

[Existing provisions moved to 87-213]

87-24

~~Location of Building Entrances~~

[Existing provisions moved to 87-214]

87-30

SPECIAL HEIGHT AND SETBACK, LEGAL WINDOW AND COURT REGULATIONS

In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, ¶the underlying height and setback regulations shall not apply. In lieu thereof, the special height and setback regulations of this Section, inclusive, shall apply.

In the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive, as applicable. The height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply, except as specifically made applicable in this Section, inclusive.

For the purposes of applying such regulations:

(a) ~~— a #shore public walkway#, mapped parkland, an #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#. However, the following shall not be considered #streets# for the purposes of applying the #street wall# location provisions of paragraph (a) of Section 87-32:~~

~~(1) — Exterior Street; and~~

~~(2) — that portion of any other #street#, mapped parkland, #upland connection# or fire apparatus access road that is located east of the #Parcel 1 building line#; and~~

(b) In all Subdistricts, the height of all #buildings or other structures# shall be measured from the #base plane#.

[Existing street line applicability provisions in paragraph (a) moved to Section 87-32]

87-31

Permitted Obstructions

In the Core and North Subdistricts, ¶the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

87-32

~~Street Wall Location and Building Base~~

Special Height and Setback in the Core Subdistrict

[Existing 87-32 provisions moved to 87-321; below: some existing provisions moved from 87-30]

In the Core Subdistrict, Ffor the purposes of applying ~~such~~ regulations of this Section, inclusive:

- (a) a #shore public walkway#, mapped parkland, an #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#. However, the following shall not be considered #streets# for the purposes of applying the #street wall# location provisions of paragraph (a) of Section 87-321:
 - (1) Exterior Street; and
 - (2) that portion of any other #street#, mapped parkland, #upland connection# or fire apparatus access road that is located east of the #Parcel 1 building line#; and
- (b) the height of all #buildings or other structures# shall be measured from the #base plane#.

87-321
Street Wall Location and Building Base

[Existing provisions of paragraphs (a), (b) and (c), moved from 87-32]

(a) #Street wall# location

* * *

(b) Minimum and maximum base heights

* * *

(c) Transition heights

* * *

87-322

Towers

[Existing provisions, moved from 87-33]

All #stories# of a #building# located partially or wholly above the applicable transition height set forth in paragraph (c) of Section 87-321 (Street wall location and building base) shall be considered a “tower” and shall comply with the provisions of this Section. For #zoning lots# with less than 130,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted.

* * *

87-33

Towers

Special Height and Setback, Legal Windows, and Courts in the North Subdistrict

[Existing 87-33 provisions moved to 87-322]

In the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, the provisions of this Section, inclusive, shall apply.

For the purposes of applying the underlying height and setback, distance between #legally required windows# and #lot lines#, and #court# regulations, as modified by the provisions of this Section, inclusive, the following provisions shall apply: a #shore public walkway#, #visual corridor#, #upland connection# or #supplemental public access area# shall be considered a #street# and its boundary shall be treated as a #street line#. Any #visual corridor# or #upland connection# that measures at least 75 feet in width, or any #shore public walkway# or #supplemental public access area#, shall be considered a #wide street#. Any other #visual corridor# or #upland connection# shall be considered a #narrow street#.

87-331

Maximum height of buildings and setback regulations

In the North Subdistrict, #buildings or other structures#, or portions thereof, within 30 feet of a #shore public walkway#, shall not exceed the maximum base height provisions set forth in paragraph (a) of this Section. #Buildings or other structures#, or portions thereof, within 10 feet of all other #wide streets#, or within 15 feet of #narrow streets#, shall not exceed the maximum base height provisions set forth in paragraph (b) of this Section. Except as otherwise set forth in paragraph (a) or (b) of this Section, as applicable, such maximum heights may be exceeded only in accordance with Section 87-31 (Permitted Obstructions).

(a) Height allowances along the #shore public walkway#:

The maximum height of #buildings or other structures#, or portions thereof, located within 30 feet of a #shore public walkway# shall be as follows:

- (1) such #buildings or other structures#, or portions thereof, shall not exceed 65 feet, except that 80 percent of the #street wall# of such #building or other structure#, or portion thereof, may rise to a maximum height of 85 feet; and
- (2) no dormers, pursuant to the provisions of Section 87-31 (Permitted Obstructions), shall be permitted.

(b) Height allowances along all other frontages

The maximum height of #buildings or other structures#, or portions thereof, located within 10 feet of all other #wide streets#, or within 15 feet of #narrow streets#, shall not exceed a maximum height of 85 feet.

Beyond 30 feet of a #shore public walkway#, or beyond 10 feet of all other #wide streets#, or 15 feet of #narrow streets#, the maximum height of #buildings or other structures# shall be as set forth in Section 87-332 (Towers).

87-332

Towers

In the North Subdistrict, the maximum height of #buildings or other structures#, or portions thereof, beyond 30 feet of a #shore public walkway#, or beyond 10 feet of all other #wide streets#, or 15 feet of #narrow streets#, shall be 85 feet.

Such maximum #building# height may be exceeded by “towers” permitted in Location A or Location B. Such #towers# shall be provided in accordance with paragraphs (a) or (b) of this Section, as applicable. For the purpose of applying the provisions of this Section, all #stories# of a #building# located partially or wholly above 85 feet shall be considered a “tower” and shall comply with the provisions of this Section. Two or more #abutting towers# shall be considered one #tower#. In addition, for the purposes of applying the provisions of this Section, Location A shall be the portion of the North Subdistrict located within 100 feet of the northerly boundary of East 149th Street, and Location B shall be the remaining portion of the North Subdistrict.

(a) Tower in Location A

One #tower# shall be permitted, subject to the following provisions:

- (1) the maximum width of any #story# of a #tower# facing a #shoreline# shall not exceed 100 feet, except that any permitted dormers need not be included in such maximum width;
- (2) each #residential story# of such #tower#, partially or fully above the height of the base height, shall not exceed 10,000 square feet, except that any permitted dormers need not be included in such gross area;
- (3) such #tower# shall not exceed a maximum #building# height of 400 feet;
- (4) a #tower# that exceeds a height of 260 feet shall provide articulation in accordance with the following provisions:
 - (i) For #towers# less than 300 feet in height, the uppermost three #stories#, or as many #stories# as are located entirely above a height of 260 feet, whichever is less, shall have a #lot coverage# not exceeding 90 percent of the #lot coverage# of the #story# immediately below such #stories#; and
 - (ii) For #towers# 300 feet or more in height, the uppermost four #stories# shall have a #lot coverage# not exceeding 90 percent of the #lot coverage# of the #story# immediately below such #stories#.

(b) Towers in Location B

#Towers# shall be permitted, subject to the following provisions:

- (1) no #tower# shall be located within 60 feet of a #tower# within Location A;
- (2) the aggregate width of #towers# that face a #shoreline#, and are located within 100 feet of a #shore public walkway#, shall not exceed 185 feet, where such aggregate width is measured in accordance with paragraph (c)(5) of Section 62-341 (Development on land and platforms);
- (3) the #aggregate width of street walls# of #towers# located along the southerly boundary of the required #visual corridor# as specified in paragraph (d) of Section 87-71, shall not exceed 150 feet.
- (4) such #towers# shall not exceed a maximum #building# height of 260 feet; and
- (5) any #tower# that exceeds a height of 200 feet shall provide articulation in accordance with the following provisions: the uppermost three #stories#, or as many #stories# as are located entirely above a height of 200 feet, whichever is less, shall have a #lot coverage# not exceeding 80 percent of the #lot coverage# of the #story# immediately below such #stories#.

87-40

~~SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND SIDEWALKS~~

STREETSCAPE REGULATIONS

[All existing 87-40 text moved to 87-50]

The provisions set forth in this Section, inclusive, shall apply to #ground floor levels# within the #Special Harlem River Waterfront District#, as applicable.

87-41

~~Fire Apparatus Access Roads~~

Streetscape Requirements in the Core Subdistrict

[Existing 87-41 provisions moved to 87-51]

In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, the ground floor and streetscape provisions of this Section, inclusive, shall apply.

87-411

Ground floor uses within the Core Subdistrict

[Existing provisions, moved from 87-13 (a)]

Within the Core Subdistrict, all~~All~~ #ground floor level uses# facing a #shore public walkway#, mapped parkland or an #upland connection# shall comply with the minimum depth requirements of 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail #streets#. Lobbies and entrances shall comply with the provisions for Type 1 lobbies set forth in Section 37-33 (Maximum Width of Certain Uses). The level of the finished ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent public sidewalk or other publicly accessible area.

For #buildings# on Parcels 1 through 6, as shown on Map 1 in the Appendix to this Chapter, that face a #shore public walkway#, mapped parkland or #upland connection#, not less than 20 percent of the ground floor level #floor area# of such portions of #buildings# shall consist of #uses# from Use Groups 6A, 6C, 6F, 8A, 8B and 10A, as set forth in Article III, Chapter 2.

87-412

Parking wrap and screening requirements within the Core Subdistrict

[Existing provisions, moved from paragraphs (c) through (e) of 87-50]

The following provisions shall apply to all parking facilities in the Core Subdistrict:

~~(e)~~(a) Location requirements for parking facilities

No parking facility, open or enclosed, shall front upon or be visible from:

- (1) a #shore public walkway#, except as provided for in paragraph ~~(e)~~ (c) of this Section for Parcel 5;
- (2) any #upland connection# or mapped parkland, or portion thereof, that is located west of the #Parcel 1 building line#.

~~(d)~~(b) Design requirements for enclosed off-street parking facilities

All enclosed off-street parking facilities shall be located either entirely below the level of any #street# or open area accessible to the public upon which such facility fronts or, when located above grade, in compliance with the following provisions:

- (1) The provisions of this paragraph, ~~(d)~~(b)(1), shall apply to facilities facing a #shore public walkway#, an #upland connection#, mapped parkland, or the northern #street line# of 138th Street.

At every level above grade, off-street parking facilities shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). For the purposes of applying such provisions, #shore public walkways#, an #upland connection# or mapped parkland and East 138th Street shall be considered designated retail streets. All such parking facilities shall be exempt from the definition of #floor area#.

On Parcel 6, as shown on Map 1 in the Appendix to this Chapter, the ground floor of a #building# within 60 feet of the intersection of Exterior Street and East 138th Street shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 so that no portion of a parking facility is visible from such portion of Exterior Street or East 138th Street.

- (2) The provisions of this paragraph, ~~(d)~~(b)(2), shall apply to facilities not facing a #shore public walkway#, or that portion of an #upland connection# or mapped parkland located west of the #Parcel 1 building line#, or the northern #street line# of East 138th Street.

Such facilities shall be screened in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section 37-35.

~~(e)~~(c) Open parking lots

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph, ~~(e)~~.

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a #street#.

On Parcel 1, for parking lots or portions thereof located east of the #Parcel 1 building line#, no landscaping shall be required. Such parking lots shall be screened from #streets# and any other publicly accessible areas by ornamental fencing, excluding chain link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent #shore public walkway# and #upland connection# with a wall or fence, other than a chain link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

87-413

Transparency requirements within the Core Subdistrict

[Existing provisions, moved from 87-13 (b)]

In the Core Subdistrict, any ~~Any~~ #building# wall containing #ground floor level commercial# or #community facility uses# that faces a #shore public walkway#, mapped parkland or an #upland connection#, shall be glazed in accordance with the transparency requirements set forth in Section 37-34 (Minimum Transparency Requirements). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail streets.

87-42***Sidewalks******Streetscape Requirements in the North Subdistrict***

[Existing 87-42 provisions moved to 87-52]

In the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, the provisions of this Section, inclusive, shall apply.

For the purposes of applying the provisions of Section 37-30 (SPECIAL GROUND FLOOR RETAIL PROVISIONS FOR CERTAIN AREAS), inclusive, to this Section, inclusive, in locations where non-#residential floor area# is provided along public access areas in accordance with the provisions of Section 87-421 (Ground floor uses in the North Subdistrict), such portions of #shore public walkways#, mapped parkland, #upland connections# or #streets# shall constitute a designated retail street.

87-421***Ground floor uses in the North Subdistrict***

For #building# walls more than 50 feet in width that face a #street#, #shore public walkway#, #public park# or #upland connection#, at least 30 percent of the width of such #building# walls shall be occupied by non-#residential floor area# on the #ground floor level#. Such non-#residential floor area# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

87-422**Transparency**

Along designated retail streets, any #building# wall shall be glazed in accordance with the transparency requirements set forth in Section 37-34 (Minimum Transparency Requirements).

87-423**Parking wrap and screening requirements in the North Subdistrict**

Along designated retail streets, any off-street parking spaces shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements).

In other locations, any #accessory# off-street parking space provided on the #ground floor level# of a #building# shall be wrapped by #floor area# or screened in accordance with the provisions of paragraph (b) of Section 37-35.

87-50**SPECIAL PARKING REGULATIONS****SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND SIDEWALKS**

[Existing 87-50 provisions moved to 87-40 and 87-60]

87-51**~~Curb Cut Restrictions~~****Fire Apparatus Access Roads**

[Existing 87-51 provisions moved to 87-611; below: existing text, moved from 87-41]

Where a fire apparatus access road is provided as required by the New York City Fire Code, such road shall comply with the ~~following requirements~~ provisions of this Section, as applicable.

(a) In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, such fire apparatus access road shall comply with the following provisions:

~~(a)~~(1) the width of a paved road bed shall be 34 feet, constructed to minimum Department of Transportation standards for public #streets#, including curbs and curb drops;

~~(b)~~(2) curbs shall be provided along each side of the entire length of such road;

~~(e)~~(3) a minimum 13 foot paved sidewalk shall be provided adjacent to and along the entire length of the required curb;

~~(d)~~(4) for the purposes of making the #street# tree requirements of Section 26-41 applicable to fire apparatus access roads, a fire apparatus access road shall be considered a #street#; and

~~(e)~~(5) all such roads shall be constructed with lighting, signage, materials and crosswalks to minimum Department of Transportation standards for public #streets#.

(b) In the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, in the event that such fire apparatus access road is provided within 50 feet of a #shore public walkway#, the road, or portion thereof, and any area between such road and the #shore public walkway#, shall comply with the following provisions:

(1) If access to such road is limited to emergency and maintenance vehicles, such road, and any area between the road and the #shore public walkway#, shall be flush-to-grade with the upland boundary of the #shore public walkway# and shall be accessible to persons with physical disabilities in accordance with the Americans with Disabilities Act and the American National Standards Institute design guidelines. To facilitate pedestrian access between such road and the #shore public walkway#, at least 50 percent of the area between the road and the #shore public walkway# shall be free of obstructions.

In addition, the road, and any area between such road and the #shore public walkway#, shall be accessible to the public during the hours of operation set forth in the maintenance and operation agreement required for the #shore public walkway# pursuant to the provisions of Section 62-74 (Requirements for Recordation).

(2) If the road is configured to be accessible to private passenger vehicles, such road shall be improved at least to the minimum standards of the Department of Transportation for public #streets#, including sidewalks, curbs and curb drops. In addition, any area between the sidewalk and the #shore public walkway# shall be configured in accordance with paragraph (b)(1) of this Section.

87-52

Sidewalks

[Existing provisions, moved from 87-42]

In the event that Parcel 1, as shown on Map 1 in the Appendix to this Chapter, is #developed# with #mixed use buildings#, as defined in Section 123-11, sidewalks shall be provided on Parcel 1, as follows:

* * *

87-60

**~~HARLEM RIVER WATERFRONT ACCESS PLAN~~
SPECIAL PARKING REGULATIONS**

[All existing 87-60 text moved to 87-70]

The parking and loading regulations of underlying districts and of Article VI, Chapter 2 (Special Regulations in the Waterfront Area) shall apply, except as modified by the provisions of this Section, inclusive.

87-61

**~~Special Public Access Provisions~~
Special Parking Regulations in the Core Subdistrict**

[Existing 87-61 provisions moved to 87-71; below: existing provisions moved from 87-50]

The following provisions shall apply to all parking facilities in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter:

(a) Use of parking facilities

All #accessory# off-street parking spaces may be made available for public use; any such space, however, shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefor is made to the landlord.

(b) Off-site parking

The off-site parking location provisions of Sections 36-42 and 36-43 shall not apply. In lieu thereof, all permitted or required off-street parking spaces may be provided on a #zoning lot# other than the same #zoning lot# to which such spaces are #accessory#, provided the lot to be used for parking is within the #Special Harlem River Waterfront District#.

[Existing text in paragraphs (c) through (e) of 87-50 moved to Section 87-412]

(c) Roof parking

Any roof of a facility containing off-street parking spaces, not otherwise covered by a #building#, that is larger than 400 square feet, shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the #building# in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

87-611**Curb Cut Restrictions**

[Existing provisions, moved from 87-51]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, no curb cuts shall be provided facing a #shore public walkway#, and further, on Parcel 2, no curb cuts shall be provided facing mapped parkland.

87-62**Certification to Waive Supplemental Public Access Area Requirement**

[Existing 87-62 provisions moved to 87-72]

87-63

~~Certification to Allow Fire Apparatus Road Turnaround in Shore Public Walkways~~

[Existing 87-63 provisions moved to 87-73]

87-64

~~Declaration of Restrictions~~

[Existing 87-64 provisions moved to 87-74]

87-65

~~Applicability of Waterfront Regulations~~

[Existing 87-65 provisions moved to 87-75]

87-66

~~Connection with Adjacent Zoning Lots~~

[Existing 87-66 provisions moved to 87-76]

87-70

HARLEM RIVER WATERFRONT ACCESS PLAN

[Existing provisions, moved from 87-60]

Map 2 (Waterfront Access Plan: Public Access Elements) in the Appendix to this Chapter shows the boundaries of the area comprising the Harlem River Waterfront Access Plan and the location of certain features mandated or permitted by the Plan.

87-71

Special Public Access Provisions

[Existing provisions, moved from 87-61]

The provisions of 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) shall apply to #developments#, #enlargements#, alterations or changes of #use#, as follows:

(a) #Shore public walkways#

(1) In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, ~~the~~ #shore public walkway# shall be constructed at an elevation of two feet above the highest level of the Oak Point Rail Link, except that:

(i) on Parcels 6 and 7, no such elevation requirement shall apply;

(ii) on Parcel 5, if commercial or public utility vehicle storage, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the #zoning lots#, such elevation requirement shall not apply. However, for any other #use#, such elevation requirement shall only apply along the westernmost section of the #shore public walkway# to a depth of 40 feet; and

(iii) on all #zoning lots#, a #shore public walkway# shall be required to meet the grade of an existing adjacent #street#, which may include deviating from such elevation requirement where necessary.

(2) In the Core Subdistrict, ~~Aa~~ dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code, Section 503.2.5 (Dead-ends), or its successor, may by certification extend into a designated #shore public walkway# as set forth in Section 87-73 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways).

* * *

(b) #Upland connections#

~~#Upland connections#~~ shall be located on Parcels 3, 4, ~~and 6,~~ and 10 as designated on Map 2 in the Appendix to this Chapter.

In the Core Subdistrict, ~~the~~ provisions of Sections 62-50 are modified, as follows:

- (1) Parcel 3 may provide the ~~#upland connection#~~ at either of the two optional locations indicated on Map 2.
- (2) The required width for an ~~#upland connection#~~ on Parcel 6 is reduced to 12 feet. Such ~~#upland connection#~~ shall be subject only to the applicable pedestrian path provisions.

(c) ~~#Supplemental public access areas#~~

In the Core Subdistrict, ~~#Supplemental~~ public access areas#, pursuant to this Plan, shall be provided on Parcels 1 and 2, as indicated on Map 2 in the Appendix to this Chapter. However, the requirement may be waived by certification by the Chairperson of the City Planning Commission as set forth in Section 87-~~62~~ 72 (Certification to Waive Supplemental Public Access Area Requirement).

In the North Subdistrict, a ~~#supplemental public access area#~~ shall be provided on Parcel 10, as indicated on Map 2.

(d) ~~#Visual Corridors#~~

~~#Visual corridors#~~ shall be located within Parcels 1, ~~and 4~~ and 10, and mapped parkland, as indicated on Map 2 in the Appendix to this Chapter.

87-72

Certification to Waive Supplemental Public Access Area Requirement

[Existing provisions, moved from 87-62]

In the Core Subdistrict, ~~for~~ Parcels 1 and 2, the requirement to provide a designated ~~#supplemental public access area#~~, as indicated on Map 2 in the Appendix to this Chapter, may be waived by the Chairperson of the City Planning Commission, provided that:

- (a) the site plan includes a vehicular connection through the #zoning lot# pursuant to the design guidelines set forth in Section 87-44 51 (Fire Apparatus Access Roads);
- (b) a declaration of restrictions has been provided, pursuant to Section 87-64 74;
- (c) the design meets all applicable connection requirements set forth in Section 87-66 76 (Connection with Adjacent Zoning Lots in the Core Subdistrict); and
- (d) such a vehicular connection, either:
 - (1) on Parcel 1, provides access between East 149th Street and Exterior Street, serving all #buildings# along the #shore public walkway# and mapped parkland; or
 - (2) on Parcel 2, provides a bi-directional connection between Exterior Street at its intersection with East 144th Street and the southernmost #lot line#.

87-73

Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways

[Existing provisions, moved from 87-63]

In the Core Subdistrict, On for Parcels 2, 3 and 4, a dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code, Section 503.2.5 (Dead-ends) may, by certification, extend into the designated #shore public walkway#, provided that:

- (a) a declaration of restrictions has been provided, pursuant to Section 87-64 74;

* * *

87-74

Declaration of Restrictions

[Existing provisions, moved from 87-64]

In the Core Subdistrict, For any fire apparatus access road proposed for certification pursuant to Sections 87-62 72 or 87-63 73, a declaration of restrictions shall be provided to guarantee the

construction, improvement, operation, maintenance and repair of such road, to guarantee that such road remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-~~62~~ 72 and 87-~~63~~ 73, where applicable.

For certifications proposed pursuant to Section 87-~~63~~ 73, at the time a declaration of restrictions has been provided by the adjacent #development#, #enlargement#, alteration or change of #use#, pursuant to this Section, permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously constructed fire apparatus access turnaround shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) deconstructing the fire apparatus access road turnaround;
- (b) re-landscaping the area that had extended into the #shore public walkway#, so as to create the conditions of the immediately surrounding #shore public walkway#, which may include any combination of tree planting, laying sod, removing pavers, or any other required landscaping action;
- (c) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable pedestrian movement across parcels; and
- (d) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code.

87-75

Applicability of Waterfront Regulations

[Existing provisions, moved from 87-65]

In the Core Subdistrict, in the event that #streets# are mapped on Parcels 1, 2, 3 and 4 after June 30, 2009, the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all waterfront regulations of the Zoning Resolution.

87-76**Connection with Adjacent Zoning Lots in the Core Subdistrict**

[Existing provisions, moved from 87-66]

In the Core Subdistrict, ~~the~~ following provisions apply to #developments#, #enlargements#, alterations or changes of #use#, pursuing certification, pursuant to either Section 87-~~62~~ 72 (Certification to Waive Supplemental Public Access Area Requirement) or 87-~~63~~ 73 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways).

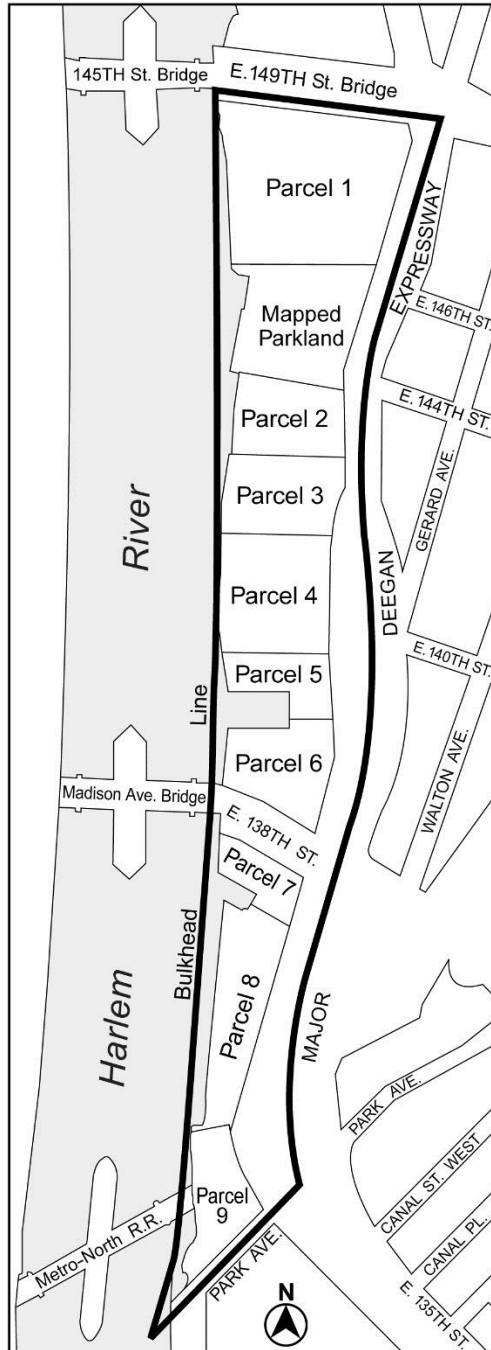
On each of Parcels 2, 3 and 4, and only among Parcels 2, 3 and 4, a #development#, #enlargement#, alteration or change of #use#, shall provide a connection for bi-directional vehicular travel at an adjacent #zoning lot line# if such adjacent #zoning lot# has previously constructed a connection that terminates at the shared #lot line#. Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent private street. In addition to such physical shared #lot line# connection, a #private road# declaration shall be provided pursuant to the provisions of Section 87-~~64~~ 74. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-~~64~~ 74, has been recorded against the adjacent #zoning lot#.

When no connection for vehicular travel terminating at the opposite side of a shared #lot line# exists, a dead-end fire apparatus access road turnaround may be constructed, pursuant to Section 87-~~63~~ 73, which may extend into the designated #shore public walkway#. Such certification is also contingent upon providing a declaration of restrictions, in accordance with Section 87-~~64~~ 74.

Appendix**Special Harlem River Waterfront District Plan**

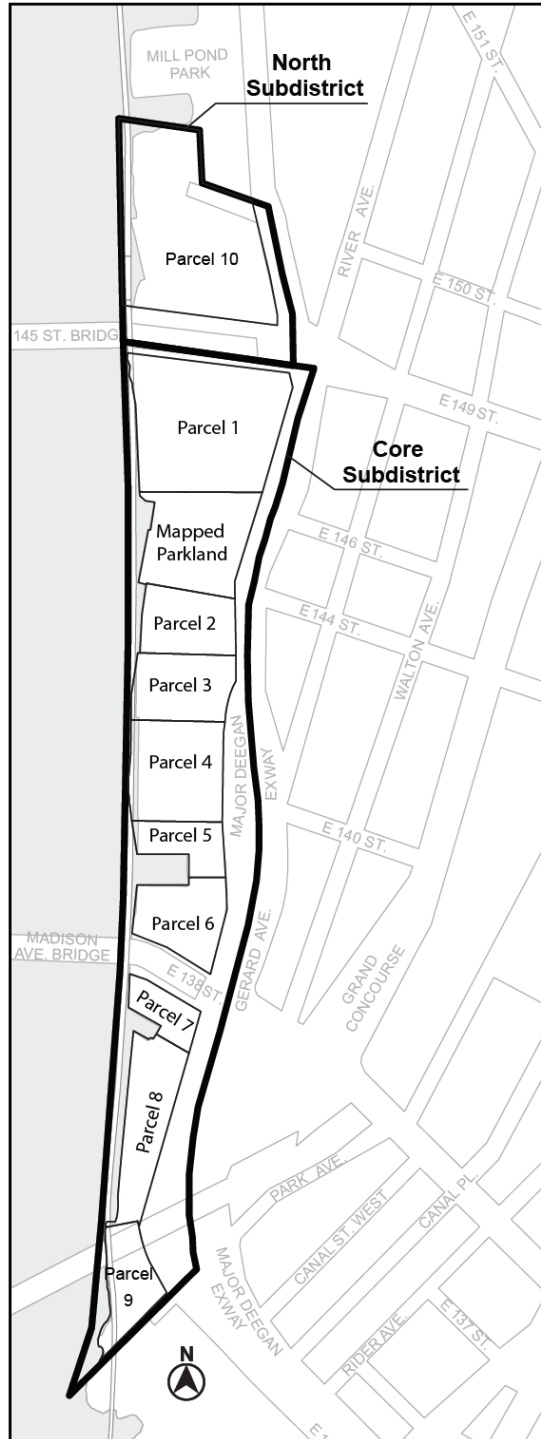
Map 1. Special Harlem River Waterfront District, Subdistricts and Parcels

[Existing map]



Special Harlem River Waterfront District

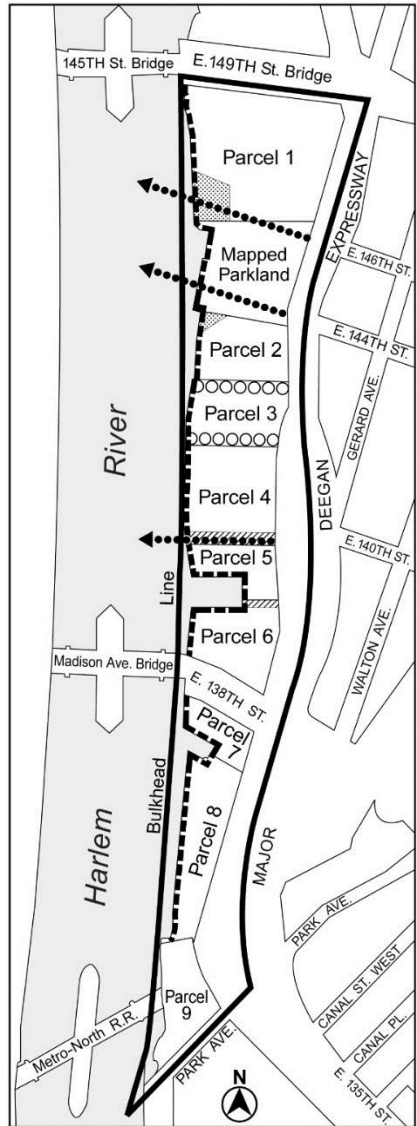
[Proposed map]



— Special Harlem River Waterfront District

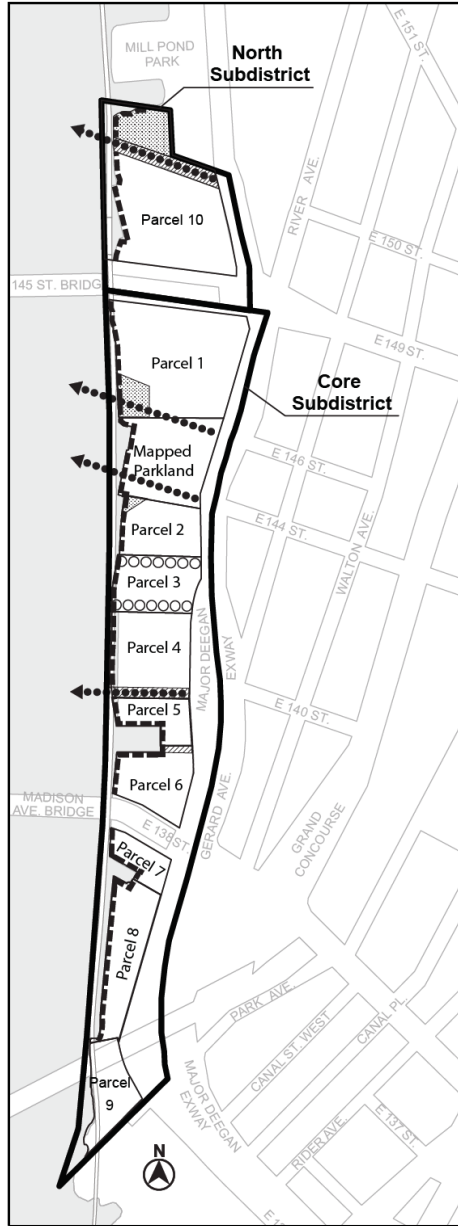
Map 2. Waterfront Access Plan: Public Access Elements

[Existing map]



- Special Harlem River Waterfront District
- - - - - Shore Public Walkway/ Waterfront Yard
- ◄•••• Visual Corridor (Designated Location)
- ○ ○ ○ ○ Upland Connection (Variable Location)
- ▨ Upland Connection (Designated Location)
- ◻ Supplemental Public Access Area (Designated Location)

[Proposed map]



- Special Harlem River Waterfront District
- - - Shore Public Walkway/ Waterfront Yard
- ◀••• Visual Corridor (Designated Location)
- Upland Connection (Variable Location)
- ▨ Upland Connection (Designated Location)
- ▩ Supplemental Public Access Area (Designated Location)

* * *

APPENDIX F

**INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY
INCLUSIONARY HOUSING AREAS**

* * *

The Bronx

* * *

The Bronx Community District 4

In portions of the #Special Grand Concourse Preservation District# and in the R7A, R7D, R8, R8A and R9D Districts within the areas shown on the following Map 1 and 2:

* * *

Map 2 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 4, The Bronx

* * *

Resolution for adoption scheduling July 12, 2017 for a public hearing.

No. 8**CD 4****C 170314 PPX**

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), Division of Real Estate Services, pursuant to Section 197-c of New York City Charter, for the disposition of five city-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150th Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

Resolution for adoption scheduling July 12, 2017 for a public hearing.

No. 9
CD 4**C 170315 ZSX**

IN THE MATTER OF an application submitted by NYC Economic Development Corporation pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow a waiver of the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, on property located on the westerly side of Gateway Center Boulevard, northerly of East 149th Street (Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150th Street), in an R7-2 District, with the Special Harlem River Waterfront District.

Resolution for adoption scheduling July 12, 2017 for a public hearing.

NOTICE

On Wednesday, July 12, 2017, at 10:00 a.m., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Generic Environmental Impact Statement (DGEIS) concerning an application by the New York City (NYC) Economic Development Corporation (EDC), on behalf of the City of New York, proposing a series of land use actions to activate a city-owned site along the Harlem River waterfront, referred to as the Lower Concourse North site or the “project site,” with new affordable and market-rate housing, commercial and

community facility uses, and public open space (the “proposed project”). The project site consists of Block 2356, Lots 2 and 72; Block 2539, Lot 1 and portions of Lots 2 and 3; and the demapped portion of the former East 150th Street between Exterior Street and the Harlem River. The project site is bounded by Mill Pond Park to the north, Exterior Street and the elevated Major Deegan Expressway to the east, East 149th Street to the south, and the Harlem River to the west, and is located in Community District 4 in the Bronx. The project site is entirely vacant and currently under the jurisdiction of the New York City Department of Parks and Recreation, but is not mapped as or considered to be parkland.

EDC issued a Request for Expression of Interest (RFEI) on July 13, 2016 for a developer (or developers) to redevelop the project site with a new mixed-use, mixed-income development with new housing, ground-floor retail space, office space, and community facility space, as well as publically-accessible open space. In parallel, EDC has prepared a land use application with a series of land use actions that would facilitate this development. Thus, while the proposed actions have been defined, the development program and some design specifics under those actions are dependent on the RFEI responses. In order to address the potential range of responses, the EIS analyzes a generic Reasonable Worst-Case Development Scenario (RWCDS) that considers the worst-case development potential for environmental effects in each technical area. Thus, pursuant to City Environmental Quality Review (CEQR), a generic environmental impact statement (GEIS) will be prepared.

The DGEIS prepared for the proposal assumes that the project site would be redeveloped with up to 1,045 residential dwelling units, comprising a total residential floor area of 835,937 gross square feet (gsf); 50,000 gross square feet gsf of retail space; 25,000 gsf of food store space; 25,000 gsf of medical office space; and 50,000 gsf of office space. The Lower Concourse North project would have a range of affordability from a minimum of MIH requirements, up to 100 percent affordable. Retail would be located at the ground floor along Exterior Street, approximately 25,000 gsf would be local retail space and approximately 25,000 gsf would be destination retail space. Roughly three acres of open space comprising waterfront open space, an extension of Mill Pond Park, and a new plaza fronting along Exterior Street would be created as part of the proposed project.

Written comments on the DGEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development, the Lead Agency, until Monday, July 24, 2017, at 5:00 p.m..

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16DME012X.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 10-15

BAYCHESTER SQUARE

No. 10

CD 12

C 170217 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located on Block 4804, p/o Lot 100, pursuant to zoning.

(On April 26, 2017, Cal. No. 1, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 34, the hearing was closed.)

For consideration.

No. 11

CD 12

C 170218 ZMX

IN THE MATTER OF an application submitted by Gun Hill Square, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a, changing from an M1-1 District to a C4-3 District property bounded by East Gun Hill Road, a line 320 feet southeasterly of Allerton Avenue and its southwesterly prolongation, a line 490 feet southwesterly of Edson Avenue, a line 465 feet southeasterly of Allerton Avenue and its northeasterly prolongation, and Edson Avenue, as shown on a diagram (for illustrative purposes only) dated January 17, 2017.

(On April 26, 2017, Cal. No. 2, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 35, the hearing was closed.)

For consideration.

No. 12

CD 12

N 170219 ZRX

IN THE MATTER OF an application submitted by Gun Hill Square LLC, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) and related sections to modify use regulations to allow a physical culture or health establishment and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

**ARTICLE VII
ADMINISTRATION**

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

* * *

**74-74
Large-Scale General Development**

* * *

**74-744
Modification of use regulations**

(a) #Use# modifications

* * *

(4) #Physical culture or health establishments#

Within Community District 12 in the Borough of the Bronx, the Commission may, in conjunction with an application for a #large-scale general development#, modify the provisions of Section 32-31 (By the Board of Standards and Appeals), and make Section 73-36 (Physical Culture or Health Establishments) inapplicable, to allow a #physical culture or health establishment#. Prior to obtaining a temporary certificate of occupancy from the Department of Buildings for any #building#

containing a #physical culture or health establishment#, the applicant shall demonstrate to the satisfaction of the Commissioner of Buildings that a vibration and noise control plan has been established for such #building#.

(b) Location of #commercial uses#

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Table of
Inclusionary Housing Designated Areas
and
Mandatory Inclusionary Housing Areas
by Zoning Map

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas	Maps of Mandatory Inclusionary Housing Areas
1d	Bronx CD 7	Map 1	
3b	Bronx CD 4	Map 1	
3c	Bronx CD 6	Maps 1 - 3	
3c	Bronx CD 7	Map 1	
3d	Bronx CD 3	Map 1	
3d	Bronx CD 6	Maps 2 - 5	
4a	Bronx CD 12		Map 1

* * *

The Bronx

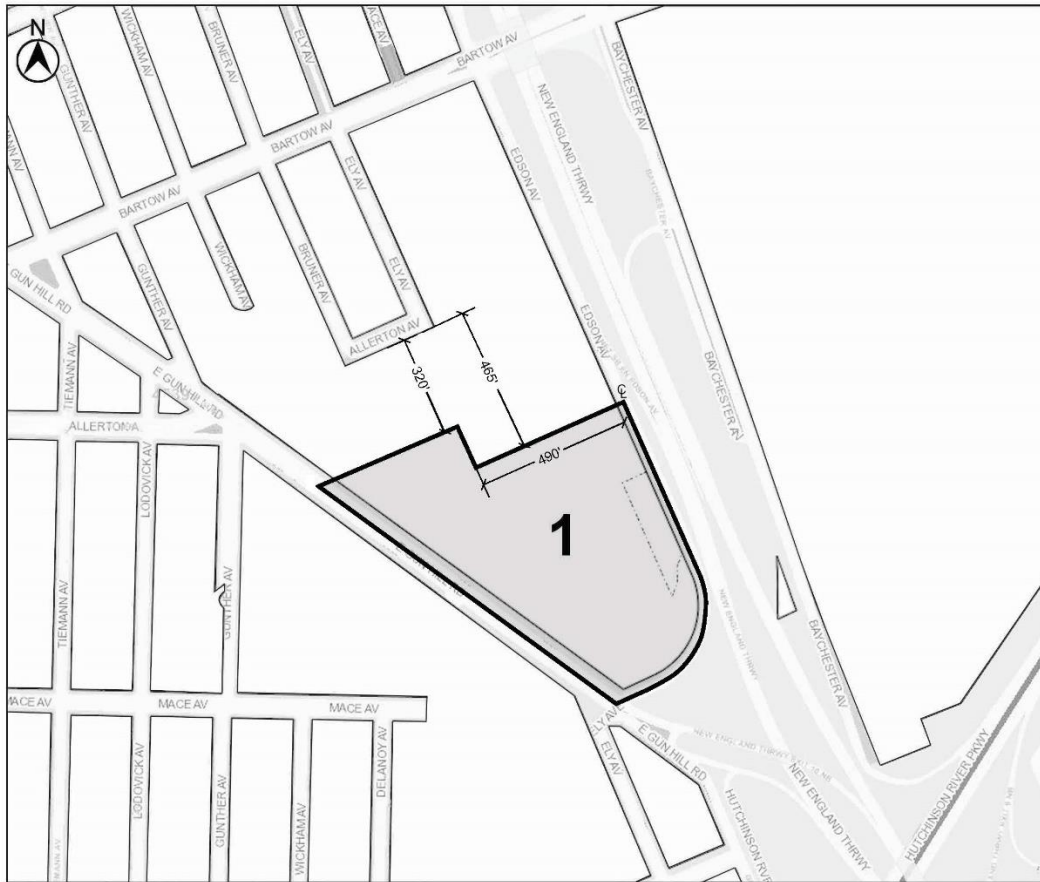
* * *

The Bronx Community District 12

In the C4-3 District (R6 residential equivalent) within the area shown on the following Map 1:

Map 1 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*

Area 1 - [date of adoption] MIH Program Option 2

Portion of Community District 12, The Bronx

* * *

(On April 26, 2017, Cal. No. 3, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 36, the hearing was closed.)

For consideration.

No. 13

CD 12

C 170221 ZSX

IN THE MATTER OF an application submitted by Gun Hill Square, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) and the rear yard requirements of Sections 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards), in connection with a proposed mixed-use development on a property located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3* District, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an M1-1 District to a C4-3 District under a concurrent related application for a Zoning Map change (C 170218 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On April 26, 2017, Cal. No. 4, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 37, the hearing was closed.)

For consideration.

No. 14

CD 12

C 170222 ZSX

IN THE MATTER OF an application submitted by Gun Hill Square, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Sections 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts), 32-655 (Height of signs in all other Commercial Districts), 32-656

(Height of signs above roof) and 32-657 (Roof signs), in connection with a proposed mixed-use development on a property located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3* District, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an M1-1 District to a C4-3 District under a concurrent related application for a Zoning Map change (C 170218 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On April 26, 2017, Cal. No. 5, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 38, the hearing was closed.)

For consideration.



No. 15

CD 12

C 170223 ZSX

IN THE MATTER OF an application submitted by Gun Hill Square, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-531 of the Zoning Resolution to modify the requirements of:

1. Section 36-12 (Maximum Size of Accessory Group Parking Facilities) to allow an accessory group parking facility with a maximum capacity of 1169 spaces; and
2. Section 36-11 (General Provisions) to allow some of such off-street parking spaces to be located on the roof of a building;

in connection with a proposed mixed-use development on a property located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3* District, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an M1-1 District to a C4-3 District under a concurrent related application for a Zoning Map change (C 170218 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On April 26, 2017, Cal. No. 6, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 39, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 16

34th STREET HELIPORT

CD 6

C 170158 ZSM

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-66 of the Zoning Resolution to allow a heliport on property generally located between the U.S. Pierhead Line of the East River and the north-bound service road of the Franklin D. Roosevelt Drive, south of East 34th Street, (Block 962, part of Lot 50) in an M2-3 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271.

(On May 10, 2017, Cal. No. 13, the Commission scheduled May 24, 2017 for a public hearing. On May 24, 2017, Cal. No. 31, the hearing was closed.)

For consideration.

No. 17

MANHATTAN DISTRICT 11 GARAGE AND LOT CLEANING UNIT

CD 11

C 170269 PCM

IN THE MATTER OF an application submitted by Department of Sanitation, the Department of Housing Preservation and Development and Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the site selection acquisition of property located at 207/217 East 127th Street (Block 1792, Lots 5 and part of 28) to facilitate the

relocation of Department of Sanitation Manhattan 11 District Garage and Lot Cleaning Unit Headquarters.

(On May 10, 2017, Cal. No. 14, the Commission scheduled May 24, 2017 for a public hearing. On May 24, 2017, Cal. No. 32, the hearing was closed.)

For consideration.

No. 18

62 GREENE STREET

CD 2

C 170280 ZSM

IN THE MATTER OF an application submitted by 62 Greene Owners Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-14D(2)(a) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar of an existing 5-story building occupying more than 3,600 square feet of lot area, on property located at 62 Greene Street (Block 485, Lot 3), in an M1-5A District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

(On May 10, 2017, Cal. No. 15, the Commission scheduled May 24, 2017 for a public hearing. On May 24, 2017, Cal. No. 33, the hearing was closed.)

For consideration.

Nos. 19-22

ECF EAST 96TH STREET

No. 19

CD 11

C 170226 ZMM

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and AvalonBay Communities, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. changing from an R7-2 District to a C2-8 District property bounded by Second Avenue, East 97th Street, a line 100 feet easterly of Second Avenue, and a line midway between East 97th Street and East 96th Street;
2. changing from an R7-2 District to an R10 District property bounded by a line 100 feet easterly of Second Avenue, East 97th Street, First Avenue, and a line midway between East 97th Street and East 96th Street;
3. changing from an R10A District to a C2-8 District property bounded by Second Avenue, a line midway between East 97th Street and East 96th Street, a line 100 feet easterly of Second Avenue, and East 96th Street; and
4. changing from an R10A District to an R10 District property bounded by a line 100 feet easterly of Second Avenue, a line midway between East 97th Street and East 96th Street, First Avenue, and East 96th Street;

as shown on a diagram (for illustrative purposes only) dated January 17, 2017.

(On April 26, 2017, Cal. No. 9, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 42, the hearing was closed.)

For consideration.

No. 20

CD 11

N 170227 ZRM

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4

(Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

* * *

**ARTICLE VII
ADMINISTRATION**

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

* * *

74-75

Educational Construction Fund Projects

In R5, R6, R7, R8, R9 or R10 Districts, in C1 or C2 Districts mapped within such #Residence Districts#, or in C1-6, C1-7, C1-8,C1-9, C2-6, C2-7, C2-8, C4, C5, C6 or C7 Districts, for combined #school# and #residences# including air rights over #schools# built on a #zoning lot# owned by the New York City Educational Construction Fund, the City Planning Commission may permit utilization of air rights; modify the requirements that open area be accessible to and usable by all persons occupying a #dwelling unit# or #rooming unit# on the #zoning lot# in order to qualify as #open space#; permit ownership, control of access and maintenance of portions of the #open space# to be vested in the New York City Educational Construction Fund or City agency successor in title; permit modification of #yard# regulations and height and setback regulations; permit the distribution of #lot coverage# without regard for #zoning lot lines# for a #zoning lot# containing the Co-op Tech High School in Manhattan Community District 11; authorize the total #floor area#, #open space#, #dwelling units# or #rooming units# permitted by the applicable district regulations on such site to be distributed without regard for district boundaries; and authorize an increase of 25 percent in the number of #dwelling units# or #rooming units# permissible under the applicable district regulations. For the purposes of this Section, a #zoning lot# owned by the New York City Educational Construction Fund may also include a tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school listed in the following table.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Manhattan

* * *

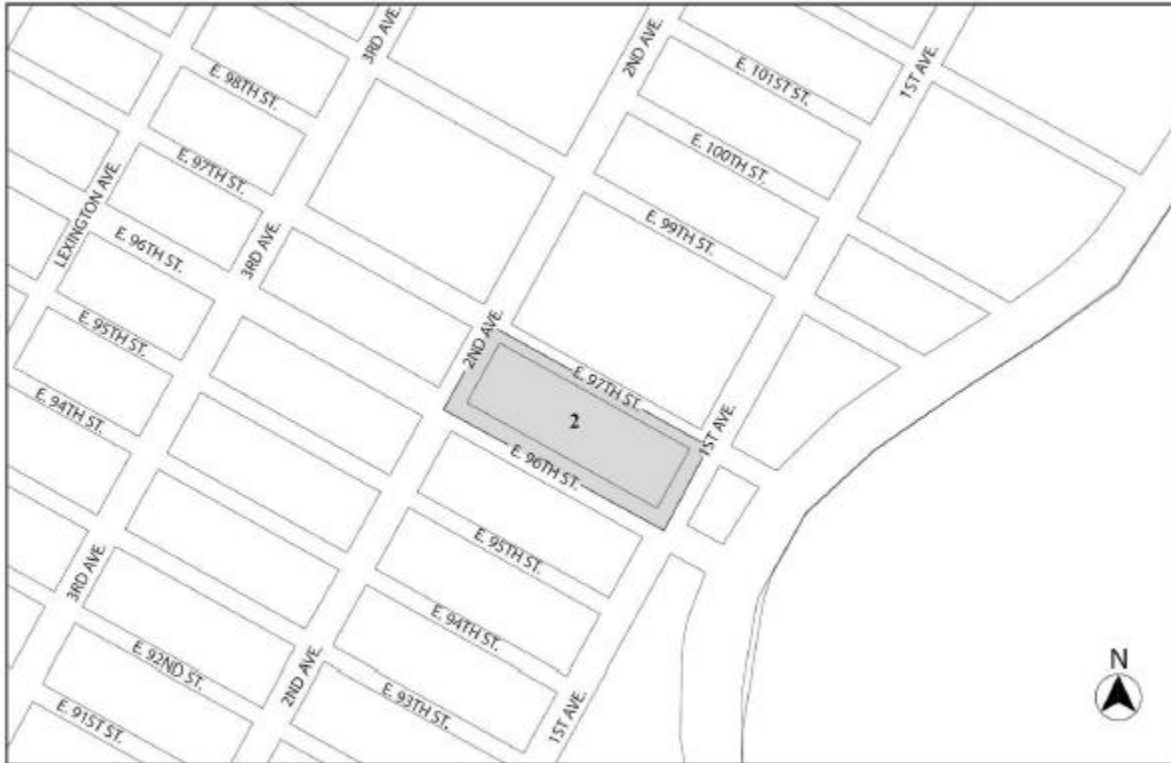
Manhattan Community District 11

* * *

In the R10 and C2-8 Districts within the areas shown on the following Map 2:

Map 2 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Program Area See Section 23-154(d)(3)
Area 2 - [date of adoption] MIH Program Option 1

Portion of Community District 11, Borough of Manhattan

* * *

(On April 26, 2017, Cal. No. 10, the Commission scheduled May 10, 2017 for a public hearing
On May 10, 2017, Cal. No. 43, the hearing was closed.)

For consideration.

No. 21**CD 11****C 170228 ZSM**

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and AvalonBay Communities, Inc. pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-75* of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-on-a-base) and 24-50 (Height and Setback Regulations), and to modify the requirements of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage), in connection with a proposed mixed-use development, on property bounded by East 97th Street, First Avenue, East 96th Street and Second Avenue (Block 1668, Lot 1), in R10** and C2-8** Districts.

* Note: A zoning text amendment is proposed to modify Section 74-75 of the Zoning Resolution under a concurrent related application N 170227 ZRM.

** Note: The site is proposed to be rezoned by changing R7-2 and R10A Districts to R10 and C2-8 Districts under a concurrent related application for a Zoning Map change (C 170226 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On April 26, 2017, Cal. No. 11, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 44, the hearing was closed.)

For consideration.

No. 22**CD 11****C 170229 ZSM**

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and AvalonBay Communities, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property bounded by East 97th Street, First Avenue, East 96th Street and Second Avenue (Block 1668, Lot 1), in R10** and C2-8** Districts.

** Note: The site is proposed to be rezoned by changing R7-2 and R10A Districts to R10 and C2-8 Districts under a concurrent related application for a Zoning Map change (C 170226 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On April 26, 2017, Cal. No. 12, the Commission scheduled May 10, 2017 for a public hearing. On May 10, 2017, Cal. No. 45, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 23

665 ANNADALE ROAD

CD 3

N 170326 RCR

IN THE MATTER OF an application submitted by U.A.S.M.B.D.Y., LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 665 Annadale Road (Block 5621, Existing Lot 34, Tentative Lots 34 and 36) within the Special South Richmond Development District.

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

For consideration.

No. 24

274 POILLON AVENUE

CD 3

N 170103 RCR

IN THE MATTER OF an application submitted by Ann Grande for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current two zoning lots into four new zoning lots at 274 Poillon Avenue (Block 6461, Existing Lots 1 and 42, Tentative Lots 1, 42, 43 and 45) within the Special South Richmond Development District. Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.



No. 25

2835 VETERANS ROAD WEST

CD 3

N 170023 RCR

IN THE MATTER OF an application submitted by Block 7469, LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate the reapportionment of two existing zoning lots (Block 7469, Lots 170 & 150 and Block 7469, Lots 115, 120, 125 & 136) to two new zoning lots (Block 7469, Lot 170 and Block 7469, Lots 115, 120, 125, 136 & 150) within the Special South Richmond Development District.

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

For consideration.



No. 26

28 MADERA STREET

CD 3

N 170342 RCR

IN THE MATTER OF an application submitted by Bruno Savo for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision and of the current zoning lot into three new zoning lots at 28 Madera Street (Block 6681, Existing Lot 87, Tentative Lots 87, 89 and 189) within the Special South Richmond Development District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 27

40 WOOSTER STREET

CD 2

C 160349 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 40 Wooster Restoration, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-10 to allow residential uses (Use Group 2 uses) on portions of the cellar and ground floor, the 2nd - 6th floors and the proposed 1-story penthouse, and the use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar, of an existing 6-story building, on property located at 40 Wooster Street (Block 475, Lot 34), in an M1-5B District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

(On June 7, 2017, Cal. No. 1, the Commission scheduled June 21, 2017 for a public hearing which has been duly advertised.)

Close the hearing:

BOROUGH OF BROOKLYN

No. 28

120 KINGSTON AVENUE

CD 8

C 170086 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 120 Kingston LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 22-10 to allow a commercial use (Use Group 6 use) on portions of the cellar and ground floor, and the sign regulations of Section 22-30 to allow accessory commercial signs for an existing 3-story building, on property located at 120 Kingston Avenue (Block 1222, Lot 40), in an R6 District, within the Crown Heights North Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

(On June 7, 2017, Cal. No. 2, the Commission scheduled June 21, 2017 for a public hearing which has been duly advertised.)

Close the hearing:



No. 29

1618 FULTON STREET

CD 3

C 170304 HAK

PUBLIC HEARING:

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

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

- a) the designation of property located at 1616 and 1624 Fulton Street, and 20R Troy Avenue (Block 1699, Lots 35, 39, and 43), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the construction of an 11-story mixed use building with approximately 96 dwelling units and ground floor commercial space.

(On June 7, 2017, Cal. No. 3, the Commission scheduled June 21, 2017 for a public hearing which has been duly advertised.)

Close the hearing:

Nos. 30 & 31

50 NEVINS STREET REZONING

No. 30

CD 2

C 170029 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Institute for Community Living pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from a C6-1 District to a C6-4 District property bounded by Schermerhorn Street, Nevins Street, a line midway between Schermerhorn Street and State Street, and a line 100 feet northwesterly of Nevins Street, as shown on a diagram (for illustrative purposes only) dated April 3, 2017, and subject to the conditions of CEQR Declaration E-421.

(On June 7, 2017, Cal. No. 4, the Commission scheduled June 21, 2017 for a public hearing which has been duly advertised.)

Close the hearing:

No. 31

CD 2

N 170030 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Institute of Community Living (ICL) pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

ARTICLE X

SPECIAL PURPOSE DISTRICTS

Chapter 1

Special Downtown Brooklyn District

* * *

101-02

General Provisions

* * *

101-021

Applicability of Inclusionary Housing Program

In #Mandatory Inclusionary Housing areas#, as specified in APPENDIX F of this Resolution, the provisions of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING), shall apply, except as superseded, supplemented or modified by the provisions of this Chapter.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

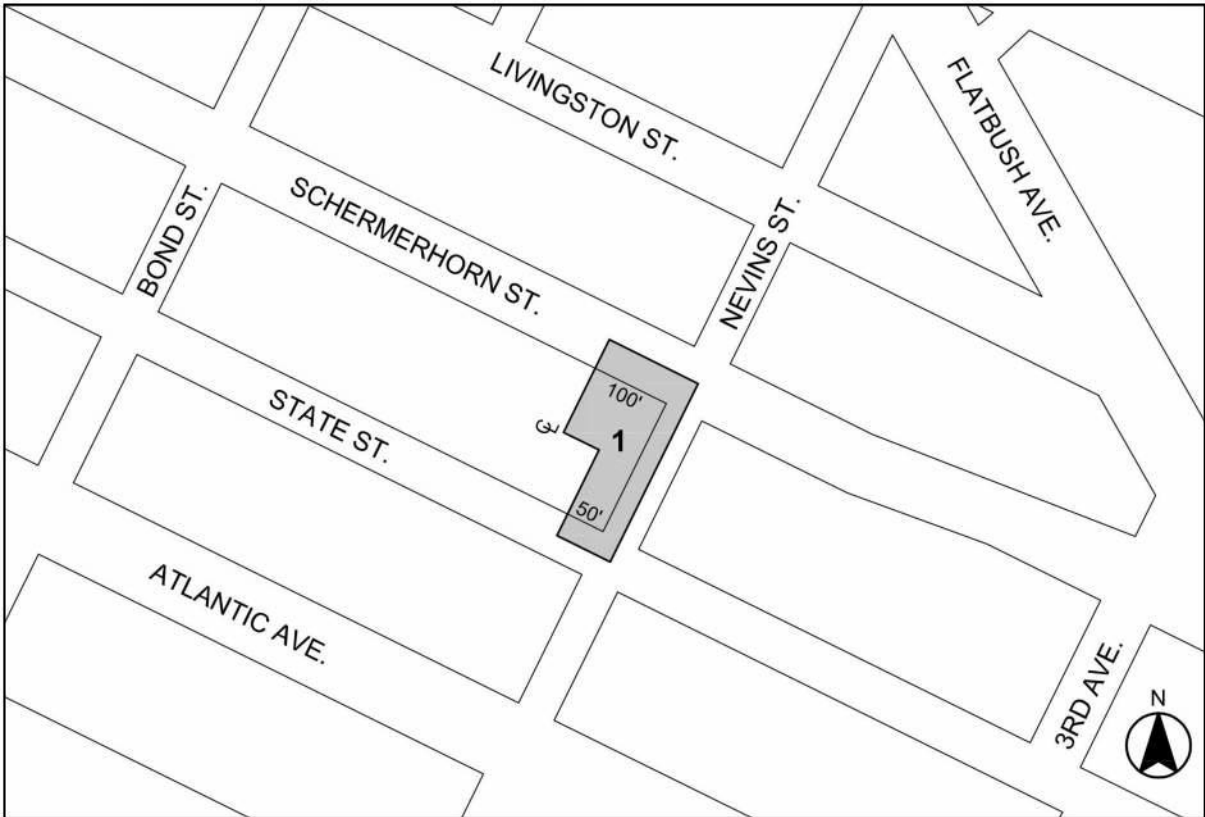
Brooklyn Community District 2

* * *

In portions of the #Special Downtown Brooklyn District# in the R6B and C6-4 (R10 equivalent) Districts within the areas shown on the following Map 6:

Map 6 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*

Area 1 (date of adoption) — MIH Program Option 1 and Option 2

Portion of Community District 2, Brooklyn

* * *

(On June 7, 2017, Cal. No. 5, the Commission scheduled June 21, 2017 for a public hearing which has been duly advertised.)

Close the hearing:

No. 32

MAPLE STREET OPEN SPACE AND GARDEN

CD 9

C 170316 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the site selection acquisition of property located at 237 Maple Street (Block 5030, Lot 72) for use as passive recreation space and a community garden.

(On June 7, 2017, Cal. No. 6, the Commission scheduled June 21, 2017 for a public hearing which has been duly advertised.)

Close the hearing:

IV CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

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

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