

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, NOVEMBER 15, 2017**  
**10:00 A.M. SPECTOR HALL**  
**22 READE STREET, NEW YORK, NY 10007**

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

| CAL NO. | ULURP NO.       | CD NO.  | PROJECT NAME                                    | C.P.C. ACTION                   |
|---------|-----------------|---------|---|---------------------------------|
| 1       | N 180050 ZRX    | 4, 5, 7 | JEROME AVENUE REZONING                          | Scheduled to be Heard 11/29/17  |
| 2       | N 180050(A) ZRX | 4, 5, 7 | " "   | " "                             |
| 3       | C 180051 ZMX    | 4, 5, 7 | " "   | " "                             |
| 4       | C 180051(A) ZMX | 4, 5, 7 | " "   | " "                             |
| 5       | C 170305 MMX    | 4       | " "   | " "                             |
| 6       | C 170390 ZMK    | 15      | 1220 AVENUE P REZONING                          | " "                             |
| 7       | N 170391 ZRK    | 15      | " "   | " "                             |
| 8       | C 150349 PQM    | 9       | LSSNY CENTER 14/NASRY MICHELE CHILD CARE CENTER | " "                             |
| 9       | C 180023 ZSM    | 8       | 350 EAST 88 <sup>TH</sup> STREET                | " "                             |
| 10      | C 180066 ZSM    | 8       | 172-174 EAST 73 <sup>RD</sup> STREET            | " "                             |
| 11      | Proposed Rule   | 4       | CAPA RULE CHANGE                                | " "                             |
| 12      | N 180082 ZRM    | 6       | EAST RIVER FIFTIES/SUTTON PLACE                 | Fav. Report Adopted as Modified |
| 13      | N 170080 ZCR    | 2       | 457 OCEAN TERRACE                               | Certification Approved          |
| 14      | N 170038 ZAR    | 2       | 991 TODT HILL ROAD                              | Authorization Approved          |
| 15      | C 150232 PQX    | 3       | IOLA JORDAN DAY CARE CENTER                     | Hearing Closed                  |
| 16      | C 160084 PQQ    | 16      | SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER     | " "                             |
| 17      | C 160021 PQQ    | 16      | SHIRLEY CHISHOLM DAY CARE CENTER 1              | " "                             |

| COMMISSION ATTENDANCE:                   |   | Present (P)       | COMMISSION VOTING RECORD: |            |              |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|---|-------------------|---------------------------|------------|--------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  |   | Absent (A)        | In Favor - Y              | Oppose - N | Abstain - AB | Recuse - R |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |   | Calendar Numbers: | 12                        | 13         | 14           |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Marisa Lago, Chair                       | A |                   |                           |            |              |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Kenneth J. Knuckles, Esq., Vice Chairman | P | Y                 | Y                         | Y          |              |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Rayann Besser                            | P | Y                 | Y                         | Y          |              |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Alfred C. Cerullo, III                   | P | R                 | 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 Effron                      | 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: 11:13 A.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, NOVEMBER 15, 2017**

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**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. 22]**

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

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

**CITY PLANNING COMMISSION**

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

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

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings).

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

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

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

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

**B**

**CITY PLANNING COMMISSION**

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

**MARISA LAGO, *Chair***

**KENNETH J KNUCKLES, *Esq., Vice Chairman***

**RAYANN BESSER**

**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, 31<sup>st</sup> Floor, 120 Broadway, New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for November 29, 2017.

**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 – 31<sup>st</sup> 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) \_\_\_\_\_

NOVEMBER 15, 2017

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APPROVAL OF THE MINUTES OF the Regular Meeting of November 1, 2017

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I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, NOVEMBER 29, 2017  
STARTING AT 10:00 A. M. SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK

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BOROUGH OF THE BRONX

Nos. 1-5

*JEROME AVENUE REZONING*

No. 1

CDs 4, 5, 7

N 180050 ZRX

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Jerome Corridor District (Article XIV, Chapter 1) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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, Establishments of Controls and Interpretation of Regulations**

\* \* \*

**11-122**

**Districts established**

\* \* \*

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Jerome Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 1, the #Special Jerome Corridor District# is hereby established.

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

**Chapter 2 - Construction of Language and Definitions**

\* \* \*

**12-10**

**DEFINITIONS**

\* \* \*

Special Hunts Point District



The “Special Hunts Point District” is a Special Purpose District designated by the letters “HP” in which special regulations set forth in Article X, Chapter 8, apply.

Special Jerome Corridor District

The “Special Jerome Corridor District” is a Special Purpose District designated by the letters “JC” in which special regulations set forth in Article XIV, Chapter 1, apply.

Special Limited Commercial District

The “Special Limited Commercial District” is a Special Purpose District designated by the letters “LC” in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 – Sidewalk Cafe Regulations**

\* \* \*

**14-44**

**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

\* \* \*

| The Bronx                       | #Enclosed Sidewalk<br>Cafe# | #Unenclosed Sidewalk<br>Cafe# |
|---------------------------------|-----------------------------|-------------------------------|
| City Island District            | No                          | Yes                           |
| <u>Jerome Corridor District</u> | <u>No</u>                   | <u>Yes</u>                    |

\* \* \*

**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**

\* \* \*

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and~~ XIII and XIV.

\* \* \*

**Article II  
Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts**

**24-00  
APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**24-01  
Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

## **ARTICLE III: COMMERCIAL DISTRICT REGULATIONS**

### **Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts**

#### **33-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

##### **33-01 Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

### **Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts**

#### **34-00 APPLICABILITY AND DEFINITIONS**

##### **34-01 Applicability of this Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

## **Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts**

### **35-00**

#### **APPLICABILITY AND DEFINITIONS**

### **35-01**

#### **Applicability of this Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

## **Chapter 7 - Special Urban Design Regulations**

### **37-00**

#### **GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

(c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through ~~XIII~~ XIV;

\* \* \*

**ARTICLE IV: MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations**

**43-00  
APPLICABILITY AND GENERAL PROVISIONS**

**43-01  
Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

**ARTICLE XIV: SPECIAL PURPOSE DISTRICTS**

## **Chapter 1 - Special Jerome Corridor District**

### **141-00**

#### **GENERAL PURPOSES**

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

- (a) to encourage well-designed buildings that complement the built character of the Highbridge, Concourse, Mount Eden, Mount Hope, Morris Heights, and University Heights neighborhoods;
- (b) to achieve a harmonious visual and functional relationship with the adjacent neighborhoods;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (d) to create a livable community combining housing, retail and other uses throughout the district;
- (e) to create a walkable, urban streetscape environment through a mix of ground floor uses;
- (f) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (g) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms on zoning lots with irregular shapes and on zoning lots fronting on the elevated rail structure along Jerome and River Avenues; and
- (h) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City’s tax revenues.

**141-01****General Provisions**

The provisions of this Chapter shall apply within the #Special Jerome Corridor 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, the provisions of this Chapter shall control.

**141-02****District Plan and Maps**

In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Map 1 Special Jerome Corridor District, Subdistrict and Subareas

Map 2 Designated locations for street wall continuity and ground floor retail in Subarea A1

Map 3 Designated locations for street wall continuity and ground floor retail in Subareas A2 and A3

**141-03****Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, one Subdistrict and three Subareas are established, as follows:

Subdistrict A:

Subarea A1

Subarea A2

Subarea A3

The location and boundaries of this Subdistrict and Subareas are shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter.

#### **141-04**

##### **Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and in Section 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Jerome Corridor District# are shown on the maps in APPENDIX F of this Resolution.

#### **141-10**

##### **SPECIAL USE REGULATIONS**

Within the #Special Jerome Corridor District#, the underlying #use# regulations are modified by the provisions of this Section.

#### **141-11**

##### **Special Permit for #Transient Hotels#**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

(a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or

(b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:

(1) sufficient sites are available in the area to meet the #residential development# goal; or



(2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,006 #dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

#### **141-20**

#### **SPECIAL BULK REGULATIONS**

The underlying height and setback regulations are modified by the provisions of this Section.

#### **141-21**

#### **Special Height and Setback Regulations Along the Elevated Rail Structure, Outside of Subdistrict A**

For #zoning lots#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, and located outside of Subdistrict A, the underlying height and setback provisions are modified by the provisions of this Section.

(a) #Street wall# location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 15 feet, or the height of the #building#, whichever is lower. The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess, where applicable, beyond the #street wall# locations established in this paragraph.

Any open space between a #street wall# and a #street line# along the elevated rail structure on Jerome or River Avenues shall comply with the special open space provisions of paragraph (a) of Section 141-33.

**(b) Base heights, maximum #building# heights, and maximum number of #stories#**

Table 1 below sets forth, by zoning district, the minimum and maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For #zoning lots# in a #Commercial District# the applicable district shall be the #Residence District# within which such #Commercial District# is mapped, or the applicable residential equivalent set forth in the tables in Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts).

Separate maximum base heights are established in Table 1 for #street walls# of #buildings# facing #streets# intersecting Jerome or River Avenues, and for #street walls# facing the elevated rail structure. The maximum base heights along intersecting #streets# shall also apply to #street walls# facing the elevated rail structure on Jerome or River Avenues within 75 feet of the corner.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 shall apply to such setbacks.

**Table 1**  
**Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#**

---

| <u>District</u> | <u>Maximum Base Height along Elevated Rail Structure, beyond 75 feet of the corner (in feet)</u> | <u>Maximum Base Height on Intersecting Streets, and within 75 feet of the corner (in feet)</u> | <u>Maximum Height of #Buildings or Other Structures# (in feet)</u> | <u>Maximum Number of #Stories#</u> |
|-----------------|--|--|--|------------------------------------|
| <u>R7A</u>      | <u>30</u>  | <u>75</u>  | <u>115</u>   | <u>11</u>                          |
| <u>R7D</u>      | <u>30</u>  | <u>95</u>  | <u>135</u>   | <u>13</u>                          |
| <u>R8A</u>      | <u>30</u>  | <u>105</u>   | <u>165</u>   | <u>16</u>                          |
| <u>R9A</u>      | <u>30</u>  | <u>125</u>   | <u>195</u>   | <u>19</u>                          |

(c) Required and permitted articulation

A minimum of 20 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, and the depth of such projections along the elevated rail structure shall not exceed three feet.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing the elevated rail structure, so that above the maximum base height set forth in paragraph (b) of this Section, dormers shall be permitted only within 75 feet of a corner.

**141-22**

**Special Height and Setback Regulations in Subdistrict A**

In Subdistrict A, as shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter, the underlying height and setback provisions are modified by the provisions of this Section.

(a) #Street wall# location

(1) Along the elevated rail structure

For #street walls#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, the provisions of paragraph (a) of Section 141-22 shall apply.

(2) Along designated #streets#

For #street walls#, or portions thereof, along #streets# designated on Maps 2 and 3 in the Appendix to this Chapter, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a height of 30 feet, or the height of the #building#, whichever is lower. In addition, above a height of 30 feet, at least 50 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 shall be permitted to project or recess, where applicable, beyond the #street wall# locations established in this paragraph.

In the corner locations designated on Maps 2 and 3, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(3) Along other #streets#

Along other #streets#, no #street wall# location provisions shall apply, and no minimum base heights shall apply.

(b) Base heights, maximum #building# heights, and maximum number of #stories#

Table 2 below sets forth, by zoning district, the maximum base height, the maximum transition height, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings#.

However, for #street walls# facing the elevated rail structure along Jerome or River Avenues beyond 75 feet of the corner, the maximum base height shall be 30 feet.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height, where applicable, or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, for portions of #buildings or other structures# along Cromwell Avenue located beyond 200 feet from a corner, a minimum setback with a depth of at least 30 feet shall be provided. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 shall apply to all such setbacks.

In R9A Districts, or #Commercial Districts# mapped over an R9A District, above the required setback, the height of a #building# shall not exceed the maximum transition height set forth in Table 2, except that where the #lot coverage# of all #buildings# on the #zoning lot# above the maximum transition height has been reduced to 50 percent on #zoning lots# with a #lot area# less than or equal to 15,000 square feet, 40 percent on #zoning lots# with a #lot area# greater than 15,000 square feet but less than 30,000 square feet, and 30 percent for all other #zoning lots#, a #building# may rise up to the maximum #building or other structure# height set forth in Table 2. The maximum #street wall# width of any #story# above the maximum transition height shall not exceed 165 feet, and where two or more non-contiguous portions of a #building# exist at the same level above the maximum transition height, such portions shall provide a minimum distance of 60 feet between facing walls at any point.

**Table 2**  
**Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#**

| <u>District</u> | <u>Maximum Base Height (in feet)</u> | <u>Maximum Transition Height (in feet)</u> | <u>Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)</u> | <u>Maximum Number of #Stories#</u> |
|-----------------|--------------------------------------|--|---|------------------------------------|
| <u>R8A</u>      | <u>105</u>                           | <u>N/A</u>                                 | <u>145</u>  | <u>14</u>                          |
| <u>R9A</u>      | <u>125</u>                           | <u>175</u>                                 | <u>225</u>  | <u>22</u>                          |

(c) Required and permitted articulation

A minimum of 20 percent of the surface area of #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, provided that any projections with a depth greater than five feet shall be considered a dormer.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall apply, except that for #street walls# intersecting within 100 feet of the corners designated on Maps 2 and 3 in the Appendix to this Chapter, and irrespective of the width of the #street wall# below the maximum base height, dormers shall be permitted within 100 feet of such intersecting #street walls#. Such dormers need not decrease in width as the height above the maximum base height increases.

Any dormers or projections provided in accordance with this paragraph need not be included in the maximum #lot coverage# permitted above the maximum transition height, nor be included in the maximum #street wall# width of a #story#.

## **SPECIAL STREETScape REGULATIONS**

### **141-31**

#### **Applicability of underlying ground floor use regulations**

In C2 Districts mapped within R7D Districts, the underlying supplemental #use# regulations of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of Section 141-32 (Ground Floor Use Regulations) shall apply.

### **141-32**

#### **Ground Floor Use Regulations**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage of a #zoning lot# in a #Commercial District# located within 50 feet of #street lines# along the elevated rail structure on Jerome or River Avenues , and, in Subdistrict A, a #ground floor level street# frontage along #streets#, or portions thereof, designated on Maps 2 and 3 in the Appendix to this Chapter, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or ground floor level #enlargements#.

(a) Along #primary street frontages#

For #buildings# with #primary street frontage#, or portions thereof, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap

and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along #secondary street frontages#

For #buildings# with #secondary street frontage#, or portions thereof, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any accessory# off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

### **141-33**

#### **Special Open Space Provisions**

Along the elevated rail structure on Jerome or River Avenues, where open space is provided between the #street line# of the #zoning lot# and the #street wall# of a #building# facing the elevated rail structure, or in Subdistrict A, where open space is provided between the #street wall# and the corner at a located designated on Map 2 or 3 in the Appendix to this Chapter, the provisions of Section 28-23 (Planting Areas) shall apply to all #buildings#, whether the ground floor is occupied by #residential uses# or non- #residential uses#, subject to the modifications of this Section.

(a) Along the elevated rail structure on Jerome or River Avenues

Along the elevated rail structure on Jerome or River Avenues, a sidewalk widening, built to Department of Transportation standards, may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to streetscape amenities, including, but not limited to, trees, bicycle racks, benches, or wall treatment, are provided along such sidewalk widening, as set forth below.



Where benches are provided as an alternative to such planting, the length of such benches shall not exceed, in the aggregate, 15 feet per every 50 feet of #street wall# frontage. Where bicycle racks are provided, such racks shall be oriented so that the bicycles are placed parallel to the #street wall#, and the width of such bicycle racks shall not exceed, in the aggregate, 10 feet per every 50 feet of #street wall# frontage. Such benches or bicycle racks shall be located entirely within the #zoning lot#, and each bench or bicycle rack so provided shall be equivalent to 15 square feet of planted area.

Where trees, and associated tree pits are provided as an alternative, the minimum depth of any open space between the #street wall# and #street line# shall be eight feet. Each tree provided shall be equivalent to 15 square feet of planted area.

Where a wall treatment is provided as an alternative, it shall be in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material along the #street wall#. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and shall have a minimum width of 10 feet, as measured parallel to the #street wall#. Portions of a #street wall# providing such wall treatment may be exempted from the ground floor glazing requirements of paragraph (a) of Section 141-32, provided that the exempted area not exceed 50 percent of the #street wall#, or a #street wall# width of 20 feet, whichever is less. The portion of the #street wall# allocated to a wall treatment shall satisfy the planting requirement directly in front of such #street wall#.

Where planting is provided, the minimum depth of open space between the #street line# and the #street wall# shall not be less than three feet.

(b) In Subdistrict A

In Subdistrict A, where open space is provided between the #street wall# and the intersection of two #streets#, pursuant to paragraph (a)(2) of Section 141-22, streetscape amenities may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to trees, benches, or tables and chairs, as set forth below. However, planting shall not be reduced to less than 20 percent of the area of the open space.

Each bench provided shall be equivalent to 10 square feet of planted area, and each set of tables and at least two chairs shall be equivalent to 15 square feet of planted area. Seating shall be publicly accessible, unless tables and chairs are associated with an open eating or drinking establishment on the #zoning lot#. The area under such seating shall be paved with permeable materials and shall either abut the adjoining sidewalk or be connected to such sidewalk by a circulation path at least five feet wide that is also paved with permeable materials.,.

Each tree and associated tree pits provided shall be equivalent to 15 square feet of planted area, and shall be located at least 10 feet from any #building wall# or the adjoining sidewalk.

Where planting is provided, the minimum depth of a planted bed shall not be less than three feet.

In no event shall chain link fencing or barbed or razor wire be permitted in any open space provided pursuant to this Section.

**141-40**  
**SPECIAL PARKING AND LOADING REGULATIONS**

The underlying parking provisions are modified by the provisions of this Section.

**141-41**  
**Location of Curb Cuts**

In all districts, for #zoning lots# existing on [date of adoption] with frontage along Edward L. Grant Highway, West 170th Street, or the portions of Jerome or River Avenues with an elevated rail structure, and additionally fronting other #streets#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #streets#, as applicable.

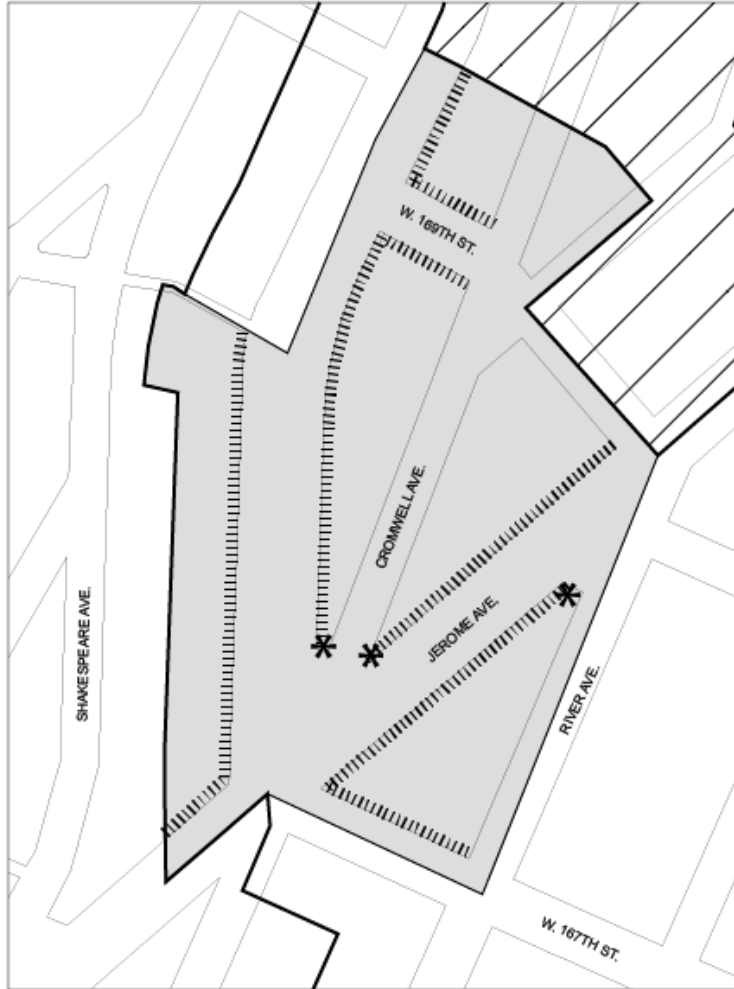
**APPENDIX A**  
**SPECIAL JEROME CORRIDOR DISTRICT**






**Map 1 – Special Jerome Corridor District, Subdistrict and Subareas**



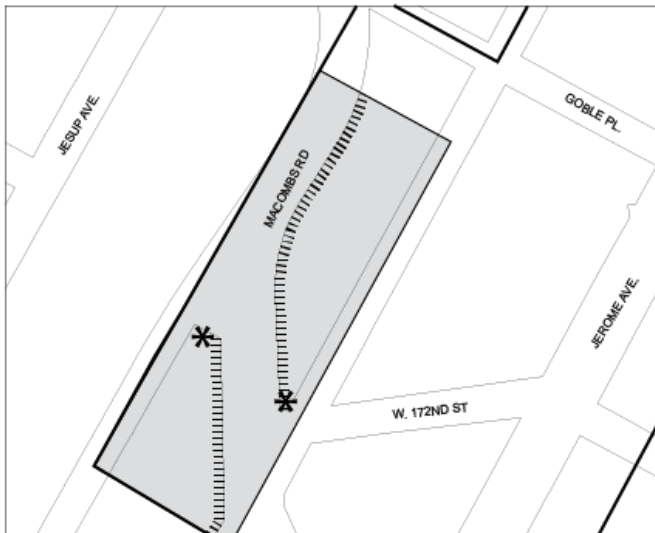
- Jerome Special District
- Subdistrict A, including Subareas A1, A2, and A3
- Excluded Area






**Map 2 – Designated locations for street wall continuity and ground floor retail in Subarea**



-  Jerome Special District
-  Subdistrict A
-  Excluded Area
-  Street wall modification
-  Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted

**Map 3 – Designated locations for street wall continuity and ground floor retail in Subareas A2 and A3**



-  Jerome Special District
-  Subdistrict A
-  Excluded Area
-  Street wall modification
-  Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

| <b>Zoning Map</b> | <b>Community District</b>  | <b>Maps of Inclusionary Housing Designated Areas</b> | <b>Maps of Mandatory Inclusionary Housing Areas</b> |
|-------------------|----------------------------|--|---|
| 1d                | Bronx CD 7                 | Map 1  |   |
| 3b                | Bronx CD 4                 | Map 1  |   |
| <u>3b, 3c, 3d</u> | <u>Bronx CD 4, 5 and 7</u> |  | <u>Map 1, Map 2</u>                                 |

\* \* \*

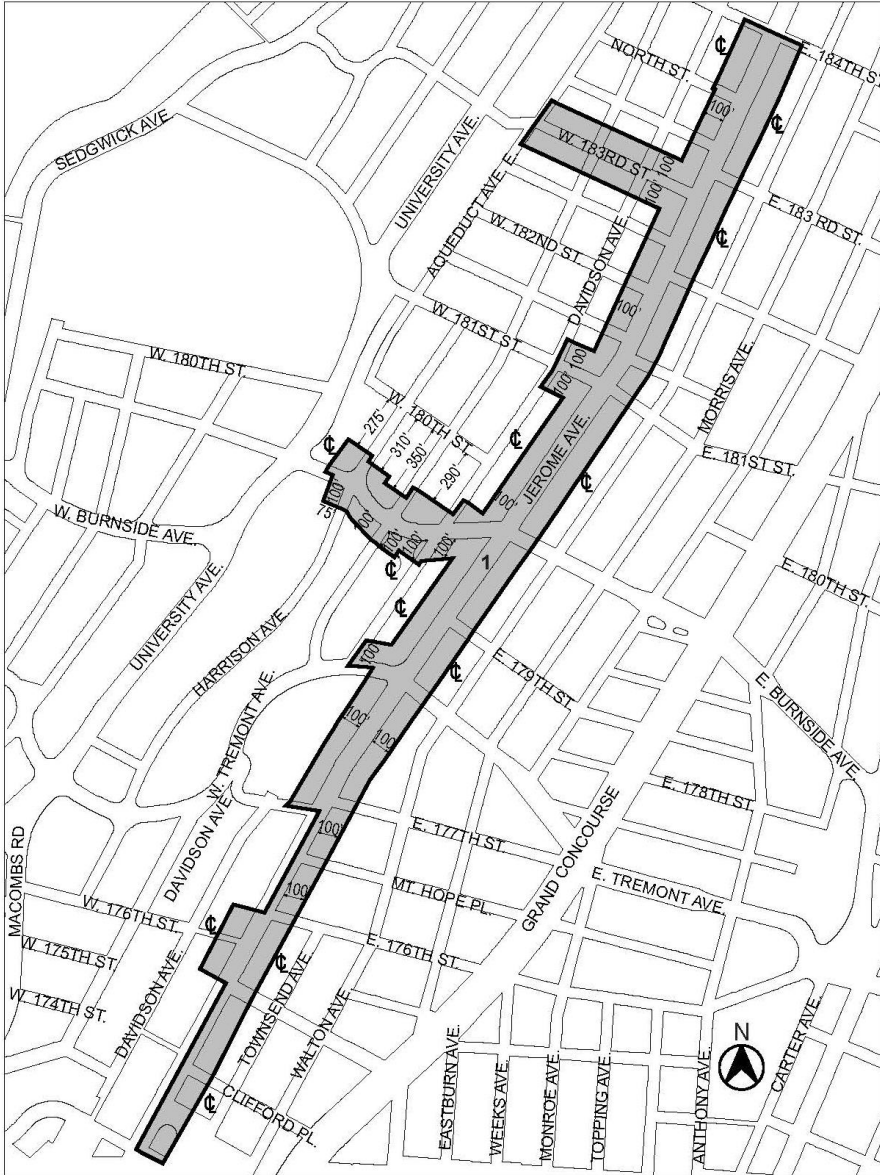
**The Bronx Community District 4**

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:

\* \* \*

**The Bronx Community District 4, 5 and 7**

Map 1 - In portions of the #Special Jerome Corridor District# - see Section 141-04:

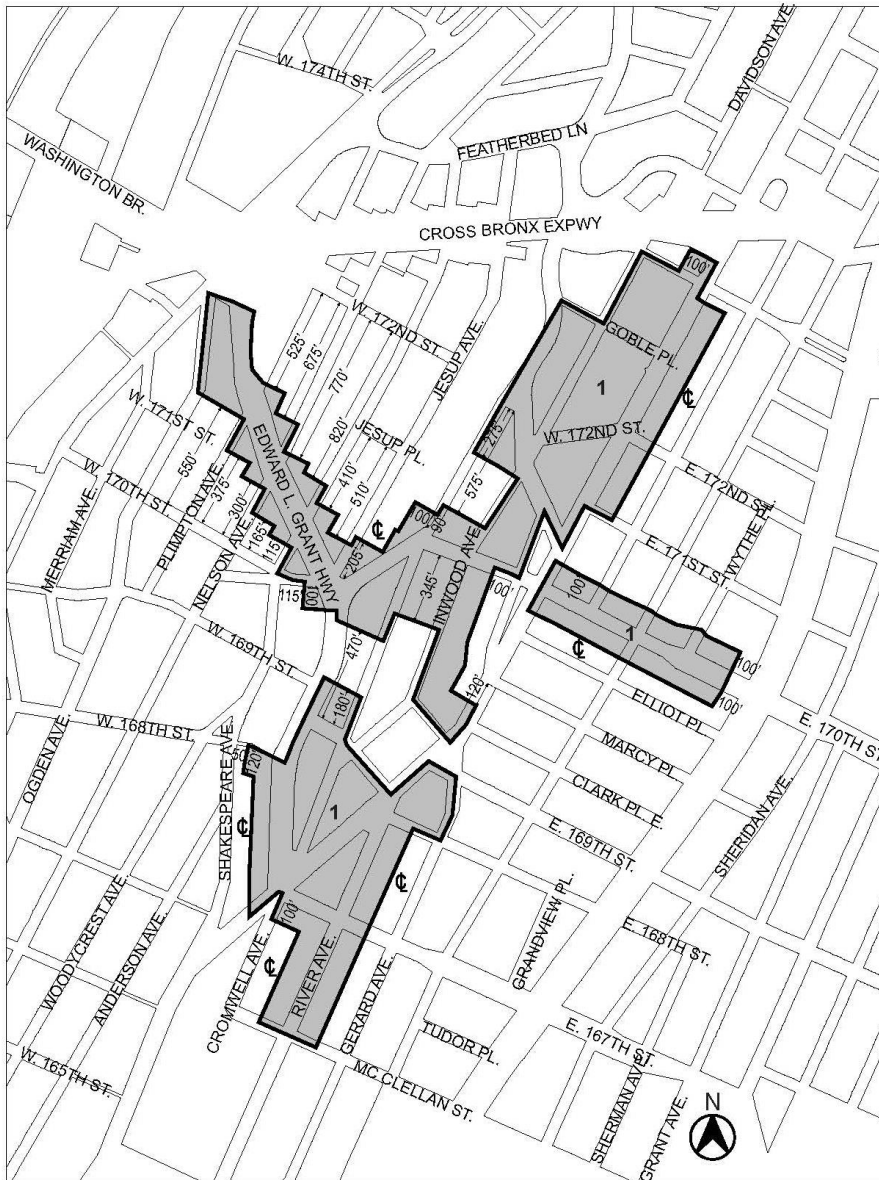


█ Mandatory Inclusionary Housing Program Area (see section 23-154 (d) (3))

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

Portions of Community District 4, 5 and 7, the Bronx

Map 2 - In portions of the #Special Jerome Corridor District# - see Section 141-04:



■ Mandatory Inclusionary Housing Program Area (see section 23-154 (d) (3))

Area 1- [date of adoption]- MIH Program Option 1, Option2, Deep Affordability Option



Portions of Community District 4, 5 and 7, the Bronx

\* \* \*

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**



**No. 2**

**CDs 4, 5, 7**

**N 180050(A) ZRX**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Jerome Corridor District (Article XIV, Chapter 1) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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, Establishments of Controls and Interpretation of Regulations**

\* \* \*

**11-122**

**Districts established**

\* \* \*

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Jerome Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 1, the #Special Jerome Corridor District# is hereby established.

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

**Chapter 2 - Construction of Language and Definitions**

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

Special Hunts Point District

The “Special Hunts Point District” is a Special Purpose District designated by the letters “HP” in which special regulations set forth in Article X, Chapter 8, apply.

Special Jerome Corridor District

The “Special Jerome Corridor District” is a Special Purpose District designated by the letters “JC” in which special regulations set forth in Article XIV, Chapter 1, apply.

Special Limited Commercial District

The “Special Limited Commercial District” is a Special Purpose District designated by the letters “LC” in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 – Sidewalk Cafe Regulations**

\* \* \*

**14-44**

**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

\* \* \*

| The Bronx                       | #Enclosed Sidewalk<br>Cafe# | #Unenclosed Sidewalk<br>Cafe# |
|---------------------------------|-----------------------------|-------------------------------|
| City Island District            | No                          | Yes                           |
| <u>Jerome Corridor District</u> | <u>No</u>                   | <u>Yes</u>                    |

\* \* \*

**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**

\* \* \*

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

**Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts**

**24-00**

**APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**24-01**

**Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

**ARTICLE III - COMMERCIAL DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts**

**33-00**

**APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**33-01**

**Applicability of This Chapter**

\* \* \*

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

**Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts**

**34-00  
APPLICABILITY AND DEFINITIONS**

**34-01  
Applicability of this Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

**Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts**

**35-00  
APPLICABILITY AND DEFINITIONS**

**35-01  
Applicability of this Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII ~~and XIII~~ and XIV.

\* \* \*

**Chapter 7 - Special Urban Design Regulations**

**37-00  
GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through ~~XIII~~ XIV;

\* \* \*

**ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations**

**43-00  
APPLICABILITY AND GENERAL PROVISIONS**

**43-01  
Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**ARTICLE XIV - SPECIAL PURPOSE DISTRICTS**

**Chapter 1 - Special Jerome Corridor District**

**141-00  
GENERAL PURPOSES**

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

- (i) to encourage well-designed buildings that complement the built character of the Highbridge, Concourse, Mount Eden, Mount Hope, Morris Heights, and University Heights neighborhoods;

- (j) to achieve a harmonious visual and functional relationship with the adjacent neighborhoods;
- (k) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (l) to create a livable community combining housing, retail and other uses throughout the district;
- (m) to create a walkable, urban streetscape environment through a mix of ground floor uses;
- (n) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (o) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms on zoning lots with irregular shapes and on zoning lots fronting on the elevated rail structure along Jerome and River Avenues; and
- (p) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

#### **141-01**

##### **General Provisions**

The provisions of this Chapter shall apply within the #Special Jerome Corridor 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, the provisions of this Chapter shall control.

#### **141-02**

##### **District Plan and Maps**



In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Map 1 Special Jerome Corridor District, Subdistrict and Subareas

Map 2 Designated locations for street wall continuity and ground floor requirements in Subarea A1

Map 3 Designated locations for street wall continuity and ground floor requirements in Subareas A2

Map 4 Designated locations for street wall continuity requirements in Subarea A3

Map 5 Boundary of Subarea A4

### **141-03**

#### **Subdistricts and Subareas**

To carry out the provisions of this Chapter, Subdistrict A, comprised of Subareas A1, A2, A3 and A4, is established. The location and boundaries of this Subdistrict and Subareas are shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter.

### **141-04**

#### **Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Jerome Corridor District# are shown on the maps in APPENDIX F of this Resolution.

### **141-10**

#### **SPECIAL USE REGULATIONS**

Within the #Special Jerome Corridor District#, the underlying #use# regulations are modified by the provisions of this Section.

### **141-11**

#### **Special Permit for Transient Hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or
- (b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:
  - (1) sufficient sites are available in the area to meet the #residential development# goal;  
or
  - (2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,006 #dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

### **141-12**

#### **Physical Culture or Health Establishments**

#Physical culture or health establishments# shall be permitted as-of-right in C2 and C4 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

### **141-13**

#### **Modification of Supplemental Use Provisions**

For #mixed buildings# constructed after [date of adoption] on #zoning lots# in C1 or C2 Districts mapped within R7 or R8 Districts with #street lines# along the elevated rail structure on Jerome or River Avenues, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to allow #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 to occupy the lowest two #stories#.

### **141-20**

#### **SPECIAL BULK REGULATIONS**

The underlying height and setback regulations are modified by the provisions of this Section.

### **141-21**

#### **Special Yard Regulations**

In #Commercial Districts#, for #zoning lots# or portions thereof, with #street lines# along the elevated rail structure on Jerome or River Avenues and within 100 feet of such #street lines#, the permitted obstructions set forth in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to permit any #building# or portion of a #building# used for any permitted #use# other than #residences#, to be a permitted obstruction within a required #yard#, #rear yard equivalent# or other #open space# required pursuant to the provisions of Section 33-20 (YARD REGULATIONS), inclusive, or Section 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS), inclusive, provided that the height of such portion of a #building# shall not exceed two #stories#, excluding #basement#, nor in any event 30 feet above #curb level#.

**141-22****Special Height and Setback Regulations Along the Elevated Rail Structure Outside Subdistrict A**

For #zoning lots#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, and located outside Subdistrict A, the underlying height and setback provisions are modified by the provisions of this Section.

**(c) #Street wall# location**

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 15 feet, or the height of the #building#, whichever is lower. The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess, where applicable, beyond the #street wall# locations established in this paragraph.

Any open space between a #street wall# and a #street line# along the elevated rail structure on Jerome or River Avenues shall comply with the special open space provisions of paragraph (a) of Section 141-33.

**(d) Base heights, maximum #building# heights and maximum number of #stories#**

The table in this Section sets forth, by zoning district, the minimum and maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For #zoning lots# in a #Commercial District# the applicable district shall be the #Residence District# within which such #Commercial District# is mapped, or the applicable residential equivalent set forth in the tables in Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts).

Separate maximum base heights are established in the table in this Section for #street walls# of #buildings# facing #streets# intersecting Jerome or River Avenues, and for #street walls# facing the elevated rail structure. The maximum base heights along

intersecting #streets# shall also apply to #street walls# facing the elevated rail structure on Jerome or River Avenues within 75 feet of the corner.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

**Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#**

| <u>District</u> | <u>Maximum Base Height along Elevated Rail Structure, beyond 75 feet of the corner (in feet)</u> | <u>Maximum Base Height on Intersecting Streets, and within 75 feet of the corner (in feet)</u> | <u>Maximum Height of #Buildings or Other Structures# (in feet)</u> | <u>Maximum Number of #Stories#</u> |
|-----------------|--|--|--|------------------------------------|
| <u>R7A</u>      | <u>30</u>  | <u>75</u>  | <u>115</u>   | <u>11</u>                          |
| <u>R7D</u>      | <u>30</u>  | <u>95</u>  | <u>135</u>   | <u>13</u>                          |
| <u>R8A</u>      | <u>30</u>  | <u>105</u>   | <u>165</u>   | <u>16</u>                          |
| <u>R9A</u>      | <u>30</u>  | <u>125</u>   | <u>195</u>   | <u>19</u>                          |

(d) Required and permitted articulation

For #street wall# fronting the elevated rail structure on Jerome or River Avenues with widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, and the depth of such projections along the elevated rail structure shall not exceed three feet.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing the elevated rail structure, so that above the maximum base height set forth in paragraph (b) of this Section, dormers shall be permitted only within 75 feet of a corner.

### **141-23**

#### **Special Height and Setback Regulations in Subdistrict A**

In Subdistrict A, as shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter, the underlying height and setback provisions are modified by the provisions of this Section.

#### (d) #Street wall# location

##### (4) Along the elevated rail structure

For #street walls#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, the provisions of paragraph (a) of Section 141-22 shall apply.

##### (5) Along designated #streets#

In Subareas A1 through A3, along the #streets# designated on Maps 2 through 4 in the Appendix to this Chapter, the following shall apply:

##### (i) In #Commercial Districts#

For #street walls#, or portions thereof, located in #Commercial Districts#, at least 70 percent of the #aggregate width of street walls# shall be located

within eight feet of the #street line# and shall extend to at least a height of 30 feet, or the height of the #building#, whichever is lower. In addition, above a height of 30 feet, at least 50 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 shall be permitted to project or recess, where applicable, beyond the #street wall# locations established in this paragraph.

In the corner locations designated on Maps 2 and 3, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(ii) In #Residence Districts#

For #street walls#, or portions thereof, located in #Residence Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within 15 feet of the #street line# and shall extend to at least the minimum base height set forth in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 shall be permitted to project or recess, where applicable, beyond the #street wall# locations established in this paragraph.

In the corner locations designated on Map 4, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(6) Along other #streets#

In Subareas A1 through A4, along #streets# that are not designated on Maps 2 through 5, no #street wall# location provisions shall apply, and no minimum base heights shall apply.

(e) Base heights, maximum #building# heights, and maximum number of #stories#

The table in this Section sets forth, by zoning district, the maximum base height, the maximum transition height, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings#.

However, for #street walls# facing the elevated rail structure along Jerome or River Avenues beyond 75 feet of the corner, the maximum base height shall be 30 feet.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height, where applicable, or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, for portions of #buildings or other structures# along Cromwell Avenue located beyond 200 feet from a corner, a minimum setback with a depth of at least 30 feet shall be provided. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 shall apply to all such setbacks.

In R9A Districts, or #Commercial Districts# mapped over an R9A District, above the required setback, the height of a #building# shall not exceed the maximum transition height set forth in the table in this Section, except that where the #lot coverage# of all #buildings# on the #zoning lot# above the maximum transition height has been reduced to 50 percent on #zoning lots# with a #lot area# less than or equal to 15,000 square feet, 40 percent on #zoning lots# with a #lot area# greater than 15,000 square feet but less than 30,000 square feet, and 30 percent for all other #zoning lots#, a #building# may rise up to the maximum



#building or other structure# height set forth in the table in this Section. The maximum #street wall# width of any #story# above the maximum transition height shall not exceed 165 feet, and where two or more non-contiguous portions of a #building# exist at the same level above the maximum transition height, such portions shall provide a minimum distance of 60 feet between facing walls at any point.

**Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#**

| <b><u>District</u></b> | <b><u>Maximum Base Height (in feet)</u></b> | <b><u>Maximum Transition Height (in feet)</u></b> | <b><u>Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)</u></b> | <b><u>Maximum Number of #Stories#</u></b> |
|------------------------|---|---|--|---|
| <u>R8A</u>             | <u>105</u>                                  | <u>N/A</u>  | <u>145</u>   | <u>14</u>                                 |
| <u>R9A</u>             | <u>125</u>                                  | <u>175</u>  | <u>225</u>   | <u>22</u>                                 |

(f) Required and permitted articulation

In Subareas A1 through A3, along #streets# designated in Maps 2 through 4 in the Appendix to this Chapter, for #street wall# widths exceeding 100 feet, a minimum of 20 percent of the surface area of #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, provided that any projections with a depth greater than five feet shall be considered a dormer.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall apply, except that in Subareas A1 through A3, for #street walls# intersecting within 100 feet of the corners designated on Maps 2, 3 and 4 in the Appendix to this Chapter, and irrespective of the width of the #street wall# below the maximum base height, dormers

shall be permitted within 100 feet of such intersecting #street walls#. Such dormers need not decrease in width as the height above the maximum base height increases.

Any dormers or projections provided in accordance with this paragraph need not be included in the maximum #lot coverage# permitted above the maximum transition height, nor be included in the maximum #street wall# width of a #story#.

### **141-30**

#### **SPECIAL STREETSCAPE REGULATIONS**

### **141-31**

#### **Applicability of underlying ground floor use regulations**

In C2 Districts mapped within R7D Districts, the underlying supplemental #use# regulations of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of Section 141-32 (Ground Floor Use Regulations) shall apply.

### **141-32**

#### **Ground Floor Use Regulations**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage of a #zoning lot# in a #Commercial District# located within 50 feet of #street lines# along the elevated rail structure on Jerome or River Avenues and, in Subdistrict A, for Subareas A1 or A2, a #ground floor level street# frontage along #streets#, or portions thereof, designated on Maps 2 and 3 in the Appendix to this Chapter, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

(c) Along #primary street frontages#

For #buildings# with #primary street frontage#, or portions thereof, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(d) Along #secondary street frontages#

For #buildings# with #secondary street frontage#, or portions thereof, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any accessory# off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

### **141-33**

#### **Special Open Space Provisions**

Along the elevated rail structure on Jerome or River Avenues, where open space is provided between the #street line# of the #zoning lot# and the #street wall# of a #building# facing the elevated rail structure, or in Subdistrict A, for Subareas A1 through A3, where open space is provided between the #street wall# and the corner at a location designated on Maps 2, 3 or 4 in the Appendix to this Chapter, the provisions of Section 28-23 (Planting Areas) shall apply to all #buildings#, whether the ground floor is occupied by #residential uses# or non- #residential uses#, subject to the modifications of this Section.

(c) Along the elevated rail structure

Along the elevated rail structure on Jerome or River Avenues, a sidewalk widening, built to Department of Transportation standards, may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to streetscape amenities, including, but not limited to, trees, bicycle racks, benches or wall treatment, are provided along such sidewalk widening, as set forth below.

Where benches are provided as an alternative to such planting, the length of such benches shall not exceed, in the aggregate, 15 feet per every 50 feet of #street wall# frontage. Where bicycle racks are provided, such racks shall be oriented so that the bicycles are placed parallel to the #street wall#, and the width of such bicycle racks shall not exceed, in the aggregate, 10 feet per every 50 feet of #street wall# frontage. Such benches or bicycle racks shall be located entirely within the #zoning lot#, and each bench or bicycle rack so provided shall be equivalent to 15 square feet of planted area.

Where trees, and associated tree pits are provided as an alternative, the minimum depth of any open space between the #street wall# and #street line# shall be eight feet. Each tree provided shall be equivalent to 15 square feet of planted area.

Where a wall treatment is provided as an alternative, it shall be in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material along the #street wall#. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and shall have a minimum width of 10 feet, as measured parallel to the #street wall#. Portions of a #street wall# providing such wall treatment may be exempt from the ground floor glazing requirements of paragraph (a) of Section 141-32, provided that the exempted area not exceed 50 percent of the #street wall#, or a #street wall# width of 20 feet, whichever is less. The portion of the #street wall# allocated to a wall treatment shall satisfy the planting requirement directly in front of such #street wall#.

Where planting is provided, the minimum depth of open space between the #street line# and the #street wall# shall not be less than three feet.

(d) In Subdistrict A

in Subdistrict A, where open space is provided between the #street wall# and the intersection of two #streets#, pursuant to paragraph (a)(2) of Section 141-22, streetscape

amenities may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to trees, benches, or tables and chairs, as set forth below. However, planting shall not be reduced to less than 20 percent of the area of the open space.

Each bench provided shall be equivalent to 10 square feet of planted area, and each set of tables and at least two chairs shall be equivalent to 15 square feet of planted area. Seating shall be publicly accessible, unless tables and chairs are associated with an open eating or drinking establishment on the #zoning lot#. The area under such seating shall be paved with permeable materials and shall either abut the adjoining sidewalk or be connected to such sidewalk by a circulation path at least five feet wide that is also paved with permeable materials,

Each tree and associated tree pits provided shall be equivalent to 15 square feet of planted area, and shall be located at least 10 feet from any #building wall# or the adjoining sidewalk.

Where planting is provided, the minimum depth of a planted bed shall not be less than three feet.

In no event shall chain link fencing or barbed or razor wire be permitted in any open space provided pursuant to this Section.

#### **141-40**

### **SPECIAL PARKING AND LOADING REGULATIONS**

The underlying parking provisions are modified by the provisions of this Section.

#### **141-41**

### **Location of Curb Cuts**

In all districts, for #zoning lots# existing on [date of adoption] with frontage along Edward L. Grant Highway, West 170th Street, or the portions of Jerome or River Avenues with an elevated

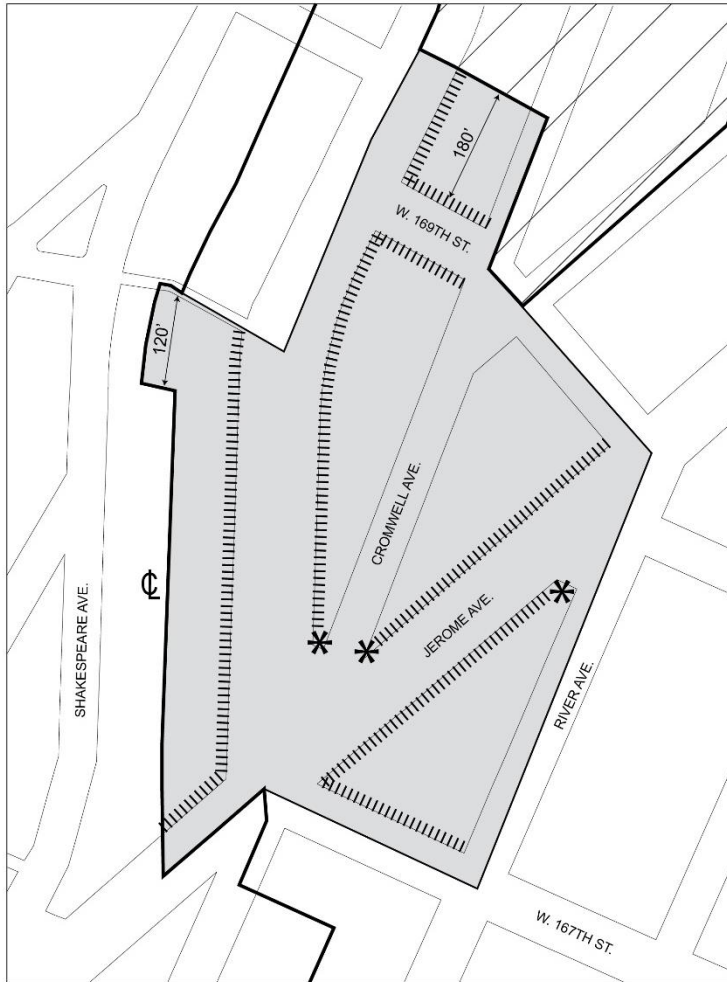
rail structure, and fronting along other #streets#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #streets#, as applicable.






**APPENDIX - SPECIAL JEROME CORRIDOR DISTRICT MAPS**

**Map 1 – Special Jerome Corridor District, Subdistrict and Subareas**



**Map 2 – Designated locations for street wall continuity and ground floor requirements in Subarea A1**








-  #Special Jerome Corridor District#
-  Subdistrict A
-  Excluded Area
-  Designated street frontages
-  Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted








**Map 3 – Designated locations for street wall continuity and ground floor requirements in Subareas A2**



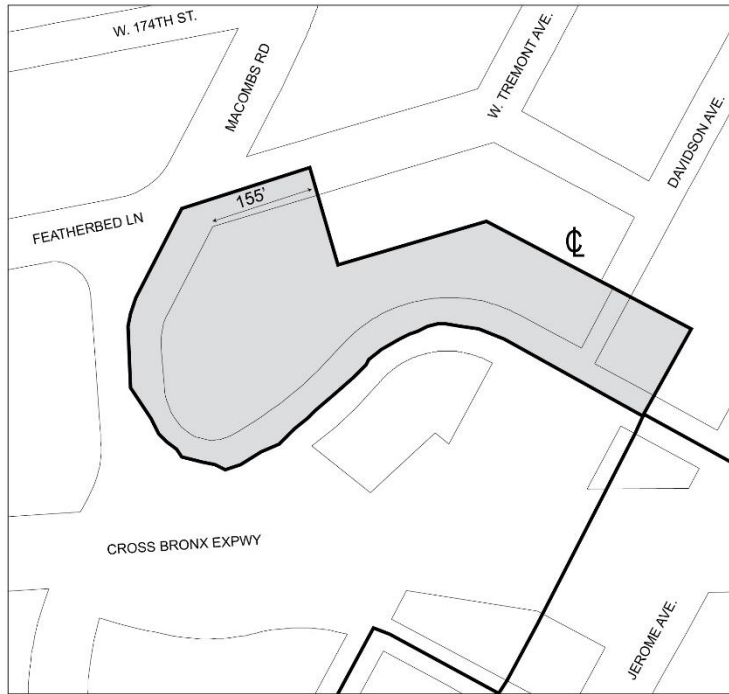
-  #Special Jerome Corridor District#
-  Subdistrict A
-  Excluded Area
-  Designated street frontages
-  Locations where open space (*Section 141-33 (a)*) and modified dormers (*Section 141-23 (c)*) are permitted





**Map 4 – Designated locations for street wall continuity requirements in Subarea A3**



-  #Special Jerome Corridor District#
-  Subdistrict A
-  Excluded Area
-  Designated street frontages
-  Locations where open space (*Section 141-33 (a)*) and modified dormers (*Section 141-23 (c)*) are permitted

**Map 5 – Boundary of Subarea A4**



-  #Special Jerome Corridor District#
-  Subdistrict A
-  Excluded Area
-  Designated street frontages

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

| <b>Zoning Map</b> | <b>Community District</b> | <b>Maps of Inclusionary Housing Designated Areas</b> | <b>Maps of Mandatory Inclusionary Housing Areas</b> |
|-------------------|---------------------------|--|---|
| 1d                | Bronx CD 7                | Map 1  |   |
| 3b                | Bronx CD 4                | Map 1  |   |
| <u>3b</u>         | <u>Bronx CD 4 and 5</u>   |  | <u>Map 1, Map 2</u>                                 |
| <u>3c</u>         | <u>Bronx CD 5 and 7</u>   |  | <u>Map 1</u>  |
| <u>3d</u>         | <u>Bronx CD 5</u>         |  | <u>Map 1, Map 2</u>                                 |

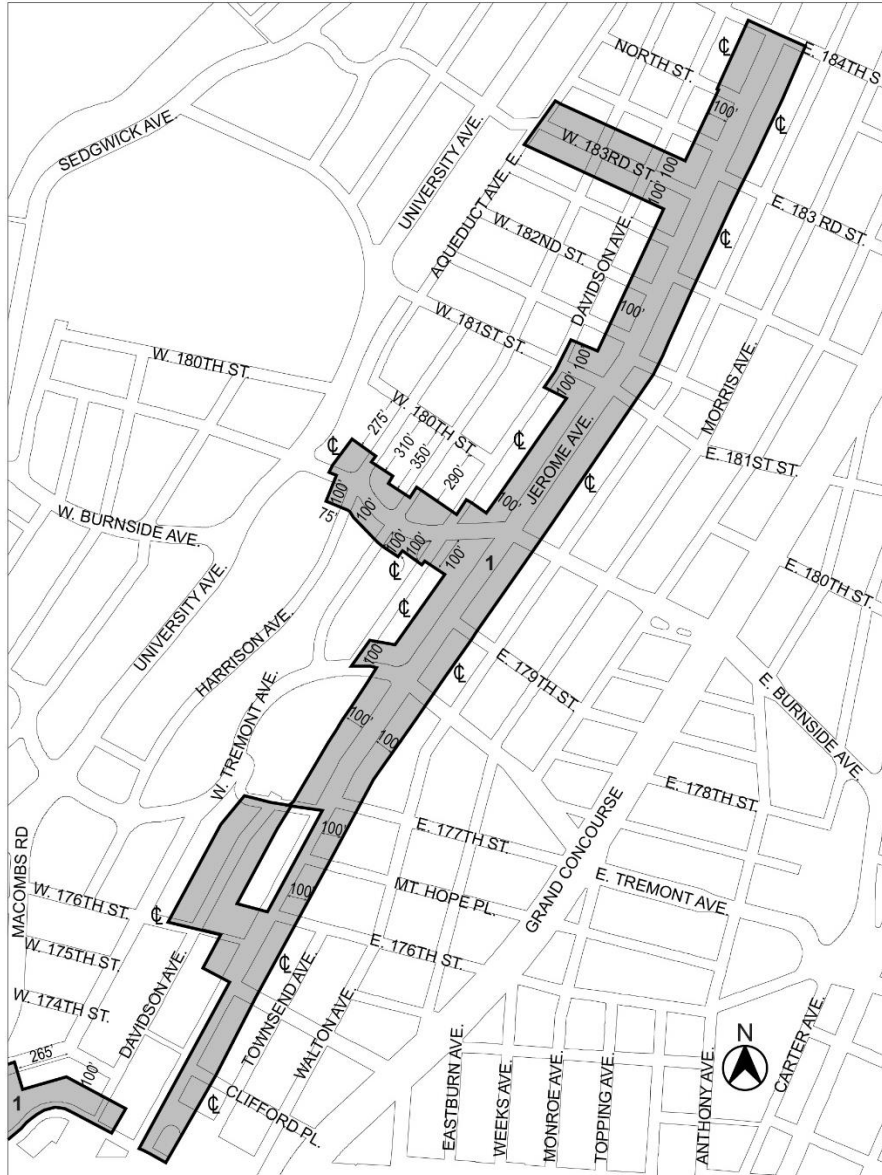
\* \* \*

**The Bronx**

\* \* \*

**The Bronx Community Districts 4, 5 and 7**

Map 1. [date of adoption]



■ Mandatory Inclusionary Housing Program Area (see Section 23-154 (d)(3))

Area 1- [date of adoption]- MIH Program Option 1, Option 2 and Deep Affordability Option

**Portions of Community Districts 4, 5 and 7, The Bronx**

Map 2. [date of adoption]



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

Area 1- [date of adoption]- MIH Program Option 1, Option 2 and Deep Affordability Option

Portions of Community Districts 4, 5 and 7, The Bronx

\* \* \*

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**No. 3**

**CD 4, 5, & 7**

**C 180051 ZMX**

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

1. eliminating from within an existing R7-1 District a C1-4 District bounded by:
  - a. a line 100 feet northeasterly of West Burnside Avenue, Davidson Avenue, a line 100 feet northeasterly of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet southwesterly of East Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, and a line 100 feet northwesterly of Harrison Avenue;
  - b. a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, West Tremont Avenue, and Davidson Avenue;
  - c. Plimpton Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 525 feet southwesterly of West 172<sup>nd</sup> Street;
  - d. a line midway between Plimpton Avenue and Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 625 feet southwesterly of West 172<sup>nd</sup> Street;
  - e. Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line

- 770 feet southwesterly of West 172<sup>nd</sup> Street;
- f. a line midway between Nelson Avenue and Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 820 feet southwesterly of West 172<sup>nd</sup> Street;
  - g. Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 410 feet southwesterly of Sherif S. Byrd Place;
  - h. A line midway between Shakespeare Avenue and Jesup Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 510 feet southwesterly of Sherif S. Byrd Place;
  - i. a line 375 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
  - j. a line 300 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
  - k. a line 165 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway; and
  - l. a line 115 feet northeasterly of West 170<sup>th</sup> Street, Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
2. eliminating from within an existing R8 District a C1-4 District bounded by:
    - a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
    - b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 100 feet southwesterly of East Tremont Avenue, Walton Avenue, and a line 175 feet southwesterly of East Tremont Avenue;
  3. eliminating from within an existing R7-1 District a C2-4 District bounded by a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West



Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, and West Tremont Avenue;

4. changing from an R7-1 District to an R7A District property bounded by:
  - a. Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, and a line midway between West 183<sup>rd</sup> Street and Buchanan Place; and
  - b. a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, a line midway between Jerome Avenue and Townsend Avenue, and a southwesterly boundary line of a park and its southeasterly prolongation;
5. changing from a C4-4 District to an R7A District property bounded by Jerome Avenue, East 171<sup>st</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet northeasterly of East 170<sup>th</sup> Street;
6. changing from a C8-3 District to an R7A District property bounded by:
  - a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue;
  - b. Jerome Avenue, East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and East 174<sup>th</sup> Street; and
  - c. Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, East 171<sup>st</sup> Street, Jerome Avenue, and West 172<sup>nd</sup> Street;
7. changing from an R7-1 District to an R7D District property bounded by Jerome Avenue, East 177<sup>th</sup> Street, a line 100 feet southeasterly of Jerome Avenue, and East 176<sup>th</sup> Street;
8. changing from an R7-1 District to an R8A District property bounded by:

- a. a line midway between Davidson Avenue and Jerome Avenue, East 176<sup>th</sup> Street and its westerly centerline prolongation, a line midway between Jerome Avenue and Townsend Avenue, and East 175<sup>th</sup> Street and its northwesterly centerline prolongation;
  - b. Jerome Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 50 feet southwesterly of East Mount Eden Avenue;
  - c. the southwesterly prolongation of a line midway between Jesup Avenue and Cromwell Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, West 170<sup>th</sup> Street, and a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway; and
  - d. Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, a line 115 feet easterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street;
9. changing from an R8 District to a R8A District property bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, and a line 100 feet southwesterly of East 183<sup>rd</sup> Street;
  - b. a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet

northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;

- c. Macombs Road, Jerome Avenue, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet southeasterly of Gerard Avenue, East 169<sup>th</sup> Street, Jerome Avenue, the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, a line 100 feet northwesterly of Jerome Avenue, West 170<sup>th</sup> Street, and Jerome Avenue (Plaza Drive); and
  - d. East 168<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and a line midway between River Avenue and Gerard Avenue;
10. changing from a C4-4 District to an R8A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliott Place;
11. changing from a C8-3 District to an R8A District property bounded by:
- a. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
  - b. Macombs Road, Goble Place, Inwood Avenue, West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet northwesterly of Cromwell Avenue and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, and Cromwell Avenue and its northeasterly centerline prolongation; and
  - c. Jerome Avenue, East 169<sup>th</sup> Street, Gerard Avenue, East 168<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, a line 100 feet northeasterly of East

167<sup>th</sup> Street, and River Avenue;

12. changing from an M1-2 District to an R8A District property bounded by West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West Clarke Place, Inwood Avenue, a line 345 feet southwesterly of West 170<sup>th</sup> Street, and Cromwell Avenue;
13. changing from an R7-1 District to an R9A District property bounded by:
  - a. Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, West 170<sup>th</sup> Street, and Edward L. Grant Highway;
  - b. West 168<sup>th</sup> Street, Edward L. Grant Highway, a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation, and a line 50 feet easterly of Shakespeare Avenue; and
  - c. a line midway between Shakespeare Avenue and Edward L. Grant Highway and its southerly prolongation, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, and Jerome Avenue;
14. changing from an R8 District to an R9A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and Cromwell Avenue;
15. changing from a C8-3 District to an R9A District property bounded by Edward L. Grant Highway, West 169<sup>th</sup> Street, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation;
16. changing from an M1-2 District to an R9A District property bounded by:
  - a. West 170<sup>th</sup> Street, Cromwell Avenue, a line 470 feet northeasterly of West 169<sup>th</sup> Street, and Edward L. Grant Highway; and
  - b. Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street,

Cromwell Avenue, and West 169<sup>th</sup> Street;

17. changing from an R7-1 District to a C4-4D District property bounded by a line midway between Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly streetline of Davidson Avenue and the southerly streetline of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, and West Burnside Avenue;
18. changing from an R8 District to a C4-4D District property bounded by:
  - a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
  - b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, and a line 100 feet southwesterly of East Tremont Avenue;
19. changing from a C8-3 District to a C4-4D District property bounded by a line 100 feet

northwesterly of Jerome Avenue, West Tremont Avenue, East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 177<sup>th</sup> Street, Jerome Avenue, and West 177<sup>th</sup> Street;

20. establish within an existing R7-1 District a C2-4 District bounded by:
  - a. a line 100 feet northwesterly of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
  - b. a line 100 feet southerly of West 170<sup>th</sup> Street, Edward L. Grant Highway, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, and a line 115 feet southwesterly of Shakespeare Avenue;
21. establish within an existing R8 District a C2-4 District bounded by McClellan Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, and River Avenue;
22. establish within a proposed R7A District a C2-4 District bounded by:
  - a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidsons Avenue and Jerome Avenue;
  - b. East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a northeasterly boundary line of a park and its northwesterly prolongation, and Jerome Avenue;
  - c. a line 175 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, and Jerome Avenue; and
  - d. a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, Jerome Avenue, West 172<sup>nd</sup> Street, and a line 100 feet northwesterly of Jerome Avenue;
23. establish within a proposed R8A District a C2-4 District bounded by:

- a. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between of Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
  - b. West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, and a line 100 feet northwesterly of Jerome Avenue;
  - c. a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 100 feet northeasterly of West 170<sup>th</sup> Street, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), a line 100 feet southwesterly of West 170<sup>th</sup> Street, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
  - d. Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliot Place;
  - e. the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West Clarke Place, and a line 100 feet northwesterly of Jerome Avenue; and
  - f. West 170<sup>th</sup> Street. Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, and a line 115 feet easterly of Shakespeare Avenue;
24. establish within a proposed R9A District a C2-4 District bounded by Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, West 169<sup>th</sup> Street, Jerome Avenue, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and West 168<sup>th</sup> Street; and
25. establishing a Special Jerome Avenue District bounded by West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, a line 100 feet southwesterly of East 183<sup>rd</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, a line 100 feet

southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, a line 100 feet southwesterly of East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 176<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet southwesterly of East Mount Eden, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet easterly of Gerard Avenue, East 169<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, River Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, Jerome Avenue, a line midway between Shakespeare Avenue and Edward L. Grant Highway, a line 120 southerly of West 168<sup>th</sup> Street, a line 50 feet easterly of Shakespeare Avenue, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, a line 115 feet northeasterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street, Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, a line 115 feet southeasterly of Jesup Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the



northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, Cromwell Avenue and its northeasterly centerline prolongation, Goble Place, Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, Jerome Avenue, the northwesterly centerline prolongation of East 175<sup>th</sup> Street, a line midway between Davison Avenue and Jerome Avenue, the northwesterly centerline prolongation of East 176<sup>th</sup> Street, Jerome Avenue, West 177<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Davidson Avenue and the southerly street line of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southerly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, a line midway between West 183<sup>rd</sup> Street and Buchanan Place, Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue, and **excluding** the area bounded by Edward L. Grant Highway, a line 470 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, a line 345 feet southwesterly of West 170<sup>th</sup> Street, Inwood Avenue, West Clarke Place, Jerome Avenue, West 169<sup>th</sup> Street, Cromwell Avenue, and a line 180 feet northeasterly of West 169<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated August 21, 2017, and subject to the conditions of CEQR Declaration E-442.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**No. 4**

**CDs 4, 5, & 7**

**C 180051(A) ZMX**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 3b, 3c, and 3d:

26. eliminating from within an existing R7-1 District a C1-4 District bounded by:
- a. a line 100 feet northeasterly of West Burnside Avenue, Davidson Avenue, a line 100 feet northeasterly of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet southwesterly of East Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, and a line 100 feet northwesterly of Harrison Avenue;
  - b. a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, West Tremont Avenue, and Davidson Avenue;
  - c. Plimpton Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 525 feet southwesterly of West 172<sup>nd</sup> Street;
  - d. a line midway between Plimpton Avenue and Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 625 feet southwesterly of West 172<sup>nd</sup> Street;
  - e. Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 770 feet southwesterly of West 172<sup>nd</sup> Street;

- f. a line midway between Nelson Avenue and Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 820 feet southwesterly of West 172<sup>nd</sup> Street;
  - g. Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 410 feet southwesterly of Sheriff S. Byrd Place;
  - h. A line midway between Shakespeare Avenue and Jesup Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 510 feet southwesterly of Sheriff S. Byrd Place;
  - i. a line 375 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
  - j. a line 300 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
  - k. a line 165 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway; and
  - l. a line 115 feet northeasterly of West 170<sup>th</sup> Street, Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
27. eliminating from within an existing R8 District a C1-4 District bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
  - b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 100 feet southwesterly of East Tremont Avenue, Walton Avenue, and a line 175 feet southwesterly of East Tremont Avenue;
28. eliminating from within an existing R7-1 District a C2-4 District bounded by a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, and

West Tremont Avenue;

29. changing from an R7-1 District to an R7A District property bounded by:
  - a. Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, and a line midway between West 183<sup>rd</sup> Street and Buchanan Place; and
  - b. a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, a line midway between Jerome Avenue and Townsend Avenue, and a southwesterly boundary line of a park and its southeasterly prolongation;
30. changing from a C4-4 District to an R7A District property bounded by Jerome Avenue, East 171<sup>st</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet northeasterly of East 170<sup>th</sup> Street;
31. changing from a C8-3 District to an R7A District property bounded by:
  - a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue;
  - b. Jerome Avenue, East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and East 174<sup>th</sup> Street; and
  - c. Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, East 171<sup>st</sup> Street, Jerome Avenue, and West 172<sup>nd</sup> Street;
32. changing from an R7-1 District to an R7D District property bounded by:
  - a. Jerome Avenue, East 177<sup>th</sup> Street, a line 100 feet southeasterly of Jerome Avenue, and East 176<sup>th</sup> Street; and

- b. a line 100 feet northwesterly of Davidson Avenue, West 177<sup>th</sup> Street, a line midway between Davidson Avenue and Jerome Avenue, and West 176<sup>th</sup> Street;
- 33. changing from an R7-1 District to an R8A District property bounded by:
  - a. a line midway between Davidson Avenue and Jerome Avenue, East 176<sup>th</sup> Street and its westerly centerline prolongation, a line midway between Jerome Avenue and Townsend Avenue, and East 175<sup>th</sup> Street and its northwesterly centerline prolongation;
  - b. Macombs Road, Featherbed Lane, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 174<sup>th</sup> Street and its southeasterly prolongation, a line 100 feet southeasterly of Grand Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 265 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West 174<sup>th</sup> Street, and Grand Avenue;
  - c. Jerome Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 50 feet southwesterly of East Mount Eden Avenue;
  - d. the southwesterly prolongation of a line midway between Jesup Avenue and Cromwell Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, West 170<sup>th</sup> Street, and a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway; and
  - e. Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, a line 115 feet easterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West

170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street;

34. changing from an R8 District to a R8A District property bounded by:
  - a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, and a line 100 feet southwesterly of East 183<sup>rd</sup> Street;
  - b. a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
  - c. Macombs Road, Jerome Avenue, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet southeasterly of Gerard Avenue, East 169<sup>th</sup> Street, Jerome Avenue, the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, a line 100 feet northwesterly of Jerome Avenue, West 170<sup>th</sup> Street, and Jerome Avenue (Plaza Drive); and
  - d. East 168<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and a line midway between River Avenue and Gerard Avenue;
35. changing from a C4-4 District to an R8A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliott Place;
36. changing from a C8-3 District to an R8A District property bounded by:
  - a. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
  - b. Macombs Road, Goble Place, Inwood Avenue, West 172<sup>nd</sup> Street, Jerome Avenue,

Macombs Road, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet northwesterly of Cromwell Avenue and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, and Cromwell Avenue and its northeasterly centerline prolongation; and

- c. Jerome Avenue, East 169<sup>th</sup> Street, Gerard Avenue, East 168<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, and River Avenue;
37. changing from an M1-2 District to an R8A District property bounded by West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West 169<sup>th</sup> Street, Inwood Avenue, a line 550 feet southwesterly of West 170<sup>th</sup> Street, and Cromwell Avenue;
38. changing from an R7-1 District to an R9A District property bounded by:
- a. Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, West 170<sup>th</sup> Street, and Edward L. Grant Highway;
  - b. West 168<sup>th</sup> Street, Edward L. Grant Highway, a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation, and a line 50 feet easterly of Shakespeare Avenue; and
  - c. a line midway between Shakespeare Avenue and Edward L. Grant Highway and its southerly prolongation, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, and Jerome Avenue;
39. changing from an R8 District to an R9A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and Cromwell Avenue;

40. changing from a C8-3 District to an R9A District property bounded by Edward L. Grant Highway, West 169<sup>th</sup> Street, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation;
41. changing from an M1-2 District to an R9A District property bounded by:
  - a. West 170<sup>th</sup> Street, Cromwell Avenue, a line 470 feet northeasterly of West 169<sup>th</sup> Street, and Edward L. Grant Highway; and
  - b. Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, and West 169<sup>th</sup> Street;
42. changing from an R7-1 District to a C4-4D District property bounded by a line midway between Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly streetline of Davidson Avenue and the southerly streetline of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, and West Burnside Avenue;
43. changing from an R8 District to a C4-4D District property bounded by:



- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwestly of East Burnside Avenue; and
  - b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, and a line 100 feet southwestly of East Tremont Avenue;
- 44. changing from a C8-3 District to a C4-4D District property bounded by a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 177<sup>th</sup> Street, Jerome Avenue, and West 177<sup>th</sup> Street;
- 45. establishing within an existing R7-1 District a C2-4 District bounded by:
  - a. a line 100 feet northwesterly of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
  - b. a line 100 feet southerly of West 170<sup>th</sup> Street, Edward L. Grant Highway, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, and a line 115 feet southwestly of Shakespeare Avenue;
- 46. establishing within an existing R8 District a C2-4 District bounded by McClellan Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, and River Avenue;
- 47. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwestly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidsons Avenue and Jerome Avenue;
  - b. East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a northeasterly boundary line of a park and its northwesterly prolongation, and

Jerome Avenue;

- c. a line 175 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, and Jerome Avenue; and
  - d. a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, Jerome Avenue, West 172<sup>nd</sup> Street, and a line 100 feet northwesterly of Jerome Avenue;
48. establishing within a proposed R8A District a C2-4 District bounded by:
- a. a line perpendicular to the southeasterly street line of Grand Avenue distant 265 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West 174<sup>th</sup> Street, a line 100 feet southeasterly of Grand Avenue, a line 100 feet southwesterly of West 174<sup>th</sup> Street and its southeasterly prolongation, a line midway between Davidson Avenue and Jerome Avenue, and Featherbed Lane;
  - b. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between of Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
  - c. West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, and a line 100 feet northwesterly of Jerome Avenue;
  - d. a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 100 feet northeasterly of West 170<sup>th</sup> Street, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), a line 100 feet southwesterly of West 170<sup>th</sup> Street, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
  - e. Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliot Place;

- f. the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West 169<sup>th</sup> Street, and a line 100 feet northwesterly of Jerome Avenue; and
  - g. West 170<sup>th</sup> Street. Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, and a line 115 feet easterly of Shakespeare Avenue;
49. establishing within a proposed R9A District a C2-4 District bounded by Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, West 169<sup>th</sup> Street, Jerome Avenue, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and West 168<sup>th</sup> Street; and
50. establishing a Special Jerome Avenue District bounded by:
- a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, a line 100 feet southwesterly of East 183<sup>rd</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, a line 100 feet southwesterly of East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 176<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet southwesterly of East Mount Eden, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet easterly of Gerard Avenue, East 169<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, River Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet

southwesterly of East 167<sup>th</sup> Street, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, Jerome Avenue, a line midway between Shakespeare Avenue and Edward L. Grant Highway, a line 120 southerly of West 168<sup>th</sup> Street, a line 50 feet easterly of Shakespeare Avenue, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, a line 115 feet northeasterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street, Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, a line 115 feet southeasterly of Jesup Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, Cromwell Avenue and its northeasterly centerline prolongation, Goble Place, Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, Jerome Avenue, the northwesterly centerline prolongation of East 175<sup>th</sup> Street, a line midway between Davison Avenue and Jerome Avenue, West 176<sup>th</sup> Street, a line 100 feet northwesterly of Davidson Avenue, West 177<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of

intersection of the northwesterly street line of Davidson Avenue and the southerly street line of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southerly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, a line midway between West 183<sup>rd</sup> Street and Buchanan Place, Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue, and

**excluding** the area bounded by:

- i Edward L. Grant Highway, a line 470 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, a line 550 feet southwesterly of West 170<sup>th</sup> Street, Inwood Avenue, West 169<sup>th</sup> Street, Cromwell Avenue, and a line 180 feet northeasterly of West 169<sup>th</sup> Street; and
  - ii a line midway between Davidson Avenue and Jerome Avenue, West 177<sup>th</sup> Street Jerome Avenue, and the northwesterly centerline prolongation of East 176<sup>th</sup> Street;
- b. Macombs Road, Featherbed Lane, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 174<sup>th</sup> Street and its southeasterly prolongation, a line 100 feet southeasterly of Grand Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 265 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of

West 174<sup>th</sup> Street, and Grand Avenue;

as shown on a diagram (for illustrative purposes only) dated November xx, 2017, and subject to the conditions of CEQR Declaration E-442.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**No. 5**

**CD 4**

**C 170305 MMX**

**IN THE MATTER OF** an application, submitted by The New York City Department of City Planning and The New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Corporal Irwin Fischer Place between Nelson Avenue and Shakespeare Avenue;
- the establishment of parkland in the area bounded by Nelson Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue and West 169<sup>th</sup> Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 13140 dated August 8, 2017 and signed by the Borough President.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**NOTICE**

**On Wednesday, November 29, 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 Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP) for approval of several discretionary actions including zoning map amendments, zoning text amendments, and city map changes (collectively, the “Proposed Actions”) to rezone an approximately 92-**

block area primarily along Jerome Avenue and its east west commercial corridors in Bronx Community Districts 4 and 5 and 7 (the “Rezoning Area”). The Proposed Actions would also establish the Special Jerome Avenue District coterminous with the Rezoning Area. The Rezoning Area is generally bounded by E.165th Street to the south and 184th street to the north; and also includes portions of Edward L. Grant Highway, E.170th Street, Mount Eden Avenue, Tremont Avenue, Burnside Avenue and E.183rd Street. The proposed city map changes are located a block outside of the Rezoning Area in the Highbridge neighborhood of the Bronx, Community District 4.

The Proposed Actions include: rezoning portions of existing C4-4, M1-2, R8, C8-3, and R7-1 with R7A, R8A, R9A, R7D, and C4-4D districts and C2-4 commercial overlays; amendments to the text of the City’s Zoning Resolution (ZR) to establish the Special Jerome Avenue District, coterminous with the Rezoning Area, which would include regulations that would add controls to the ground floors of buildings within mapped commercial overlays and districts, modify height and bulk regulations on lots fronting the elevated rail line, modify bulk regulations on irregular lots, and establish controls, such as discretionary review provisions, for transient hotels; establish the proposed R7A, R7D, R8A, R9A, and C4-4D districts as Mandatory Inclusionary Housing areas, applying the Mandatory Inclusionary Housing program to require a share of new housing to be permanently affordable where significant new housing capacity would be created; amendments to the City map to: map Block 2520, Lot 19, a city-owned parcel, as parkland, and de-map Corporal Fischer Place (street) between Nelson Avenue and Shakespeare Avenue, which is adjacent to the parcel to be mapped as park land as described above (Block 2520, Lot 19), and map it as parkland.

Since the issuance of the Notice of Completion for the DEIS, the Department of City Planning (DCP) has proposed to modify the application (ULURP Nos. C 180051 (A) ZMX and N 180050 (A) ZRX), to extend the boundaries of the proposed rezoning area and proposed Special Jerome Avenue District to include additional blocks and lots, located west and south of Jerome Avenue, from R7-1 and M1-2 to R8A with a C2-4 commercial overlay and R7D with a C2-4 commercial overlay. The modified application would also include zoning text amendment provisions to: allow second story retail along Jerome Avenue as-of-right; allow the second story as an obstruction in a rear yard within 100’ of Jerome Avenue; allow Physical Culture Establishments as of right within the Special Jerome Avenue District; and clarify street wall and ground floor regulations.

In order to assess the possible impacts of the proposed action, a reasonable worst-case development scenario (RWCDS) was established for both the current (Future No-Action) and proposed zoning (Future With-Action) conditions by the build year of 2026. The incremental difference between the Future No-Action and Future With-Action conditions serves as the basis for the impact analyses in the DEIS. In total, the Proposed Actions are

**expected to result in a net increase of approximately 3,250 dwelling units, 72,273 square feet of community facility space, 35,575 square feet of commercial/retail space; and a net decrease of 47,795 square feet of industrial space and 98,002 square feet of auto-related uses.**

**Written comments on the DEIS 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, December 10, 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. 17DCP019X.**

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**BOROUGH OF BROOKLYN**

**Nos. 6 & 7**

***1220 AVENUE P REZONING***

**No. 6**

**CD 15**

**C 170390 ZMK**

**IN THE MATTER OF** an application submitted by Omni Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d, by changing from an R5B District to an R7A District property bounded by Avenue P, East 13th Street, a line 140 feet southerly of Avenue P, East 12th Street, a line 100 feet southerly of Avenue P, and a line midway between Coney Island Avenue and East 12th Street, as shown on a diagram (for illustrative purposes only) dated September 5, 2017, and subject to the conditions of CEQR Declaration E-444.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**No. 7**

**CD 15**

**N 170391 ZRK**

**IN THE MATTER OF** an application submitted by Omni Enterprises, LLC, 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

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

\* \* \*

**Brooklyn Community District 15**

Map 1 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 15, Brooklyn

\* \* \*

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 8**

***LSSNY CENTER 14/NASRY MICHELE CHILD CARE CENTER***

**CD 9**

**C 150349 PQM**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 510 West 145<sup>th</sup> Street (Block 2076, Lot 41) for continued use as a child care center.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**No. 9**

***350 EAST 88<sup>TH</sup> STREET***

**CD 8**

**C 180023 ZSM**

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

1. to modify the use regulations of Section 22-10 (Uses Permitted As-of-Right) to allow Use Group 6B uses (commercial educational uses); and
2. to modify the rear yard regulations of Section 24-36 (Minimum Required Rear Yards) to allow a 2<sup>nd</sup> story enclosure and HVAC units within the required rear yard;

of an existing 4-story building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission located at 350 East 88<sup>th</sup> Street (Block 1550, Lots 31 and 34), in an R8B District.

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

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**No. 10**

***172-174 EAST 73<sup>RD</sup> STREET***

**CD 8**

**C 180066 ZSM**

**IN THE MATTER OF** an application submitted by 172-174 East 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 rear yard requirements of Section 23-47 (Minimum Required Rear Yards) and the minimum distance between legally required windows and lot lines of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) to facilitate a 2-story penthouse enlargement of an existing three-story mixed use building, on property located at 172-174 East 73rd Street (Block 1407, Lot 44), in an R8B 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. 10271-0001.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 11**

***CAPA RULE CHANGE***

**CD 4**

**(Proposed promulgation of rule setting the contribution amount for the West Chelsea Affordable Housing Fund pursuant to Sections 1043 and 191(b)(2) of the City Charter and Section 98-262(c) of the New York City Zoning Resolution.)**

PLEASE TAKE NOTICE that in accordance with Sections 1043 and 191(b)(2) of the New York City Charter and Section 98-262(c) of the New York City Zoning Resolution, the New York City Department of City Planning (“City Planning”), on behalf of the City Planning Commission (the “Commission”), proposes to amend rules within Chapter 3 of Title 62 of the Rules of the City of New York.

This rule was not included in the regulatory agenda, as City Planning did not publish a regulatory agenda for fiscal year 2018.

The time and place of the hearing have been scheduled as follows:

DATE: November 29, 2017

TIME: 10:00 A.M.

LOCATION: Spector Hall

22 Reade Street

New York, NY 10007

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes.

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify John Mangin at the address set forth below, or by telephone at (212) 720-3454, by November 22, 2017. In addition, written statements may be submitted to the Department of City Planning at the address stated below, provided the comments are received by 5:00 P.M. on November 29, 2017:

New York City Department of City Planning  
Office of the Counsel

120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Attention: John Mangin

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 120 Broadway, 31<sup>st</sup> Floor, telephone number (212) 720-3454.

**The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein.**

**Section 11. Chapter 3 of Title 62 of the Rules of the City of New York is proposed to be ADDED, to read as follows:**

§3-11. Contributions to the West Chelsea Affordable Housing Fund Pursuant to Section 98-262(c) of the New York City Zoning Resolution.

Contributions to the West Chelsea Affordable Housing Fund pursuant to Section 98-262(c) of the New York City Zoning Resolution shall be made in an amount equal to \$500 per square foot of floor area increase.

**Resolution for adoption scheduling November 29, 2017 for a public hearing.**

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**II. REPORTS**

**BOROUGH OF MANHATTAN**

**No. 12**

***EAST RIVER FIFTIES/SUTTON PLACE***

**CD 6**

**N 180082 ZRM**

**IN THE MATTER OF** an application submitted by the East River Fifties Alliance, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying the bulk regulations of Article II, Chapter 3, Article II, Chapter 4 and Article III, Chapter 5, and related Sections, within R10 Districts located in Community District 6 east of First Avenue and north of East 51st Street.

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**

\* \* \*

**23-60**

**HEIGHT AND SETBACK REGULATIONS**

**23-61**

**Applicability**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

\* \* \*

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

\* \* \*

**23-67  
Special Height and Setback Provisions for Certain Area**

\* \* \*

**23-675  
Provisions for certain R10 Districts within Community District 6 in the Borough of Manhattan**

In Community District 6 in the Borough of Manhattan, for #buildings developed# or #enlarged# with towers in R10 Districts located east of First Avenue and north of East 51st Street, the tower provisions of paragraph (a) of Section 23-65 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-651 apply to all #buildings# where more than 25 percent of the total #floor area# of the #building# is allocated to #residential uses#, irrespective of whether the #building# has #wide street# or #narrow street# frontage. However, such provisions shall be modified in accordance with the provisions of this Section.

(a) Tower modifications

The tower regulations of paragraph (a) of Section 23-651 shall be modified as follows:

- (1) For #buildings# that do not meet the location criteria of paragraph (a)(2) of Section 23-65, the provisions of paragraph (a)(3) of Section 23-651 shall be modified to require at least 45 percent of the total #floor area# permitted on the #zoning lot# to be located in #stories# located either partially or entirely below a height of 150 feet. In addition, when the #lot coverage# of the tower is less than 40 percent, the required 45 percent of the total #floor area# distribution, within a height of 150 feet, shall be increased in accordance with the following requirement:



| <u>Percent of #lot coverage#<br/>of the tower portion</u> | <u>Minimum percent of<br/>total #building floor<br/>area# distribution below<br/>the level of 150 feet</u> |
|---|--|
| <u>40.0 or greater</u>                                    | <u>45.0</u>  |
| <u>39.0 to 39.9</u>                                       | <u>45.5</u>  |
| <u>38.0 to 38.9</u>                                       | <u>46.0</u>  |
| <u>37.0 to 37.9</u>                                       | <u>46.5</u>  |
| <u>36.0 to 36.9</u>                                       | <u>47.0</u>  |
| <u>35.0 to 35.9</u>                                       | <u>47.5</u>  |
| <u>34.0 to 34.9</u>                                       | <u>48.0</u>  |
| <u>33.0 to 33.9</u>                                       | <u>48.5</u>  |
| <u>32.0 to 32.9</u>                                       | <u>49.0</u>  |
| <u>31.0 to 31.9</u>                                       | <u>49.5</u>  |
| <u>30.0 to 30.9</u>                                       | <u>50.0</u>  |

- (2) The tower setback provisions of paragraph (a)(4) of Section 23-651 shall be modified for #buildings# that do not meet the location criteria of paragraph (a)(2) of Section 23-65, to permit such required setback along a #narrow street# to be reduced by one foot for every foot that the #street wall# is located beyond the #street line#. However, in no event shall a setback of less than seven feet in depth be provided.
- (3) The tower location restrictions of paragraph (a)(5) of Section 23-651 shall not apply.

(b) #Building# base modifications

The #building# base regulations of paragraph (b) of Section 23-651 shall be modified as follows:

- (1) The #street wall# location provisions of paragraph (b)(1)(ii) of Section 23-651 shall be modified to require that at least 70 percent of the #aggregate width of street walls# in the #building# base be located within eight feet of the #street line#.
- (2) The height of #street wall# provisions of paragraph (b)(2)(ii) of Section 23-651 shall be modified so that where the height of an adjacent #building# is between 60

feet and 85 feet, one of the three matching alternatives set forth in paragraphs (b)(2)(i)(a) through (b)(2)(i)(c) shall be applied.

- (3) The former provisions of paragraph (b)(3) of Section 23-651 shall be modified to permit dormers anywhere on #narrow streets#.

\* \* \*

#### **Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts**

\* \* \*

#### **24-56**

#### **Special Height and Setback Provisions for Certain Areas**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

- (b) Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for #buildings developed# or #enlarged# with towers in R10 Districts located east of First Avenue and north of East 51st Street, the provision of paragraph (a)(1) of Section 24-54 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-651 apply to all #buildings# where more than 25 percent of the total #floor area# of the #building# is allocated to #residential uses#, irrespective of whether the #building# has #wide street# or #narrow street# frontage#. However, such provisions shall be modified in accordance with the provisions of Section 23-675 (Provisions for certain R10 Districts within Community District 6 in the Borough of Manhattan).

- ~~(b)~~(c) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

~~(e)~~(d) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of Section 23-674 (Special height and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

**24-57**  
**Modifications of Height and Setback Regulations**  
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for certain #community facility uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 24-50 through 24-55, inclusive, and paragraphs (b) ~~and through~~ ~~(e)~~(d) of Section 24-56, relating to height and setback regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses). However, for #Quality Housing buildings# utilizing the height and setback regulations of Article II, Chapter 3, as required by Section 24-50, the Board shall not permit modification to the provisions of Sections 23-67 through 23-69, inclusive.

\* \* \*

**ARTICLE III: COMMERCIAL DISTRICT REGULATIONS**

**Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts**

\* \* \*

**35-61**  
**Applicability**  
C1 C2 C3 C4 C5 C6

In the districts indicated, height and setback regulations are modified for #mixed buildings# in 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS), inclusive.

Height and setback modifications applicable to C1 or C2 Districts mapped within R1 through R5 Districts, and C3 and C4-1 Districts are set forth in Section 35-62 (Commercial Districts with an R1 through R5 Residential Equivalent).

Height and setback modifications applicable to C1 or C2 Districts mapped within R6 through R10 Districts, and #Commercial Districts# with a residential equivalent of R6 through R10 Districts, are set forth in Sections 35-63 (Basic Height and Setback Modifications), 35-64 (Special Tower Regulations for Mixed Buildings) and 35-65 (Height and Setback Requirements for Quality Housing Buildings), as applicable. Special rules for certain areas are set forth in Section 35-66 (Special Height and Setback Provisions for Certain Areas).

\* \* \*

**35-66**  
**Special Height and Setback Provisions for Certain Areas**

Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for #buildings developed# or #enlarged# with towers in #Commercial Districts# mapped within R10 Districts located east of First Avenue and north of East 51st Street, the provision of paragraph (a) of Section 35-64 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-651 apply to all #buildings# where more than 25 percent of the total #floor area# of the #building# is allocated to #residential uses#, irrespective of whether the #building# has #wide street# or #narrow street# frontage. Such provisions shall be modified in accordance with the provisions of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan), except that the #building# base modifications set forth in paragraphs (a)(1) through (a)(3) of Section 35-64 shall apply.

\* \* \*

**ARTICLE VII – ADMINISTRATION**  
**Chapter 3 – Special Permits by the Board of Standards and Appeals**

\* \* \*

**73-641**  
**Integration of new buildings or enlargements with existing buildings**

For any such new #building# or #enlargement#, subject to the required findings set forth in this Section, the Board of Standards and Appeals may permit modifications of the applicable regulations in Sections 24-38, 33-28 or 43-28 (Special Provisions for Through Lots), or in Sections 24-50 through 24-55, inclusive, paragraphs (b) ~~and~~ through (e)(d) of Section 24-56, Sections 33-40 through 33-45, inclusive, or Sections 43-41 through 43-45, inclusive, relating to Height and Setback Regulations, or in Sections 24-61 through 24-65, inclusive, Section 33-51, or Section 43-51, relating to Court Regulations and Minimum Distance between Windows and Walls or Lot Lines, provided that on December 15, 1961, the applicant owned the #zoning lot# or any portion thereof, and continuously occupied and used one or more #buildings# located thereon for a specified #community facility use#, from December 15, 1961, until the time of application.

However, for #Quality Housing buildings# utilizing the height and setback regulations of Article II, Chapter 3, as required by Sections 24-50 and 33-40, the Board shall not permit modification to the provisions of Sections 23-67 through 23-69, inclusive.

\* \* \*

(On October 4, 2017, Cal. No. 1, the Commission scheduled October 18, 2017 for a public hearing. On October 18, 2017, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 13**

***457 OCEAN TERRACE***

**CD 2**

**N 170080 ZCR**

**IN THE MATTER OF** an application submitted by Joseph Aievoli for the grant of certification of restoration plans pursuant to Section 105-45 of the Zoning Resolution to facilitate removal of Environmental Control Board Violation Nos. 34428549X, 35207289X and 35214352P for unauthorized topographic modifications and removal of trees at 457 Ocean Terrace (Block 684, Lot 75) within the Special Natural Area District (NA-1).

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

**For consideration.**

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**No. 14**

***991 TODT HILL ROAD***

**CD 2**

**N 170038 ZAR**

**IN THE MATTER OF** an application submitted by Frank D'Amato for grant of authorization pursuant to Sections 105-421 and 105-425 of the Zoning Resolution for modification of topographic features on Tier I sites and modification of botanic environments and tree preservation and planting requirements to facilitate development of two single-family houses, each with an in-ground swimming pool, on one existing zoning lot (two tax lots) within the Special Natural Area District (NA-1).

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

**For consideration.**

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**III. PUBLIC HEARING**

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**BOROUGH OF THE BRONX**

**No. 15**

***IOLA JORDAN DAY CARE CENTER***

**CD 3**

**C 150232 PQX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 421 East 161<sup>st</sup> Street (Block 2383, Lot 12) for continued use as a child care center.

(On November 1, 2017, Cal. No. 1, the Commission scheduled November 15, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 16**

***SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER***

**CD 16**

**C 160084 PQK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 69-71 Saratoga Avenue (Block 1498, Lot 6) for continued use as a child care center.

(On November 1, 2017, Cal. No. 2, the Commission scheduled November 15, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**

***SHIRLEY CHISHOLM DAY CARE CENTER 1***

**CD 16**

**C 160021 PQK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 2023 Pacific Street (Block 1431, Lot 54) for continued use as a child care center.

(On November 1, 2017, Cal. No. 3, the Commission scheduled November 15, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 18**

***FRIENDS OF CROWN HEIGHTS 2 DAY CARE CENTER***

**CD 8**

**C 150282 PQK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 671 Prospect Place (Block 1224, Lot 45) for continued use as a child care center.



(On November 1, 2017, Cal. No. 4, the Commission scheduled November 15, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

***ALL MY CHILDREN DAY CARE CENTER***

**CD 9**

**C 150223 PQK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 36 Ford Street (Block 1420, Lot 51) for continued use as a child care center.

(On November 1, 2017, Cal. No. 5, the Commission scheduled November 15, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### IV CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

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

### V CITY PLANNING COMMISSION 2018 SCHEDULE OF MEETINGS

|                 | SUN                               | MON                                     | TUE                  | WED                                   | THU                         | FRI                    | SAT                      |
|-----------------|-----------------------------------|---|----------------------|---------------------------------------|-----------------------------|------------------------|--------------------------|
| <b>JANUARY</b>  |                                   | 1<br>New Year's Day                     | 2<br>REVIEW SESSION  | 3<br>CPC PUBLIC MEETING               | 4                           | 5                      | 6                        |
|                 | 7                                 | 8                                       | 9                    | 10                                    | 11                          | 12                     | 13                       |
|                 | 14<br>Martin Luther King, Jr. Day | 15                                      | 16<br>REVIEW SESSION | 17<br>CPC PUBLIC MEETING              | 18                          | 19                     | 20                       |
|                 | 21                                | 22                                      | 23                   | 24                                    | 25                          | 26                     | 27                       |
|                 | 28                                | 29<br>REVIEW SESSION                    | 30                   | 31<br>CPC PUBLIC MEETING              |                             |                        |                          |
| <b>FEBRUARY</b> | 4                                 | 5                                       | 6                    | 7                                     | 8                           | 9                      | 10                       |
|                 | 11                                | 12<br>REVIEW SESSION<br>Lincoln's B'day | 13                   | 14<br>CPC PUBLIC MEETING<br>Wednesday | 15                          | 16<br>Chinese New Year | 17                       |
|                 | 18                                | 19<br>Presidents' Day                   | 20                   | 21                                    | 22<br>Washington's Birthday | 23                     | 24                       |
|                 | 25                                | 26<br>REVIEW SESSION                    | 27                   | 28<br>CPC PUBLIC MEETING              |                             |                        |                          |
|                 |                                   |   |                      |                                       | 1                           | 2                      | 3                        |
| <b>MARCH</b>    | 4                                 | 5                                       | 6                    | 7                                     | 8                           | 9                      | 10                       |
|                 | 11                                | 12<br>REVIEW SESSION                    | 13                   | 14<br>CPC PUBLIC MEETING              | 15                          | 16                     | 17<br>St. Patrick's Day  |
|                 | 18                                | 19                                      | 20                   | 21                                    | 22                          | 23                     | 24                       |
|                 | 25<br>Palm Sunday                 | 26<br>REVIEW SESSION                    | 27                   | 28<br>CPC PUBLIC MEETING              | 29                          | 30<br>Good Friday      | 31<br>First Day Passover |
|                 |                                   |   |                      |                                       | 1                           | 2                      | 3                        |
| <b>APRIL</b>    | 1<br>Easter                       | 2                                       | 3                    | 4                                     | 5                           | 6                      | 7                        |
|                 | 8                                 | 9<br>REVIEW SESSION                     | 10                   | 11<br>CPC PUBLIC MEETING              | 12                          | 13                     | 14                       |
|                 | 15                                | 16                                      | 17                   | 18                                    | 19                          | 20                     | 21                       |
|                 | 22                                | 23<br>REVIEW SESSION                    | 24                   | 25<br>CPC PUBLIC MEETING              | 26                          | 27                     | 28                       |
|                 | 29                                | 30                                      |                      |                                       |                             |                        |                          |
| <b>MAY</b>      |                                   |   | 1                    | 2                                     | 3                           | 4                      | 5                        |
|                 | 6                                 | 7<br>REVIEW SESSION                     | 8                    | 9<br>CPC PUBLIC MEETING               | 10                          | 11                     | 12                       |
|                 | 13                                | 14                                      | 15                   | 16<br>First Day Ramadan               | 17                          | 18                     | 19                       |
|                 | 20                                | 21<br>REVIEW SESSION                    | 22                   | 23<br>CPC PUBLIC MEETING              | 24                          | 25                     | 26                       |
|                 | 27                                | 28<br>Memorial Day Observed             | 29                   | 30                                    | 31                          |                        |                          |
| <b>JUNE</b>     |                                   |   |                      |                                       |                             | 1                      | 2                        |
|                 | 3                                 | 4                                       | 5                    | 6                                     | 7                           | 8                      | 9                        |
|                 | 10                                | 11<br>REVIEW SESSION                    | 12                   | 13<br>CPC PUBLIC MEETING              | 14                          | 15                     | 16                       |
|                 | 17                                | 18                                      | 19                   | 20                                    | 21                          | 22                     | 23                       |
|                 | 24                                | 25<br>REVIEW SESSION                    | 26                   | 27<br>CPC PUBLIC MEETING              | 28                          | 29                     | 30                       |

Review Sessions start at 1:00 PM

|                  | SUN | MON                             | TUE                  | WED                      | THU                | FRI | SAT |
|------------------|-----|---------------------------------|----------------------|--------------------------|--------------------|-----|-----|
| <b>JULY</b>      | 1   | 2                               | 3                    | 4<br>Independence Day    | 5                  | 6   | 7   |
|                  | 8   | 9<br>REVIEW SESSION             | 10                   | 11<br>CPC PUBLIC MEETING | 12                 | 13  | 14  |
|                  | 15  | 16                              | 17                   | 18                       | 19                 | 20  | 21  |
|                  | 22  | 23<br>REVIEW SESSION            | 24                   | 25<br>CPC PUBLIC MEETING | 26                 | 27  | 28  |
|                  | 29  | 30                              | 31                   |                          |                    |     |     |
| <b>AUGUST</b>    |     |                                 |                      | 1                        | 2                  | 3   | 4   |
|                  | 5   | 6<br>REVIEW SESSION             | 7                    | 8<br>CPC PUBLIC MEETING  | 9                  | 10  | 11  |
|                  | 12  | 13                              | 14                   | 15                       | 16                 | 17  | 18  |
|                  | 19  | 20<br>REVIEW SESSION            | 21                   | 22<br>CPC PUBLIC MEETING | 23                 | 24  | 25  |
|                  | 26  | 27                              | 28                   | 29                       | 30                 | 31  |     |
| <b>SEPTEMBER</b> |     |                                 |                      |                          |                    |     | 1   |
|                  | 2   | 3<br>Labor Day                  | 4<br>REVIEW SESSION  | 5<br>CPC PUBLIC MEETING  | 6                  | 7   | 8   |
|                  | 9   | 10<br>Rosh Hashanah             | 11                   | 12                       | 13                 | 14  | 15  |
|                  | 16  | 17                              | 18                   | 19<br>Yom Kippur         | 20                 | 21  | 22  |
|                  | 23  | 24<br>REVIEW SESSION            | 25                   | 26<br>CPC PUBLIC MEETING | 27                 | 28  | 29  |
| 30               |     |                                 |                      |                          |                    |     |     |
| <b>OCTOBER</b>   |     | 1                               | 2                    | 3                        | 4                  | 5   | 6   |
|                  | 7   | 8<br>Columbus Day Observed      | 9                    | 10                       | 11                 | 12  | 13  |
|                  | 14  | 15<br>REVIEW SESSION            | 16                   | 17<br>CPC PUBLIC MEETING | 18                 | 19  | 20  |
|                  | 21  | 22                              | 23                   | 24                       | 25                 | 26  | 27  |
|                  | 28  | 29<br>REVIEW SESSION            | 30                   | 31<br>CPC PUBLIC MEETING |                    |     |     |
| <b>NOVEMBER</b>  |     |                                 |                      |                          | 1                  | 2   | 3   |
|                  | 4   | 5                               | 6<br>Election Day    | 7<br>Diwali              | 8                  | 9   | 10  |
|                  | 11  | 12<br>Veterans' Day Observed    | 13<br>REVIEW SESSION | 14<br>CPC PUBLIC MEETING | 15                 | 16  | 17  |
|                  | 18  | 19                              | 20                   | 21                       | 22<br>Thanksgiving | 23  | 24  |
|                  | 25  | 26                              | 27                   | 28                       | 29                 | 30  |     |
| <b>DECEMBER</b>  | 2   | 3<br>REVIEW SESSION<br>Hanukkah | 4                    | 5<br>CPC PUBLIC MEETING  | 6                  | 7   | 8   |
|                  | 9   | 10                              | 11                   | 12                       | 13                 | 14  | 15  |
|                  | 16  | 17<br>REVIEW SESSION            | 18                   | 19<br>CPC PUBLIC MEETING | 20                 | 21  | 22  |
|                  | 23  | 24                              | 25                   | 26<br>Kwanzaa Begins     | 27                 | 28  | 29  |
|                  | 30  | 31<br>Christmas                 |                      |                          |                    |     |     |

Public Meetings start at 10:00 AM