

Atrio LLC
d/b/a/ PIO PIO Restaurant
604 10th Avenue NY, NY 10036
DCA#1353469

September 08, 2010

Council Member Christine C. Quinn
224 West 30th Street, Suite 1206
New York, NY 10001

Dear Council Member Quinn,

This letter should serve as our agreement with the Chair, Council Member Mark Weprin, and the encompassing members of the Subcommittee on Zoning and Franchises that we will commit to the following:

1. Our hours of operation of the sidewalk café will be 11:00 am to 11:00 pm Sunday through Thursday and 11:00 am to 12:00 am on Fridays and Saturdays
2. Our sidewalk café will have 8 tables with 18 seats, as per submitted plans.
3. There will be no amplified sound outdoors
4. There are no French doors or windows that open to the street front.
5. We will mark the sidewalk boundaries according to the approved plans submitted to Manhattan Community Board #4 and approved by the DCA.
6. Delivery bikes will be locked to a bike rack or stored in a way as to not block the sidewalk.
7. We will not install a storm vestibule enclosure that will project more than 18 inches as per DOB code.

If there are any questions call my office. Thank you.

Sincerely yours,

Signature



Print name:

Rodolfo A. Mayor

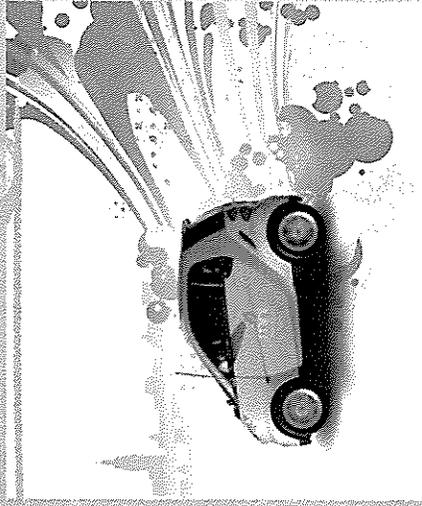
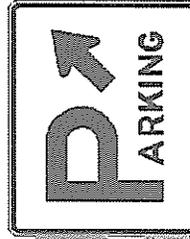
Contact: Rodolfo Mayor

Phone: 718-440-6797

CAR SHARE ZONING TEXT AMENDMENT

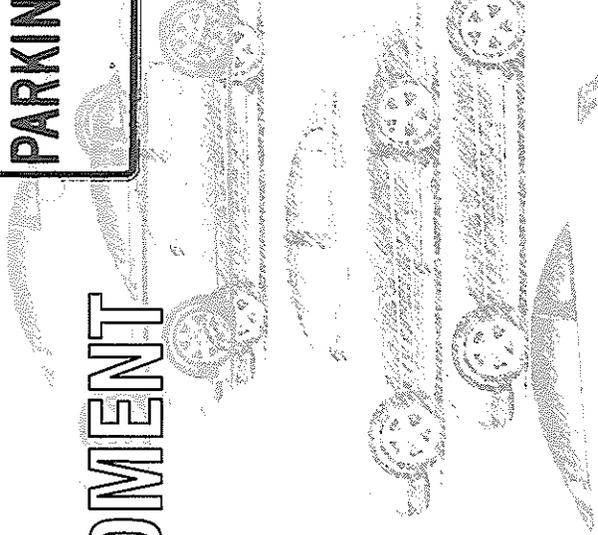
DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

September 13, 2010

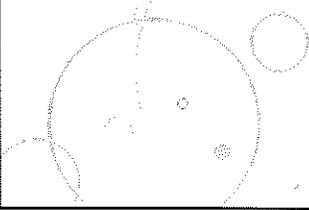


NYC PLANNING

NO
PARKING



Overview



Car sharing can provide New Yorkers a wider range of economical transportation choices and help increase parking availability within neighborhoods.

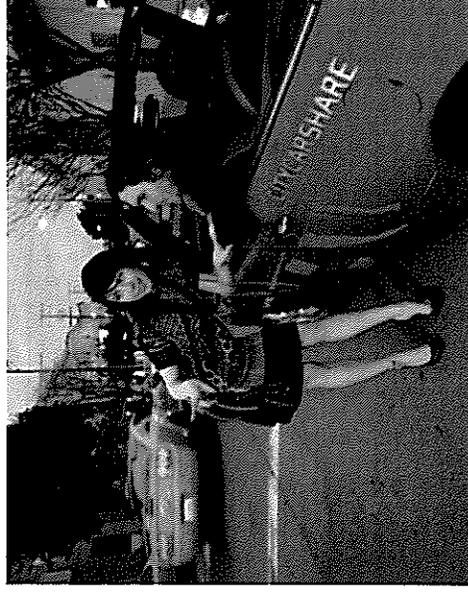
City Planning is proposing a zoning text amendment that would allow car sharing vehicles to park in off-street parking facilities (garages and lots) in appropriate locations.



Background

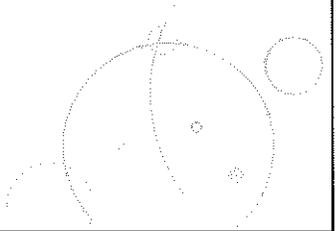
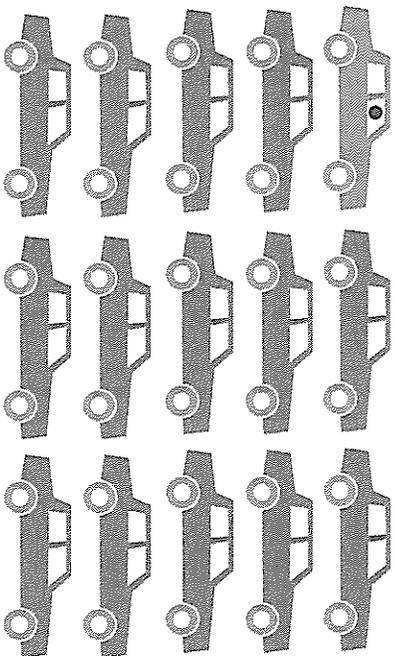
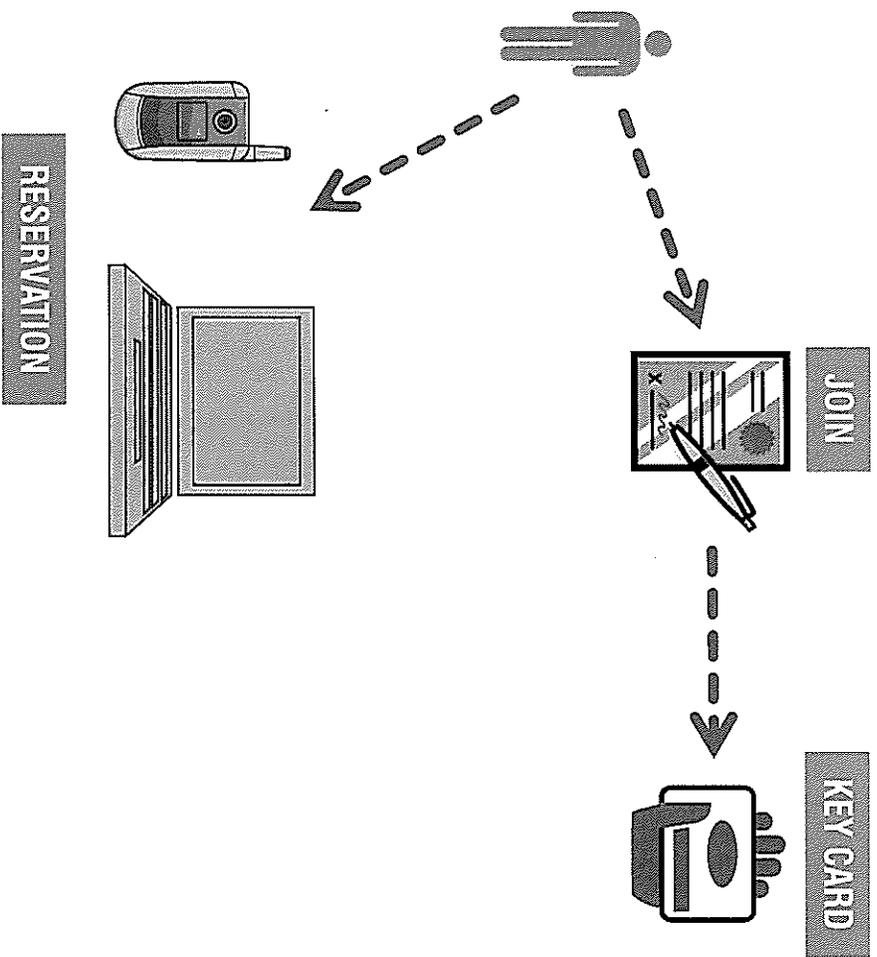
What is car sharing?

- A system in which a fleet of vehicles are made available for use by members.
- Membership is open to the general public.
- Car share vehicles are available on an hourly basis.
- Vehicles are located at unstaffed (self-service) locations and are geographically dispersed.
- Vehicles are available 24 hours a day.
- Members are charged by the hour and/or by miles driven.
- The car share organization provides insurance for its members and assumes responsibility for maintenance of the vehicle.



Background

How car sharing works



Background

Car sharing

- The first successful programs started in Germany & Switzerland in mid-1980s.
- Portland launched the first U.S. car share company in 1998.
- About 18 nonprofit and for-profit operators have created programs in 30 states, serving more than 20 major metropolitan markets, over 150 college campuses, and many commercial businesses.

NEW YORK CITY
ZIPCAR (2000)
CONNECT BY HERTZ (2008)
MINT (2008)

Non-profit Companies:

Community Car (Madison)
City Carshare (Bay Area)
eGo Car (Boulder/Denver)
I-GO Carsharing (Chicago)
Community Car Share (Seattle)

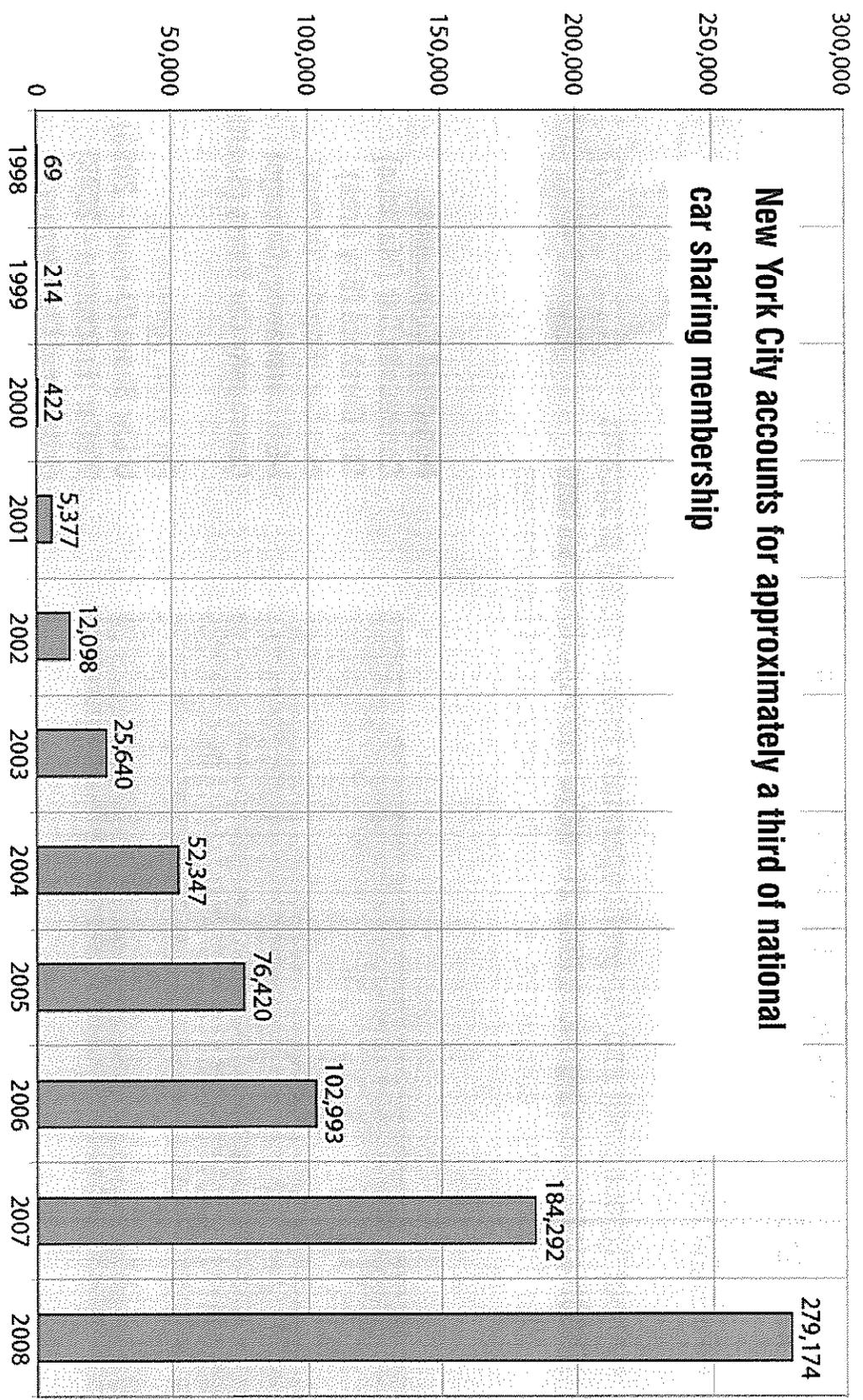
For-profit Companies:

U Car Share (U-Haul – 2008)
WeCar (Enterprise – 2008)
Occasional Car (Denver)
CityWheels (Cleveland)



Background

Growth Trends in Car Share Members in the U.S. 1998 ~ 2008



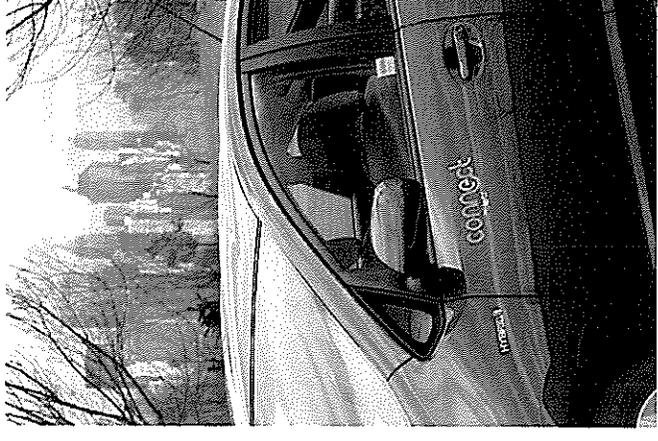
Benefits

Individual Benefits

- Affordable alternative to car ownership
 - reduces parking, maintenance, insurance costs
- Easy access to areas not connected by public transit, cabs
- Increases mobility
- Can replace a first or second car – in national studies 6 - 32% of users gave up car

Community and Environmental Benefits

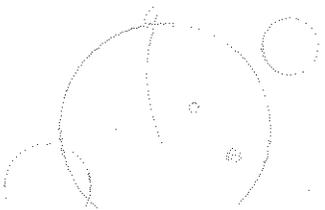
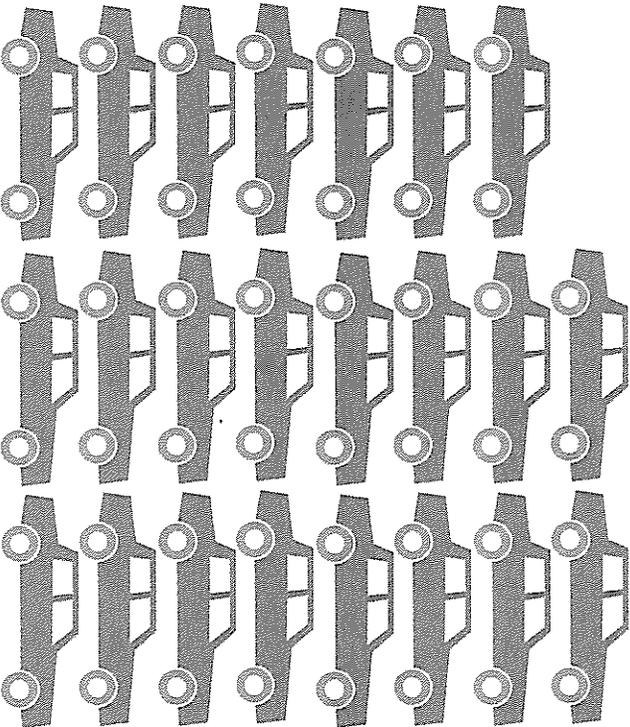
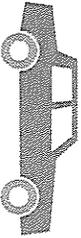
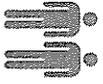
- Reduces neighborhood parking demand
- Car share members drive less - helps reduce congestion, greenhouse gas emissions & air pollution



Benefits

Car Share Vehicle vs Private Vehicle

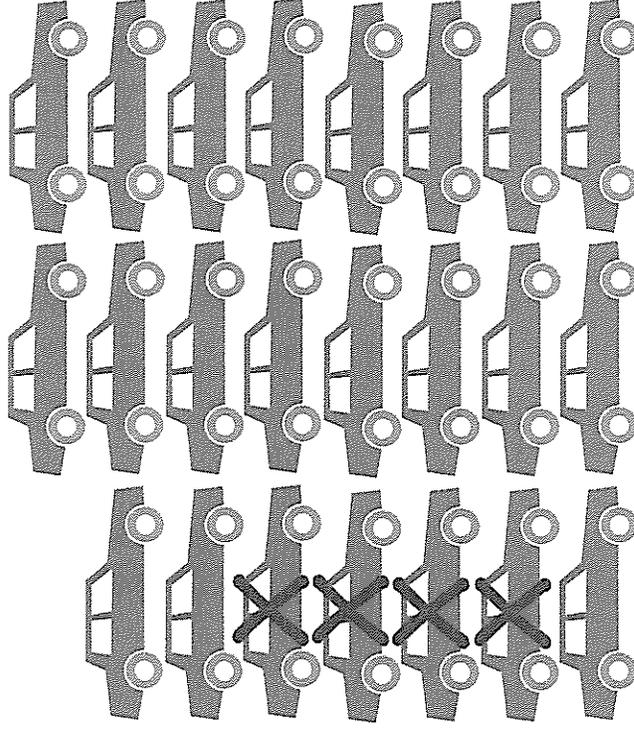
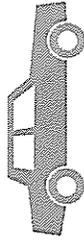
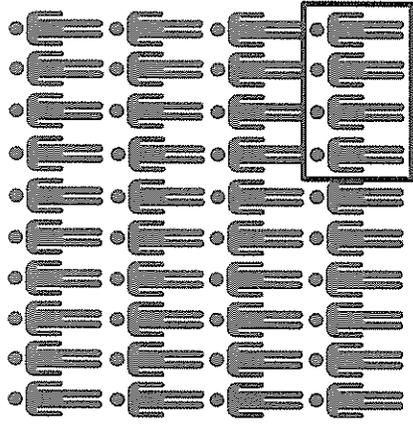
- 1 or 2 people share 1 private vehicle (and 1 parking space)



Benefits

Car Share Vehicle vs Private Vehicle

- Approx. 40 members share 1 car share vehicle and 1 parking space



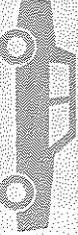
- Previous studies suggest that between 6% - 32% of car share members give up a vehicle (average 15%)
- Eases demand for parking spaces

Benefits

Members drive less

- Studies show that car share members drive less – make fewer, shorter trips, and combine multiple errands into a single linked trip

- Contributes to reducing traffic congestion and air pollution

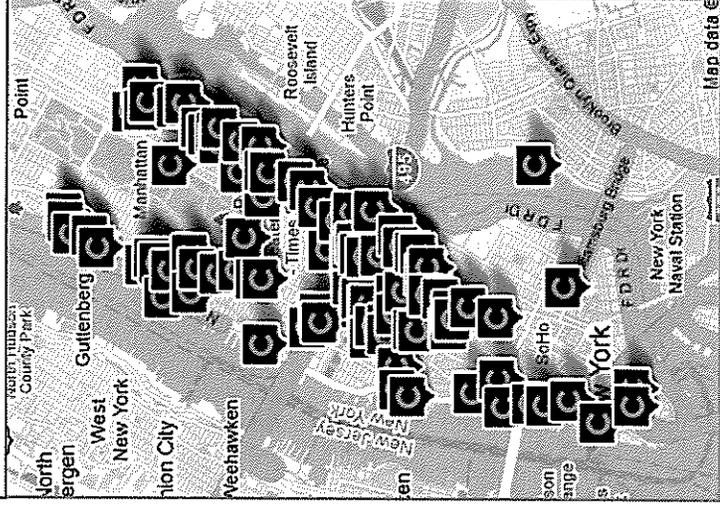
	Fixed Costs	Additional Cost per Trip
<p><u>Car Ownership</u></p> 	<p>\$</p> <p>Vehicle purchase or lease, parking, etc.</p>	<p>¢</p> <p>Cost of fuel used, etc.</p>
<p><u>Car Sharing</u></p> 	<p>\$</p> <p>Membership fee</p>	<p>\$</p> <p>Fee based on time and/or mileage</p>

Background

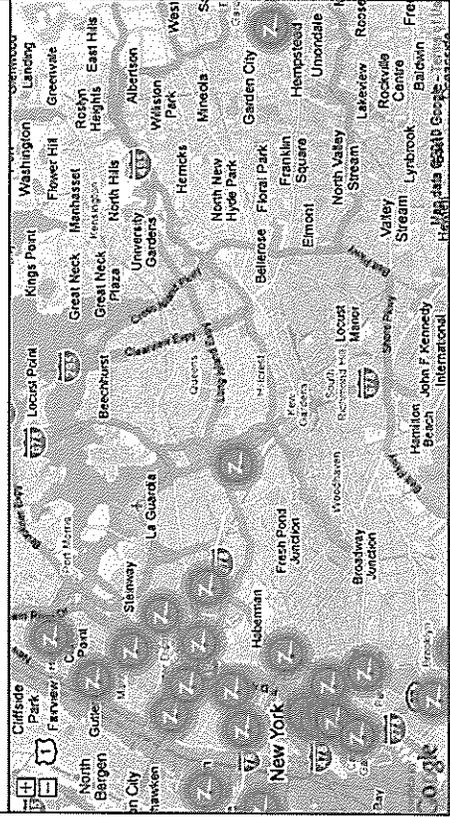
Where is car sharing in New York City?

- Car share companies generally locate vehicles in proximity to existing membership.
- Currently, car share vehicles are primarily located in Manhattan and expanding to higher density areas of other boroughs.

Connect by Hertz Locations



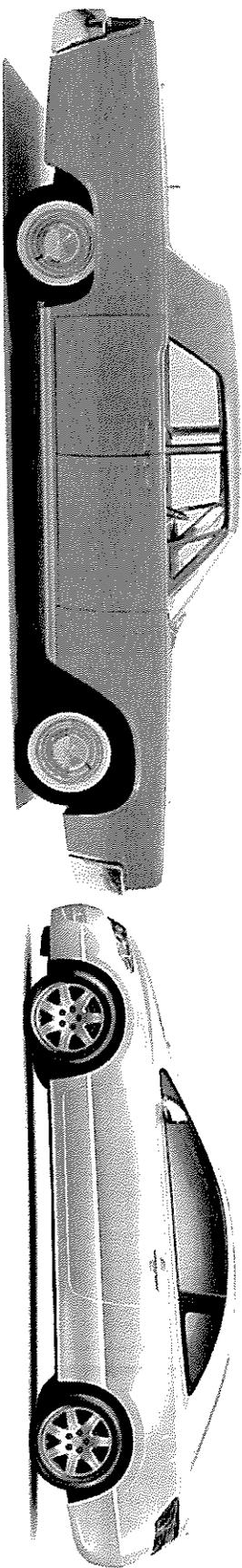
Neighborhoods in NYC with Zipcar



Proposal

Issues with current zoning

1. Car sharing did not exist when zoning regulations were written
2. No clear rules for where car share vehicles can or cannot locate
 - Regulations for accessory parking facilities
 - Regulations for public parking facilities

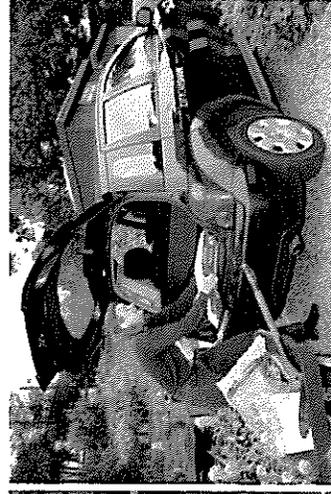


Proposal

Define car sharing in the Zoning Resolution

Car sharing is different from traditional car rental

- Membership is open to the general public.
- Vehicles are available on an hourly basis.
- Vehicles are located at unstaffed locations.
- Vehicles are available 24 hours a day.
- Members are charged by the hour and/or by miles driven.
- The company provides insurance for its members and maintains vehicle.



Proposal

Where would it apply?

The proposal would allow car sharing vehicles to be located in public or accessory parking facilities, within appropriate limitations based on use and density.

PROPOSED LIMITATIONS

Most flexible

Limited to larger parking facilities

Not generally allowed

TYPE OF PARKING FACILITY / DISTRICTS

- Medium and High Density Residential Districts
- Public Parking

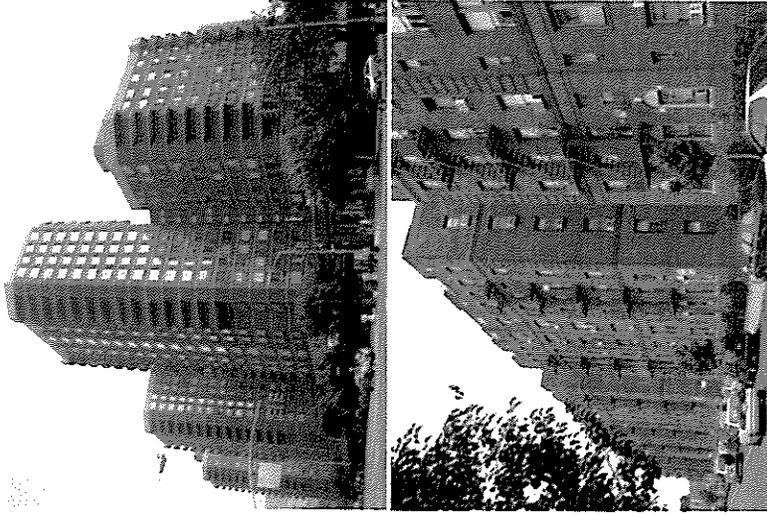
- Lower Density Multifamily Residential
- Commercial, Manufacturing, Community Facility

- One- and Two-Family Residential Districts

Individual garages and lots can choose whether to allow car sharing.

Proposal

Medium and High Density Residential



In accessory residential garages and lots,
car sharing vehicles would be allowed to park in:

Up to 20% of total spaces, or 5 spaces
(whichever is more)

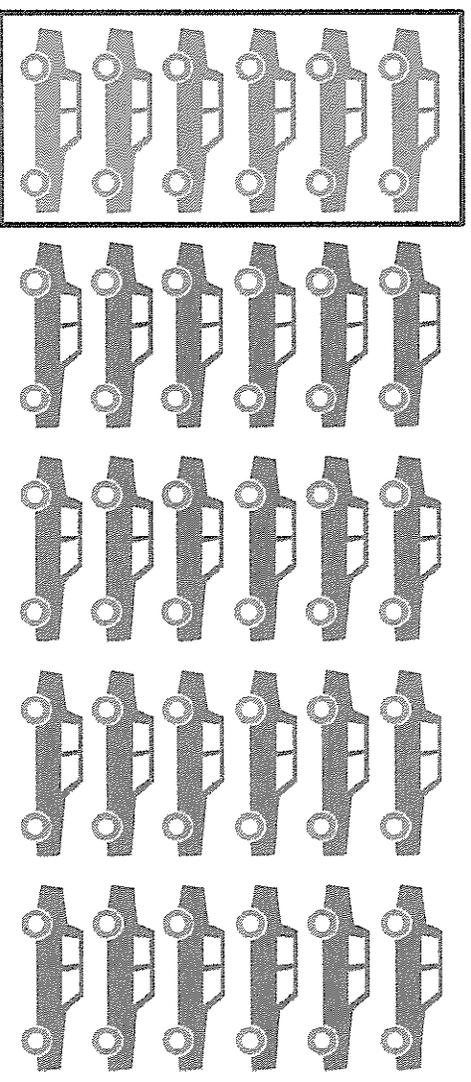
R5, R6, R7, R8, R9, R10 Districts (and C equivalents)

Proposal

Medium and High Density Residential

6 car share vehicles would eliminate demand for an estimated 14-77 cars in the area

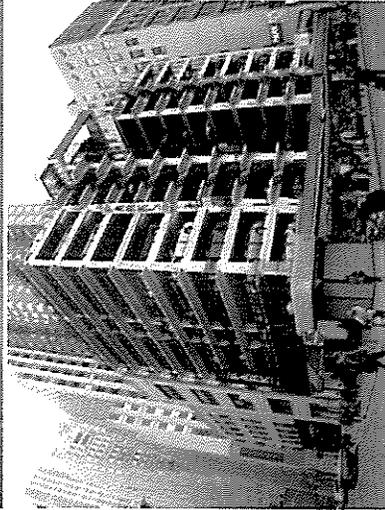
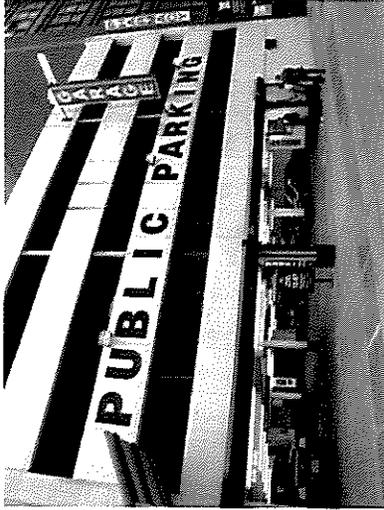
Up to 20% of total spaces, or 5 spaces (whichever is more)



EXAMPLE Size of facility : 30 spaces
Car sharing vehicles : up to 6 cars

Proposal

Public Parking Garages and Lots



In public parking lots and garages,
car sharing vehicles would be allowed to park in:
Up to 40% of total spaces

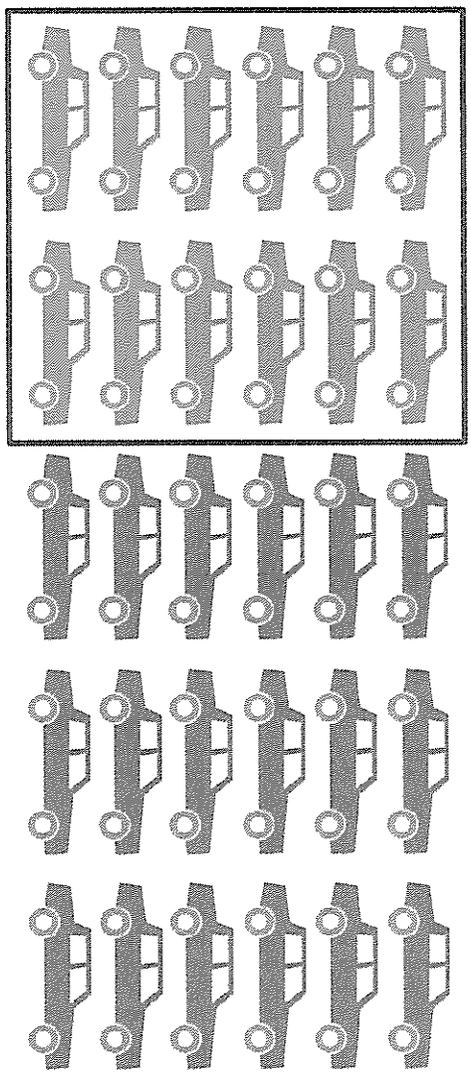
Public parking facilities (privately owned or municipal)

Proposal

Public Parking Garages and Lots Example

12 car share vehicles
would eliminate demand
for an estimated
28-154 cars in the area

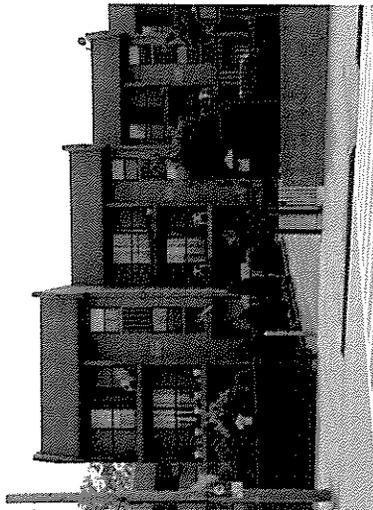
Up to 40% of total spaces



EXAMPLE Size of facility : 30 spaces
Car sharing vehicles : up to 12 cars

Proposal

Lower Density Multi-Family Residential Districts



R3-2, R4 Districts

In accessory residential parking facilities with at least 20 spaces, car sharing vehicles would be allowed to park in:

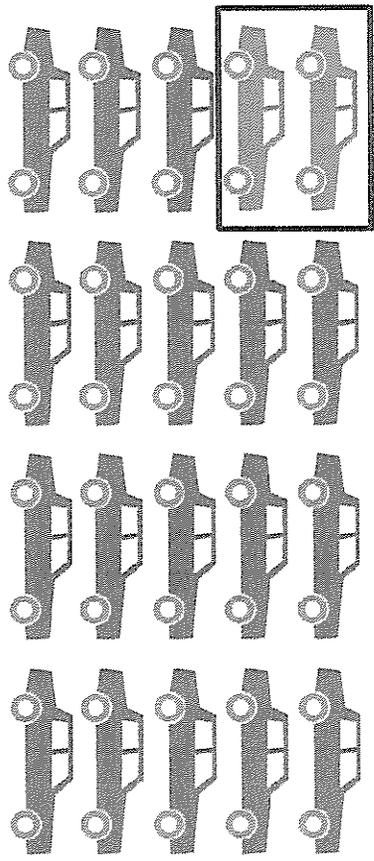
Up to 10% of total spaces

Proposal

Lower Density Multi-Family Residential Districts

2 car share vehicles would eliminate demand for an estimated **5-26** cars in the area

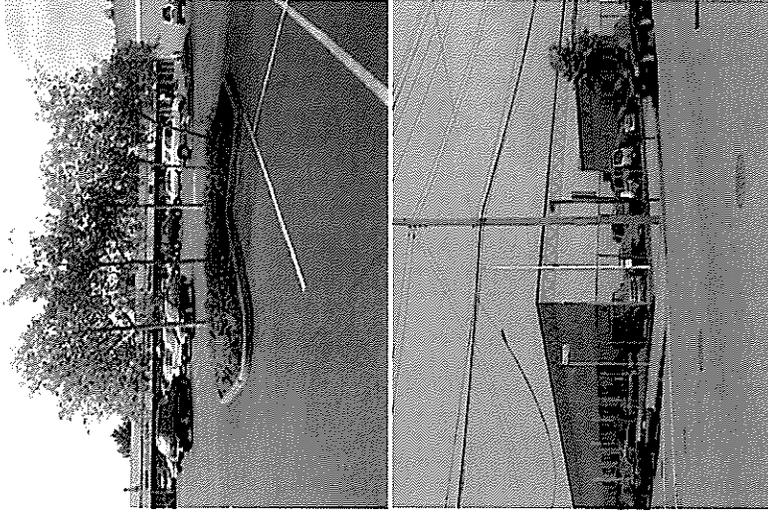
Up to 10% of total spaces



EXAMPLE Size of facility : 20 spaces
Car sharing vehicles : up to 2 cars

Proposal

Commercial, Community Facility, Manufacturing



In accessory parking facilities with at least 20 spaces, car sharing vehicles would be allowed to park in:

Up to 10% of total spaces

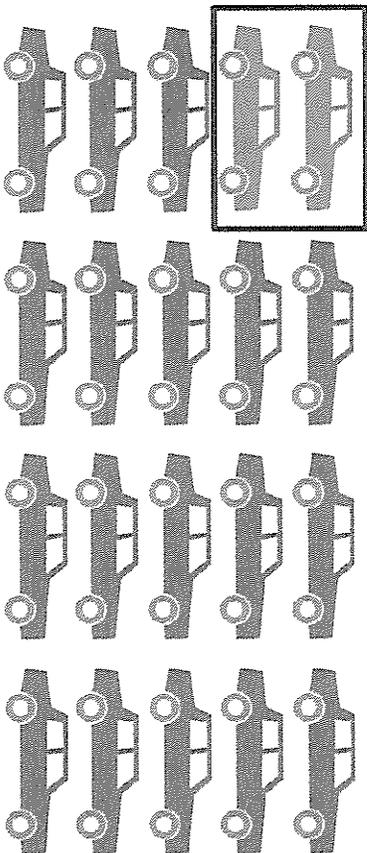
C1, C2, C4, C5, C6, C7, C8, M1, M2, M3 Districts

Proposal

Commercial, Community Facility, Manufacturing

2 car share vehicles would eliminate demand for an estimated **5-26** cars in the area

Up to 10% of total spaces



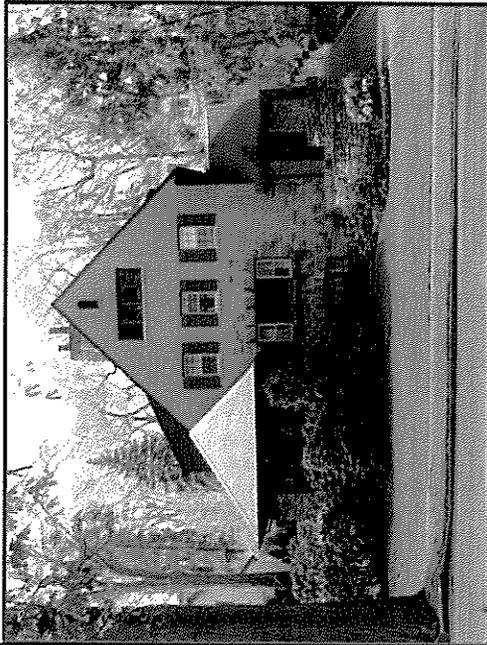
EXAMPLE

Size of facility : 20 Spaces

Car sharing vehicles : up to 2 cars

Proposal

Low Density One- and Two-Family Residential



Car share vehicles are NOT allowed in these residential accessory parking facilities.
Allowed in accessory parking for colleges and universities.

R1, R2, R3A, R3X, R3-1, R4A, R4B, R4-1, R5A Districts

CPC Modifications

Residents Priority for Accessory Parking Spaces

- Amend proposal to include Manhattan Core (Community Districts 1-8) in the provision to enable residents to claim an accessory space upon request to the landlord.
- Amend proposal to include text on required plaques:
 - “Accessory residential parking spaces shall be made available to residents of this building within 30 days after a written request is made to the landlord.”

Security

- Require accessory residential garages containing car share vehicles to have secure access between parking facility and residential portions of the building.

Vehicle Decals

- Include additional specificity on size and location of decals.

Proposal

Summary Chart

ZONING DISTRICTS	SIZE OF PARKING FACILITY	CAR SHARING PERCENTAGE
RESIDENTIAL DISTRICTS		
One and two family districts (R1, R2, R3A, R3X, R3-1, R4A, R4B, R4-1, R5A)		
Residential	Not Applicable	Not Allowed
Community Facility limited to Colleges/Universities	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
R3-2, R4 (except R4A, R4B and R4-1)		
Residential	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
Community Facility limited to Colleges/Universities	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
R5 - R10 (except R5A)		
Residential	any size	allow 20% of total vehicle spaces or 5 spaces, whichever is more, for car share parking
Community Facility	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
COMMERCIAL DISTRICTS		
Residential		see rules for applicable residence district
Commercial	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
Community Facility	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
MANUFACTURING DISTRICTS		
All Uses	20 spaces or more	allow max of 10% of total vehicle spaces for car share parking
PUBLIC PARKING LOT / PUBLIC PARKING GARAGE		
Public parking lot/garage	any size	allow max of 40% of total vehicle spaces for car share parking

CAR SHARE ZONING TEXT AMENDMENT

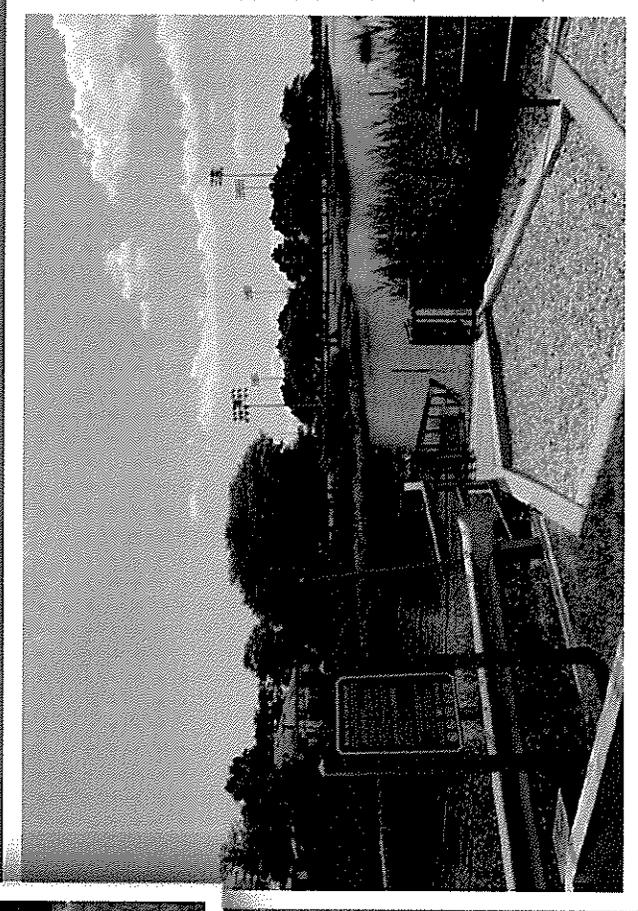
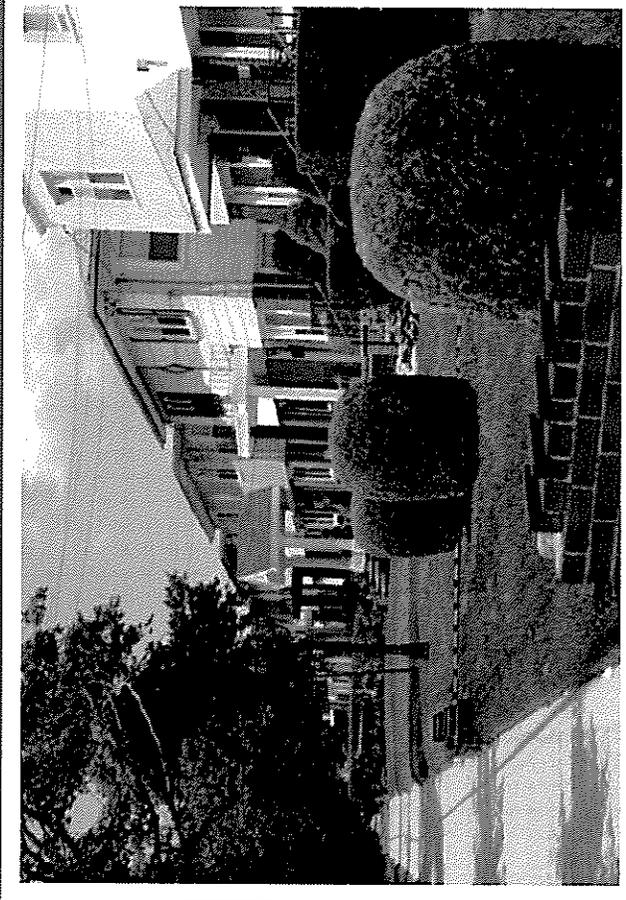
**CITY OF NEW YORK
DEPARTMENT OF CITY PLANNING**



Photo Credits
Slide 1: courtesy of Connect by Hertz (left); courtesy of ZipCar, Inc. (center); courtesy of the Mint Organization (right)
Slide 2: courtesy of I-GO Car Share (left); courtesy of ZipCar, Inc. (right)
Slide 3: courtesy of City CarShare
Slide 5: courtesy of the Mint Organization
Slide 7: courtesy of Connect by Hertz
Slide 13: courtesy of City CarShare

**NYC
PLANNING**

Rosedale Rezoning



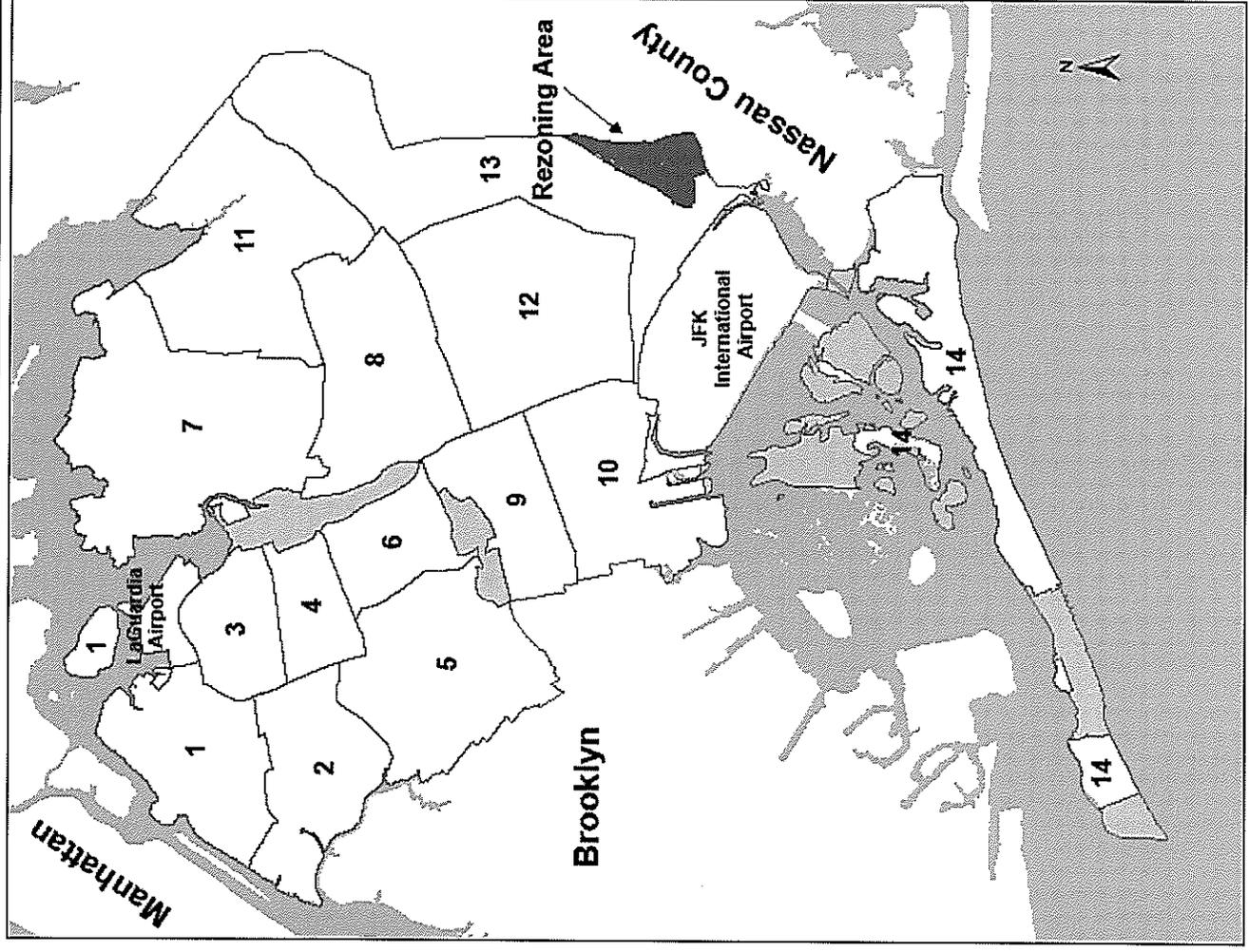
NYC Department of City Planning – Queens Office

City Council September 13, 2010

Rosedale Rezoning

Location

- Southeast Queens
- 16 miles from midtown Manhattan
- North of JFK Airport and Jamaica Bay



Rosedale Rezoning

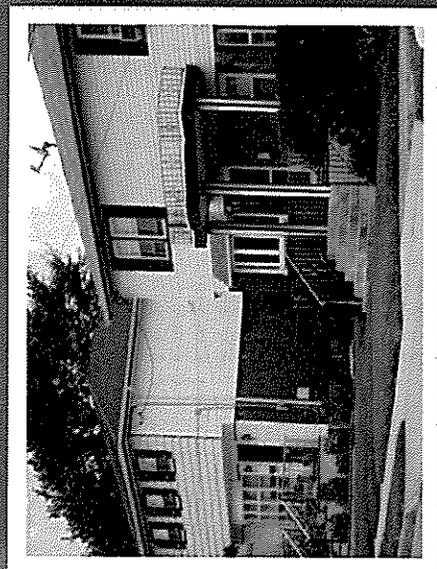
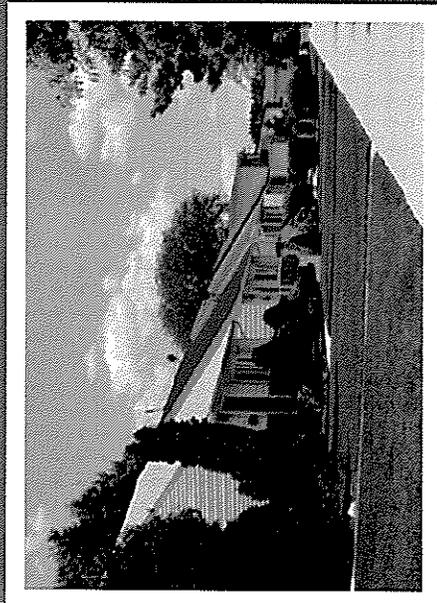
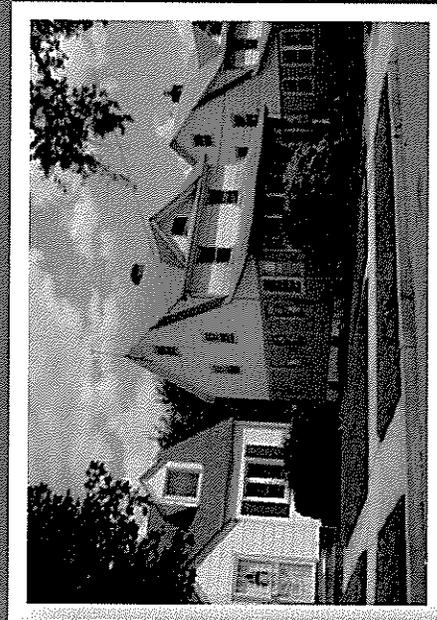
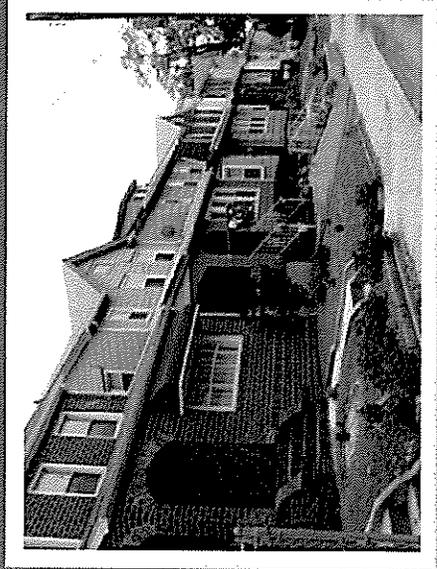
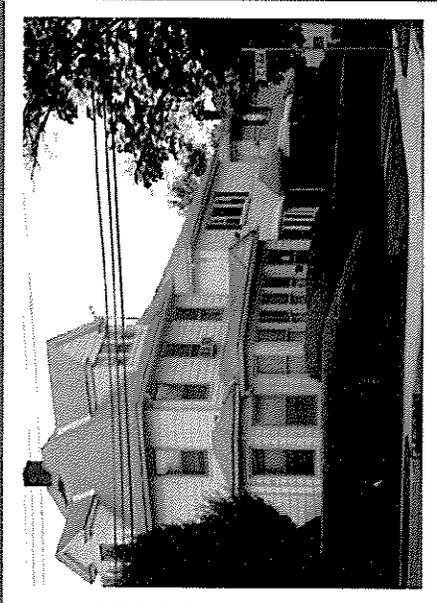
- Brookville Blvd., Cross Island & Laurelton Parkways, City Line, Hook Creek and Idlewild Park
- Bisected by Sunrise Highway
- Served by Long Island Rail Road at Francis Lewis Blvd. & Sunrise Highway
- Local shopping streets include Merrick Boulevard and 243rd Street
- Adjacent to two previously-adopted area rezonings in CD 13
 - Laurelton - 2008
 - Brookville - 2004



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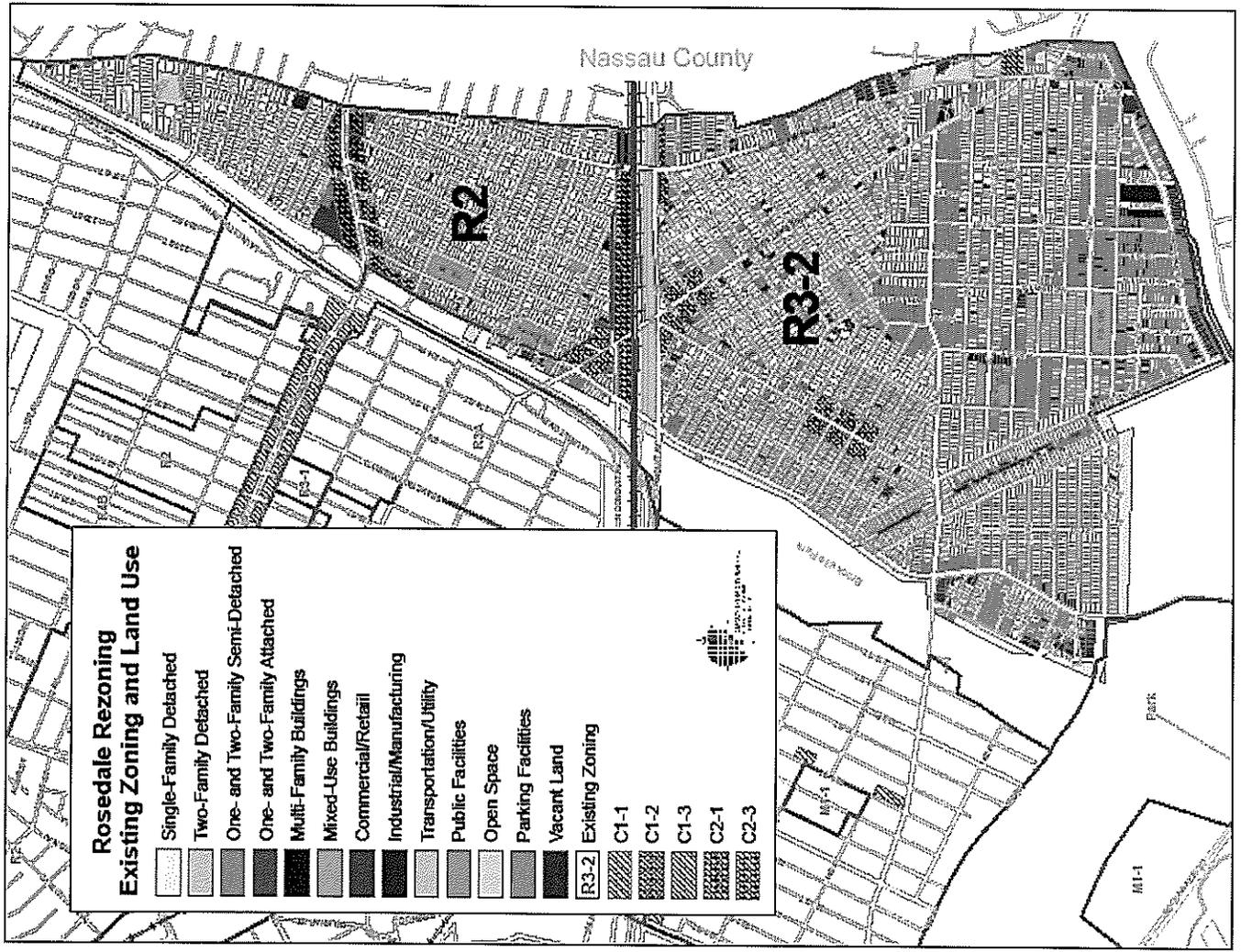
Rosedale Rezoning

Typical Residential Development



Rosedale Rezoning

- Existing zoning in place since 1961
- Northern Rosedale zoned R2, a single-family district
- Southern Rosedale zoned R3-2, a general residence district

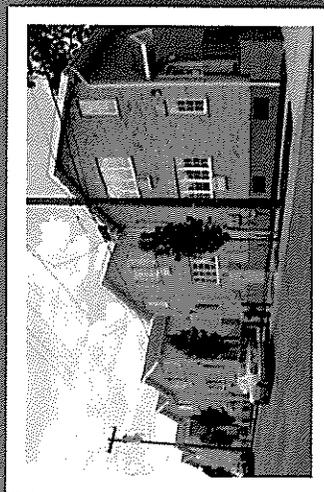
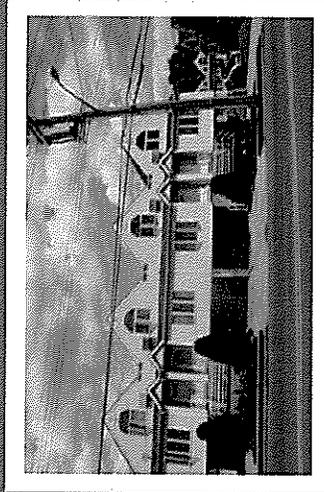
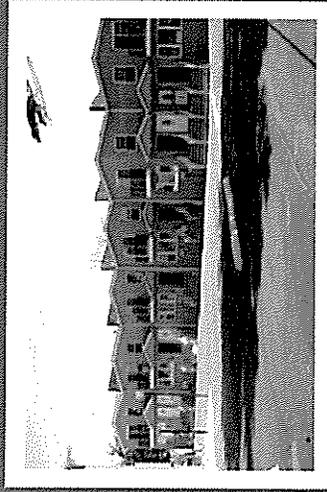
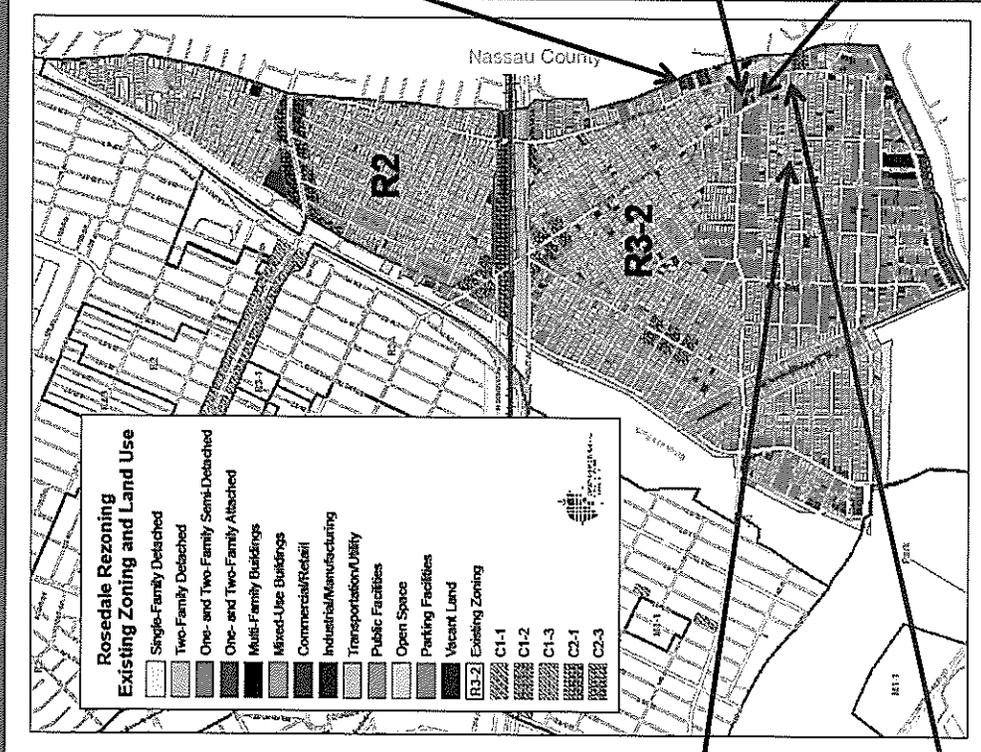


Rosedale Rezoning

Out of Context Development

Current R3-2 zoning permits

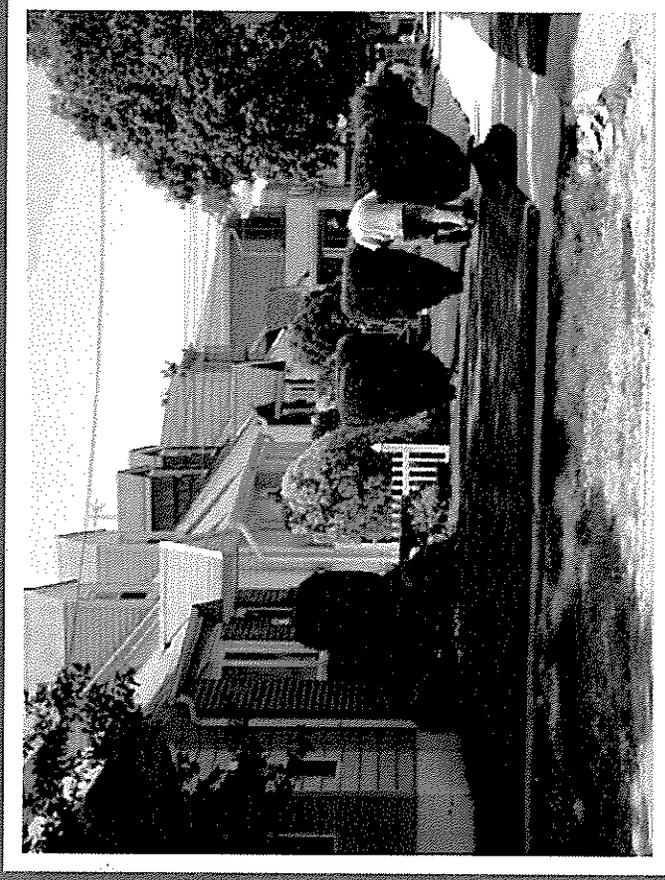
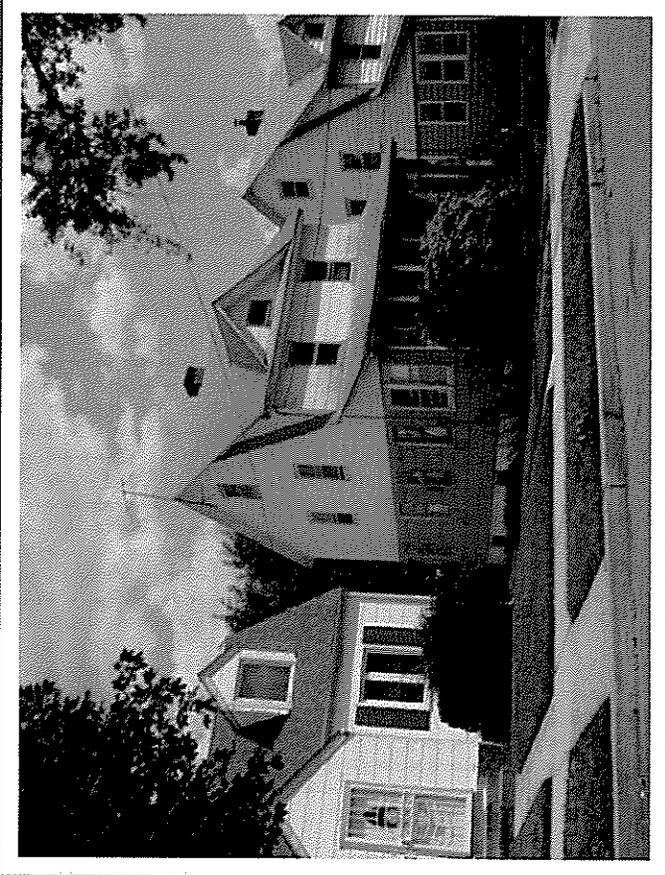
- All housing types
- 0.6 FAR
- 21' Maximum perimeter wall height
- 35' Maximum building height
- 10' front yard minimum with line up



Rosedale Rezoning

Rezoning Objectives

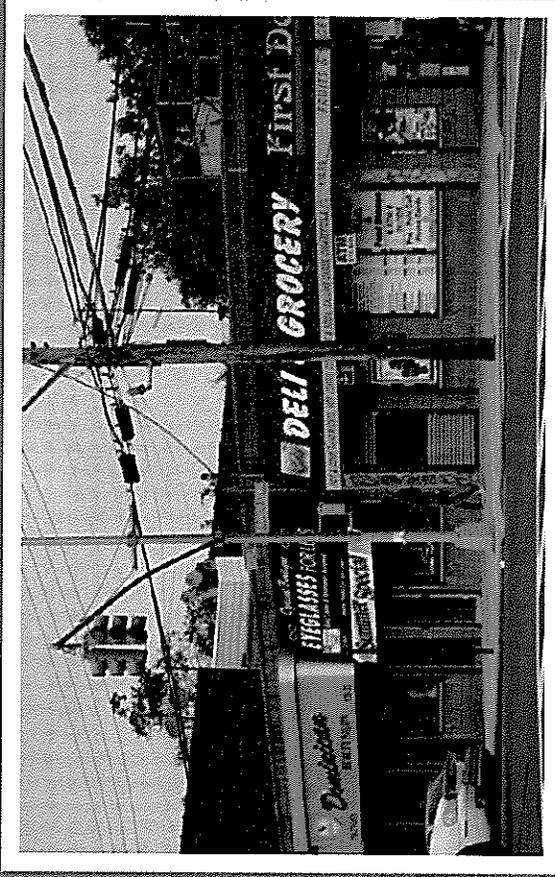
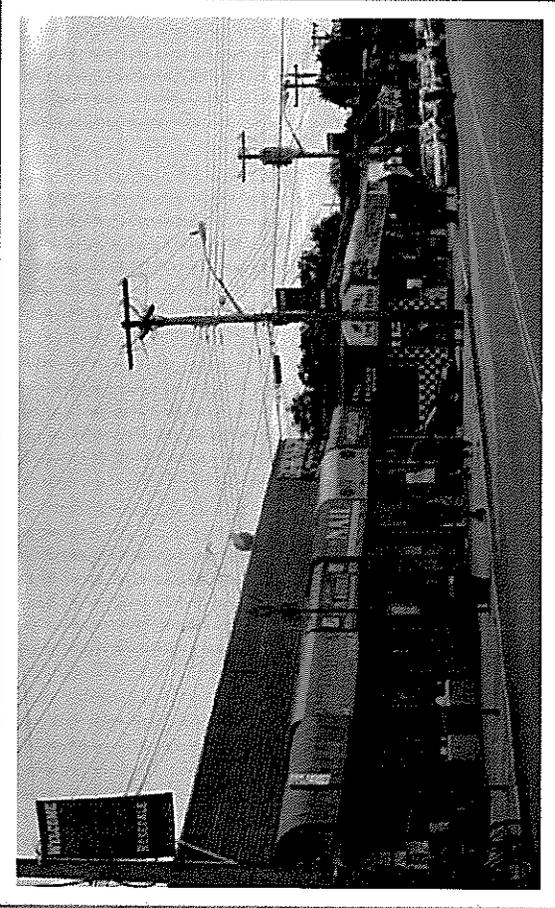
1. Protect neighborhood character and more closely match existing housing types with new contextual districts



Rosedale Rezoning

Rezoning Objectives

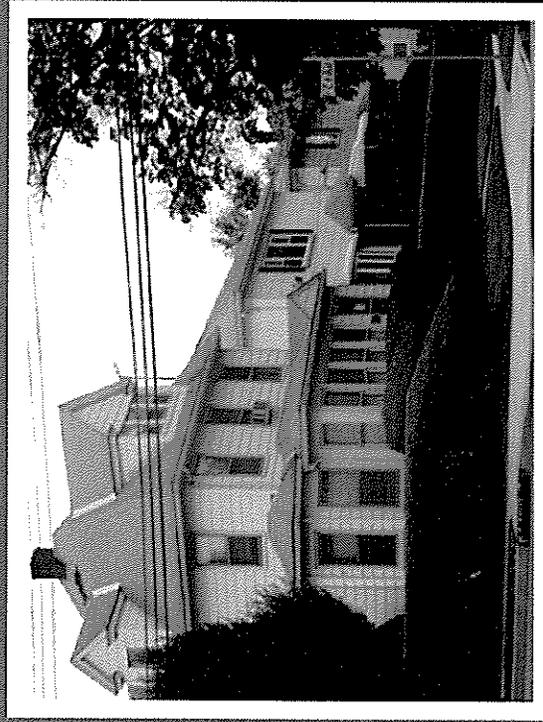
2. Update commercial overlays to reflect existing land use patterns and prevent commercial encroachment onto residential side streets



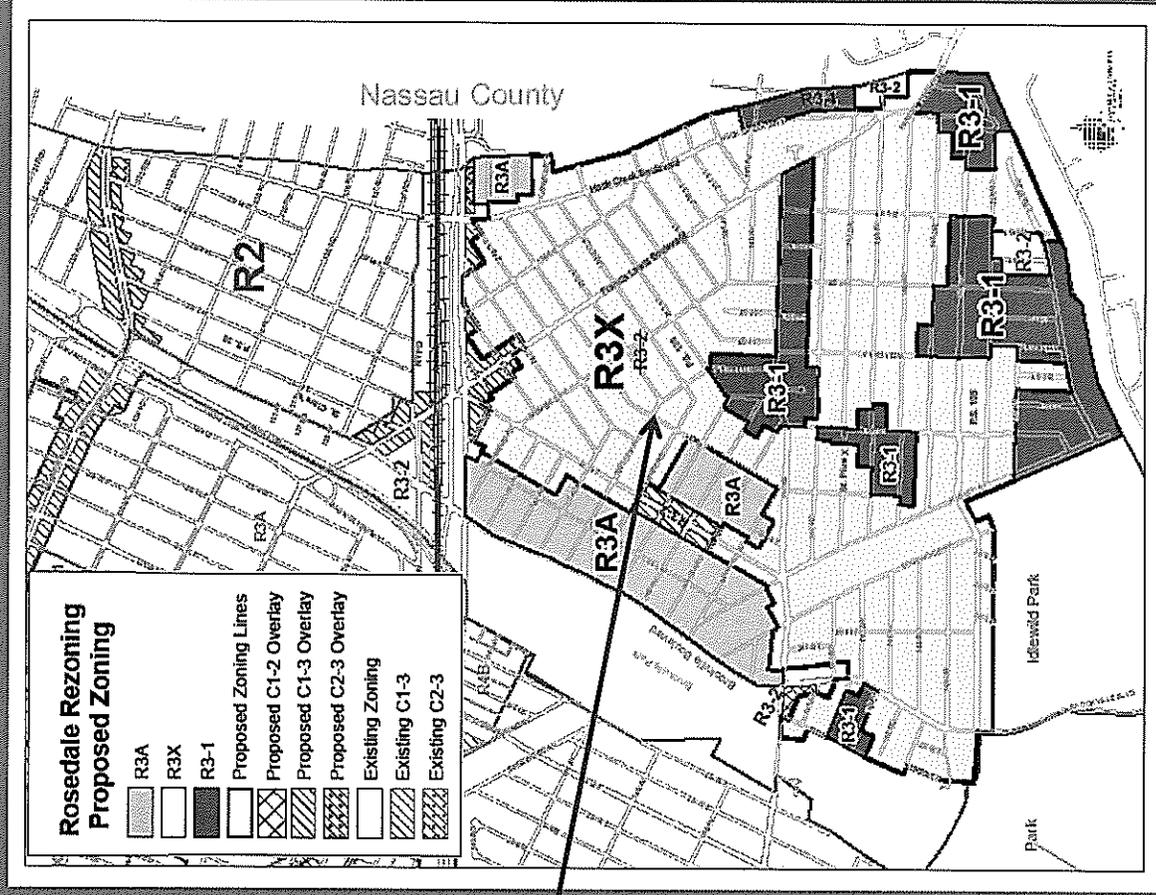
Rosedale Rezoning

Zoning Recommendations

R3X



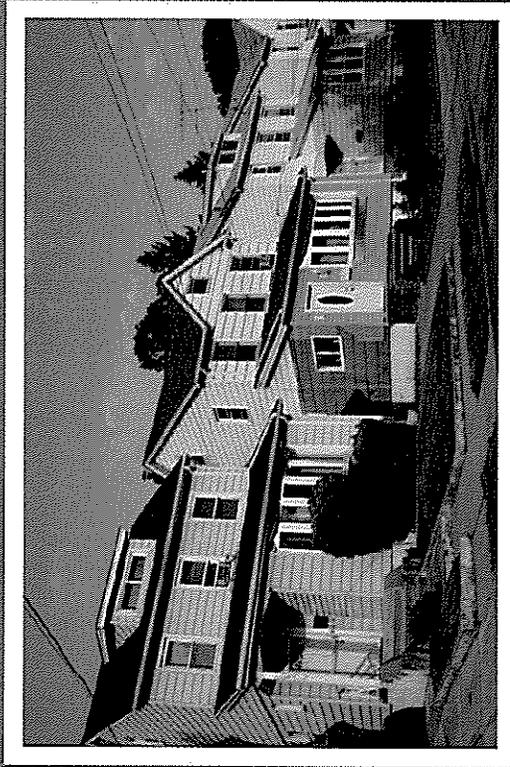
- 1 & 2 family detached
- 35' Minimum lot width
- 0.6 FAR
- 21' Maximum perimeter wall height
- 35' Maximum building height
- 10' front yard minimum with line up



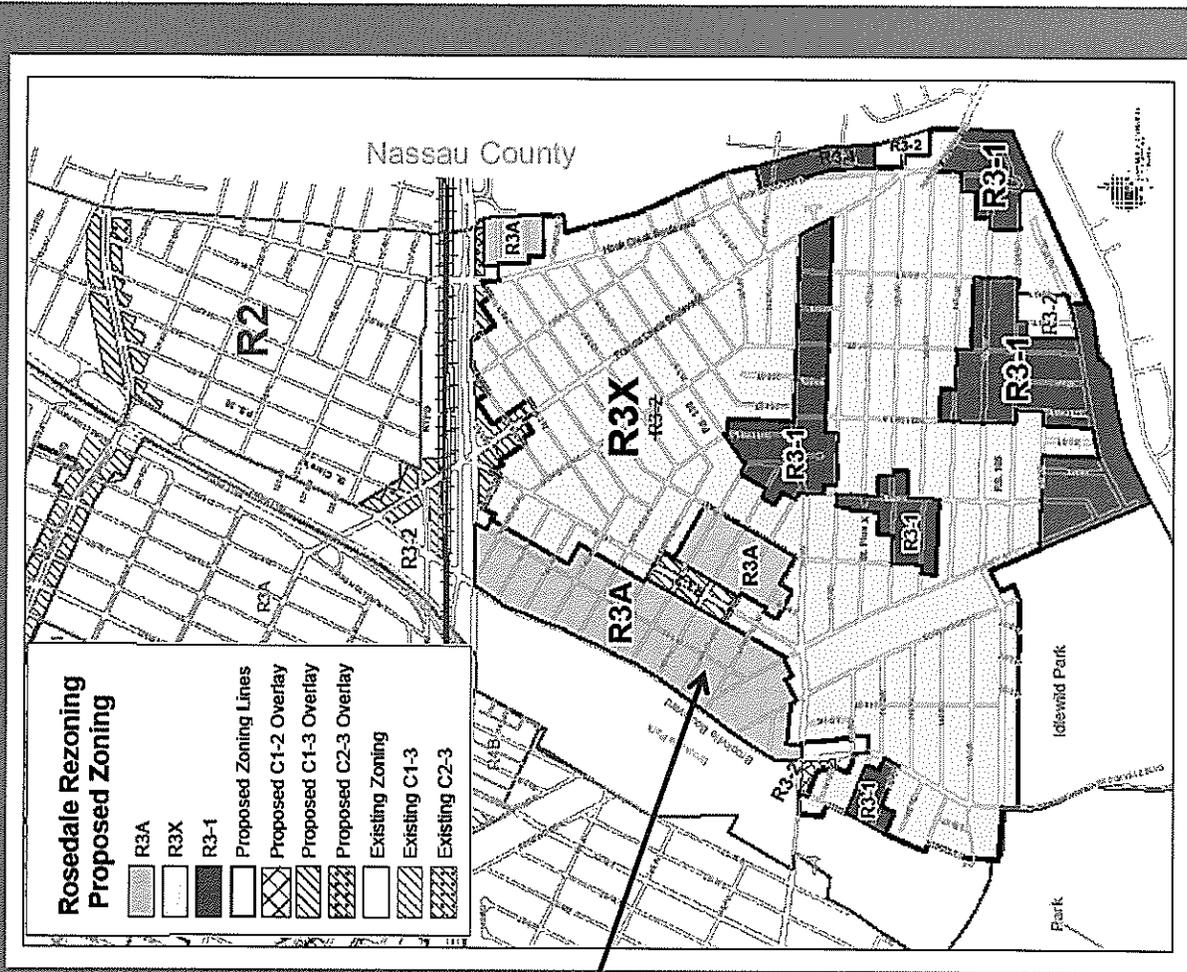
Rosedale Rezoning

Zoning Recommendations

R3A



- 1 & 2 family detached
- 25' Minimum lot width
- 0.6 FAR
- 21' Maximum perimeter wall height
- 35' Maximum building height
- 10' front yard minimum with line up



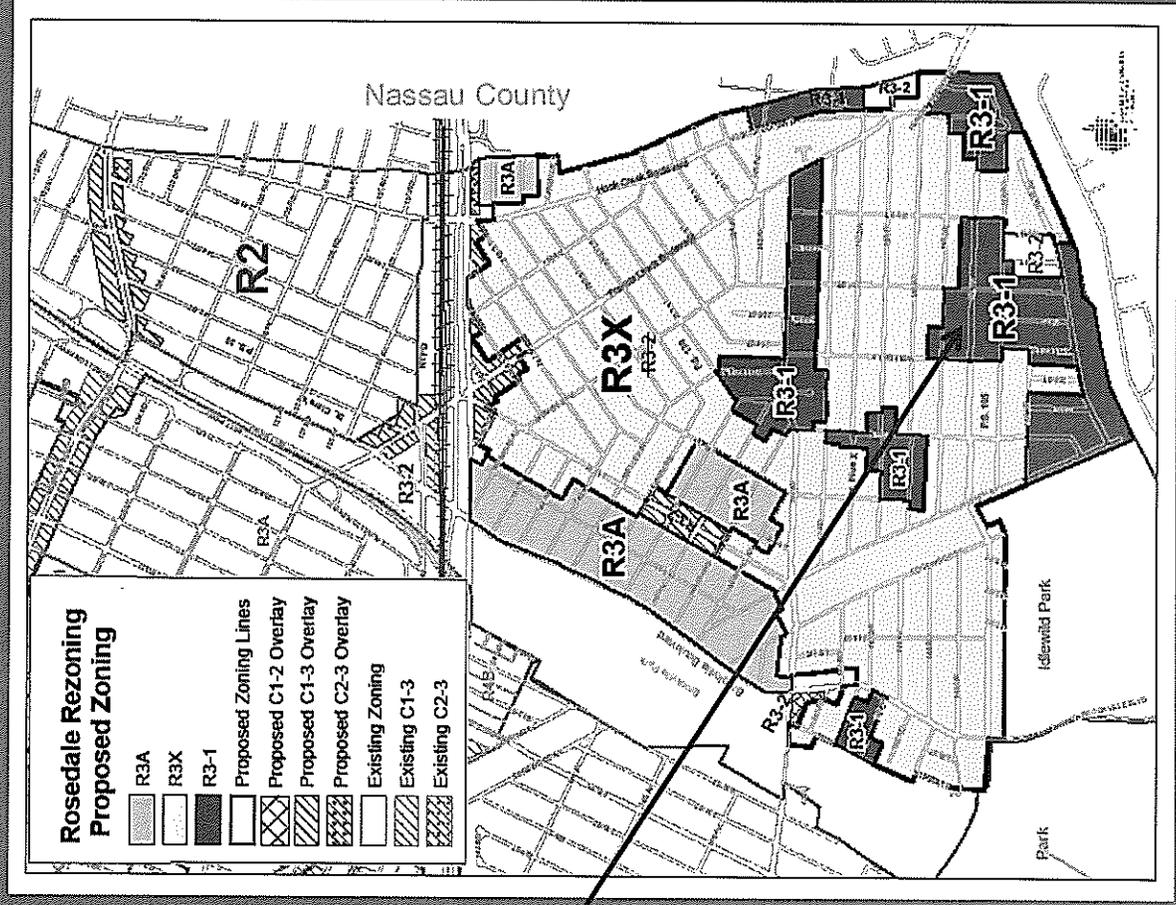
Rosedale Rezoning

Zoning Recommendations

R3-1



- 1 & 2 family detached and semi-detached
- 0.6 FAR
- 21' Maximum perimeter wall height
- 35' Maximum building height
- 15' front yard minimum

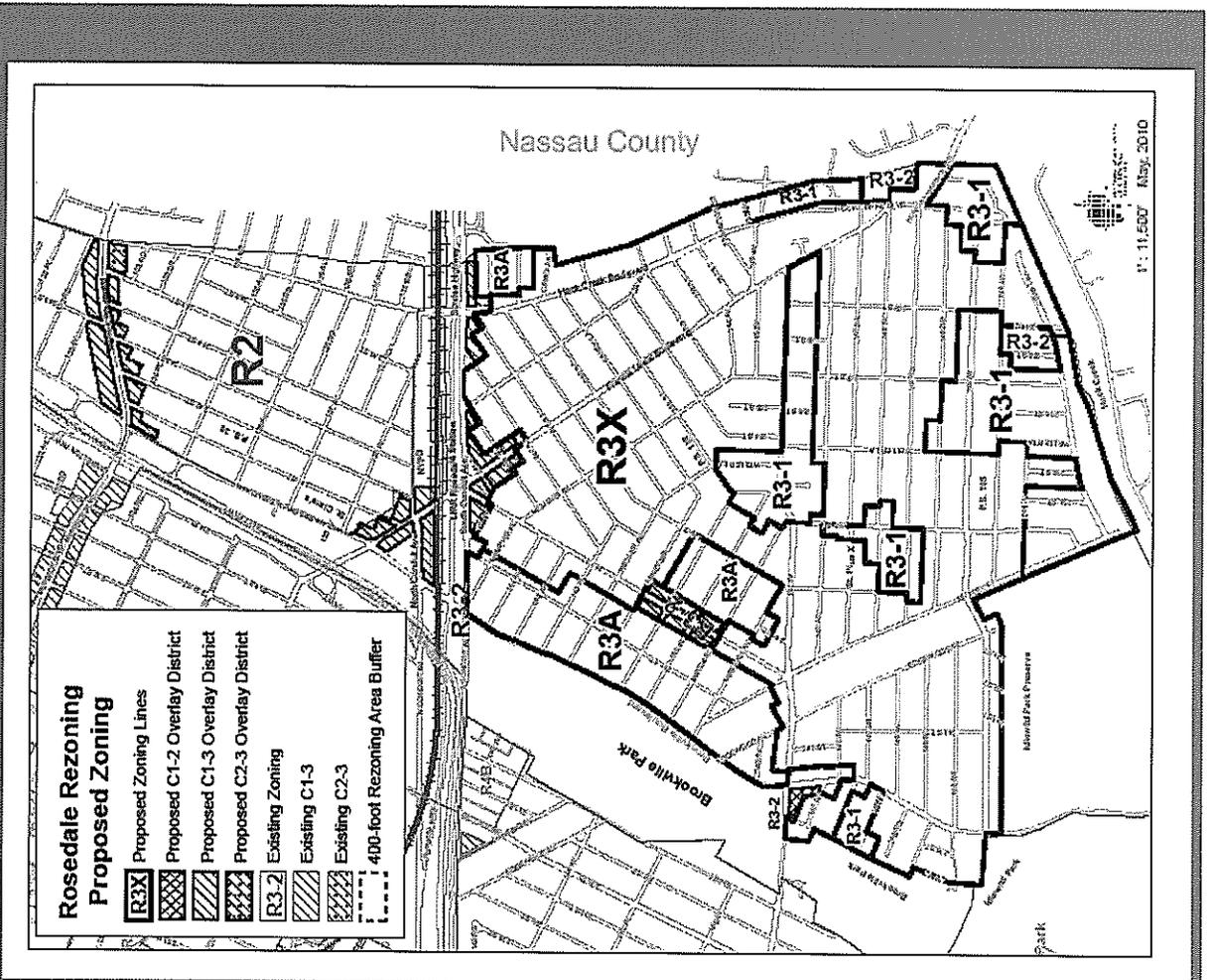


Rosedale Rezoning

Zoning Recommendations

Commercial Overlay Districts

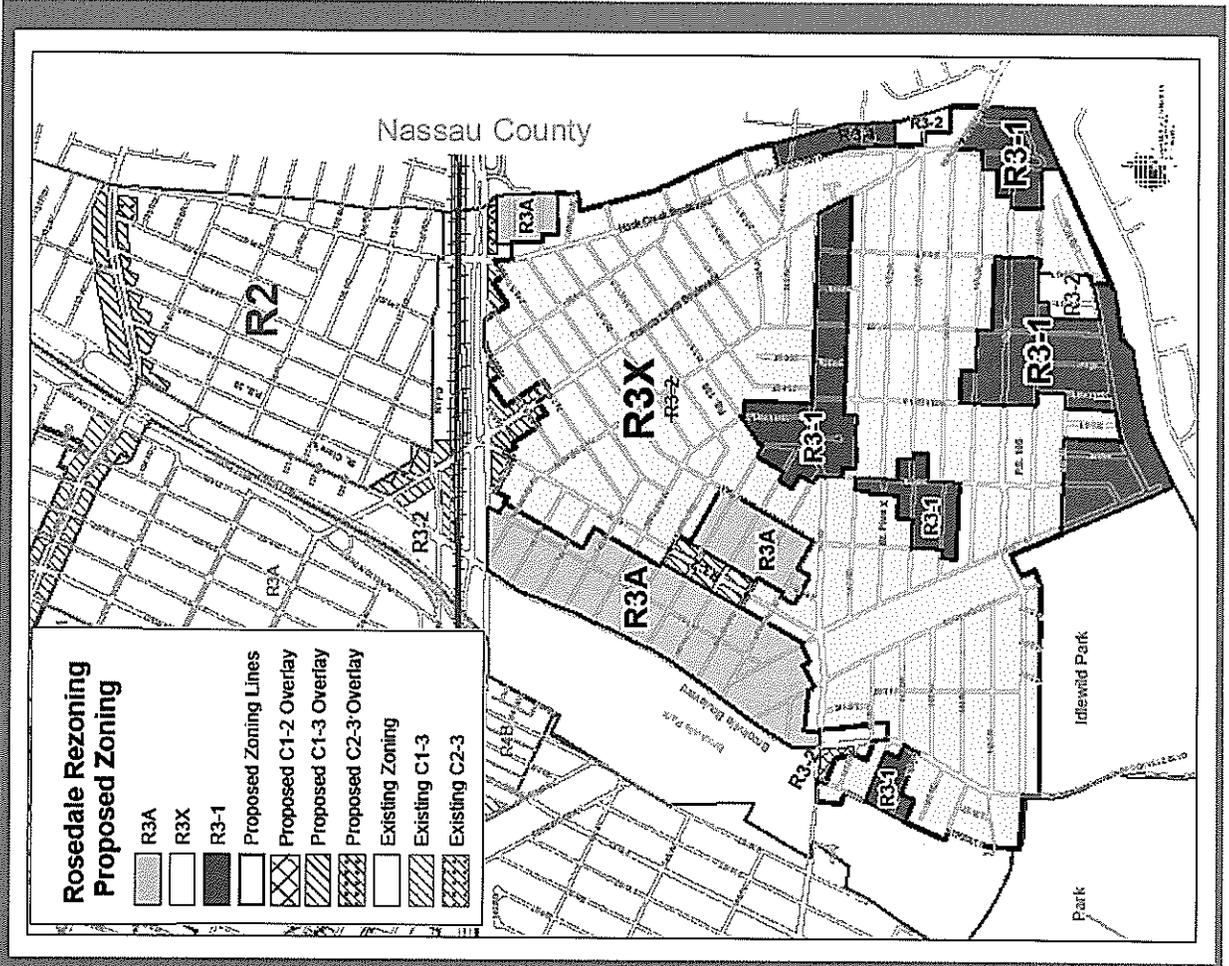
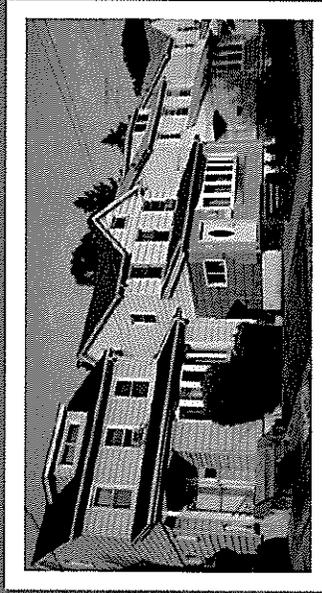
- Reinforce local retail uses
- Prevent commercial encroachment on residential streets



Rosedale Rezoning

Rezoning Objectives

- Protect neighborhood character
- Reflect and reinforce existing housing patterns and density
- Commercial overlay update to reflect use patterns



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JEROME AFFARIE 110

Address: 36-25 125th ST LIC

I represent HOOR CHILDREN

Address: 125th ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Sept 13, 2010

(PLEASE PRINT)

Name: SISTER TESA FITZGERALD

Address: 36-11 125th ST LIC NY 11106

I represent: HOOR CHILDREN

Address: 36-11 125th ST LIC NY 11106

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/13/10

(PLEASE PRINT)

Name: Marcie Resner

Address: Kramer Levin 1177 Ave of Americas

I represent: HOOR CHILDREN

Address: 1177 Ave of Americas

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9.13.10

(PLEASE PRINT)

Name: CHRIS FICALORA

Address: _____

I represent: Zipcar New York

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/13/2010

(PLEASE PRINT)

Name: WILLIAM PERKINS

Address: 259-69 148th Rd

I represent: ROSEDALE CIVIC ASSOCIATION INC.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 199 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DOUGLAS WOODWARD

Address: 1120 6th Ave, NY NY 10036

I represent: EDISON PROPERTIES

Address: SAME

Please complete this card and return to the Sergeant-at-Arms

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Rosedale Res. No. _____

in favor in opposition

Date: Sept 13, 2010

Name: Richard Hellenbrecht (PLEASE PRINT)

Address: 246-72 86 Rd., Bellerose

I represent: Comm Bd. 13 Q

Address: 219 41 Jamaica Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV199 Res. No. _____

in favor in opposition

Date: 9-13-10

Name: L. Nicolas Panderos (PLEASE PRINT)

Address: 4 Irving Place NY, NY 10007

I represent: Regional Plan Assoc.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LV199

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 13 Sept 10

Name: BRENDA LEVIN (PLEASE PRINT)

Address: 301 E. 48th St.

I represent: Myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

L.V. 199

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 09/13/10

(PLEASE PRINT)
Name: SARAH WATSON

Address: 42 BROADWAY SUITE 2010

I represent: CHPC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L199 Res. No. _____

in favor in opposition

Date: 9/13/10

(PLEASE PRINT)
Name: HOWARD SLATKIN

Address: _____

I represent: DEPARTMENT OF CITY PLANNING
DEPARTMENT OF CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L199 Res. No. _____

in favor in opposition

Date: 9/13/10

(PLEASE PRINT)
Name: STEPHEN JOHNSON

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ROSEDALE Res. No. _____
 in favor in opposition

Date: 9/13/10

(PLEASE PRINT)

Name: LIZ ERICO

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ROSEDALE Res. No. _____
 in favor in opposition

Date: 9/13/10

(PLEASE PRINT)

Name: JOHN YOUNG

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 9/13/10

(PLEASE PRINT)

Name: MARCO

Address: 604 10 AVE

I represent: ATRIO (P10-P10)

Address: 604 10 AVE

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jun Kumazawa

Address: 100 Lafayette St 100 Suite 204 NY, NY

I represent: ESKW/ Architect

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9.13.2010

(PLEASE PRINT)

Name: Benata Hill

Address: 36-30 12th St LIC Queens, NY 11106

I represent: Hour Children Sis Tesa Fitzgerald

Address: 36-11 12th St, LIC Queens, NY 11106

Please complete this card and return to the Sergeant-at-Arms