



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF**  
**THE LAND USE COMMITTEE**  
**FOR THE WEEK OF JUNE 18, 2012 - JUNE 22, 2012**

**LEROY G. COMRIE**, *Chair*, Land Use Committee

**MARK WEPRIN**, *Chair*, Subcommittee on Zoning and Franchises

**BRAD LANDER**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**STEPHEN LEVIN**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

<http://legistar.council.nyc.gov/Calendar.aspx>

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, June 19, 2012:**

### **L.U. NOS. 611 AND 612 ARE RELATED**

#### **L.U. No. 611**

#### **UPPER WEST SIDE NEIGHBORHOOD RETAIL STREETS**

**MANHATTAN CB - 07**

**N 120144 ZRM**

Application submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article XIII, Chapter 2 (Special Enhanced Commercial District), along Broadway, Amsterdam and Columbus avenues.

Matter in underline is new, to be added;

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

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

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

### **Article I: General Provisions**

#### **Chapter 1**

#### **Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

#### **11-12**

#### **Establishment of Districts**

\* \* \*

## 11-122

### Districts established

\* \* \*

### Special Purpose Districts

Establishment of the Special 125th Street District

\* \* \*

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

\* \* \*

~~Establishment of the Special Fourth Avenue Enhanced Commercial District~~

~~In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Fourth Avenue Enhanced Commercial District# is hereby established.~~

\* \* \*

### Chapter 2 - Construction of Language and Definitions

\* \* \*

## 12-10

### Definitions

\* \* \*

Special Enhanced Commercial District

The "Special Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2, apply.

\* \* \*

## ~~Special Fourth Avenue Enhanced Commercial District~~

~~The "Special Fourth Avenue Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2 apply.~~

\* \* \*

## **Chapter 4 – Sidewalk Cafe Regulations**

\* \* \*

### **14-44**

#### **Special Zoning Districts Where Certain Sidewalk Cafes are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
125 <sup>th</sup> Street District	Yes	Yes
Battery Park City District	Yes	Yes
Clinton District	Yes	Yes
<u>Enhanced Commercial District 2 (Columbus and Amsterdam Avenues)</u>	<u>Yes</u>	<u>Yes</u>
<u>Enhanced Commercial District 3 (Broadway)</u>	<u>Yes</u>	<u>Yes</u>
Limited Commercial District	No	No*
Lincoln Square District	No	Yes
Little Italy District	No	Yes
Lower Manhattan District	No	Yes**
Manhattanville Mixed Use District	No***	Yes
Transit Land Use District	Yes	Yes
Tribeca Mixed Use District	Yes	Yes
United Nations Development District	No	Yes

\* #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

\*\* #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

\*\*\* #Enclosed sidewalk cafes# are allowed in Subdistrict B

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<del>Fourth Avenue Enhanced Commercial District</del>	No	Yes
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
<u>Enhanced Commercial District 1 (Fourth Avenue)</u>	<u>No</u>	<u>Yes</u>
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District*	Yes	Yes
Sheepshead Bay District	No	Yes

\* #Sidewalk cafes# are not allowed on Ocean Parkway

\* \* \*

### Article XIII: Special Purpose Districts

\* \* \*

#### Chapter 2

#### Special ~~Fourth Avenue~~ Enhanced Commercial District

## GENERAL PURPOSES

The ~~#Special Fourth Avenue Enhanced Commercial District#~~, ~~in the Borough of Brooklyn~~, established in this Chapter of the Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the promotion and maintenance of a lively and engaging pedestrian experience along commercial avenues and the following specific purposes:

- (a) in #Special Enhanced Commercial District# 1, to enhance the ~~character~~ vitality of emerging commercial districts ~~the area~~ by ensuring that a majority of the ground floor space within buildings is occupied by commercial establishments that enliven the pedestrian experience along the street that ~~promote a lively and engaging pedestrian experience along Fourth Avenue~~;
- (b) in #Special Enhanced Commercial District# 2, to enhance the vitality of well-established commercial districts by ensuring that ground floor frontages continue to reflect the multi-store character that defines such commercial blocks;  
~~to limit the number of curb cuts along Fourth Avenue in order to minimize conflicts between vehicles and pedestrians; and~~
- (c) in #Special Enhanced Commercial District# 3, to enhance the vitality of well-established commercial districts by limiting the ground floor presence of inactive #street wall# frontages; and
- (d) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

### ~~132-01~~

#### **Definitions**

##### ~~Ground floor level~~

For the purposes of this Chapter, ~~“ground floor level” shall mean a #building’s#~~

~~lowest #story# located within 30 feet of the Fourth Avenue #street wall# of the #building#.~~

## **132-10**

### **GENERAL PROVISIONS**

The provisions of this Chapter shall apply to all #buildings# with ~~Fourth Avenue~~ #street# frontage along a #designated commercial street#.

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.

## **132-11**

### **Special Enhanced Commercial Districts Specified**

The #Special Enhanced Commercial District# is mapped in the following areas:

(a) #Special Enhanced Commercial District# 1: (11/29/11)

The #Special Enhanced Commercial District# 1 is established on the following #designated commercial streets# as indicated on the #zoning maps#:

(1) Fourth Avenue, in the Borough of Brooklyn, generally between 24<sup>th</sup> Street and Atlantic Avenue.

(b) #Special Enhanced Commercial District# 2: (date of adoption)

The #Special Enhanced Commercial District# 2 is established on the following #designated commercial streets# as indicated on the #zoning maps#:

(1) Amsterdam Avenue, in the Borough of Manhattan, generally between West 73<sup>rd</sup> Street and West 110<sup>th</sup> Street; and

(2) Columbus Avenue, in the Borough of Manhattan, generally between West 72<sup>nd</sup> Street and West 87<sup>th</sup> Street.

(c) #Special Enhanced Commercial\_7 District# 3: (date of adoption)



The #Special Enhanced Commercial District# 3 is established on the following #designated commercial streets# as indicated on the #zoning maps#:

- (1) Broadway, in the Borough of Manhattan, generally between West 72<sup>nd</sup> Street and West 110<sup>th</sup> Street.

## **132-12** **Definitions**

### Ground floor level

For the purposes of this Chapter, “ground floor level” shall mean a #building’s# lowest #story# located within 30 feet of the #building’s street wall# along a #designated commercial street#.

### Designated commercial street

For the purposes of this Chapter, “designated commercial street” shall be the portions of those #streets# specified in Section 132-11 (Special Enhanced Commercial Districts Specified).

## **132-13** **Applicability of Special Use, Transparency and Parking Regulations**

The special #use#, transparency and parking regulations of this Chapter shall apply to #buildings# in #Special Enhanced Commercial Districts# as designated in the following Table, except as otherwise provided in Sections 132-21, 132-31, and 132-41.

**SPECIAL REGULATIONS FOR ENHANCED COMMERCIAL DISTRICTS**

<u>#Special Enhanced Commercial District#</u>	<u>#Use# Regulations</u>					<u>Transparency Regulations</u>	<u>Parking Regulations</u>	
	<u>Minimum Percentage of #Commercial Uses# (132-22)</u>	<u>Minimum Number of Establishments (132-23)</u>	<u>Banks and loan offices (132-24(a))</u>	<u>Other non-residential# establishments (132-24(b))</u>	<u>#Residential# #lobbies (132-24(c))</u>	<u>Ground Floor Transparency (132-32)</u>	<u>Location of Parking Spaces (132-42)</u>	<u>Curb Cuts (132-43)</u>
<u>EC- 1 (Fourth Avenue, Brooklyn)</u>	<u>X</u>				<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>EC - 2 (Columbus and Amsterdam Avenues, Manhattan)</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		
<u>EC - 3 (Broadway, Manhattan)</u>			<u>X</u>		<u>X</u>	<u>X</u>		

**132-20  
SPECIAL USE REGULATIONS**

~~The special #use# regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.~~

~~The following shall be exempt from the #use# provisions of this Section:~~

- ~~(a) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and~~
- ~~(b) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.~~

The special #use# regulations of this Section, inclusive, shall apply to #buildings# in the #Special Enhanced Commercial Districts# designated in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), except as otherwise provided in Section 132-21 (Applicability of Use Regulations).

In all #Special Enhanced Commercial Districts#:

- (a) the finished floor of the #ground floor level# for #developments# or #ground floor level enlargements#, shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent sidewalk along a #designated commercial street#; and
- (b) where regulations apply to existing #buildings# in #Special Enhanced Commercial Districts# 2 and 3, constructed prior to (date of adoption), the finished floor of the #ground floor level# shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjacent sidewalk along a #designated commercial street#.

## **132-21**

### **Applicability of Use Regulations**

#### **~~Special Ground Floor Level Use Requirements in Commercial Districts~~**

~~In #Commercial Districts#, the following #use# provisions shall apply to the #ground floor level# of a #building#. In addition to these provisions, permitted #uses# shall comply with the provisions of Sections 132 30 (SPECIAL TRANSPARENCY REGULATIONS), and 132 40 (SPECIAL PARKING REGULATIONS).~~

~~(a) Mandatory commercial uses for a portion of the #ground floor level#~~

~~Mandatory #commercial use# regulations shall apply to an area of a #building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's# Fourth Avenue #street wall# and a depth equal to at least 30 feet, as measured from the Fourth Avenue #street wall#. Such an area on the #ground floor level# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, and 9A.~~

~~(b) Remaining portion of #ground floor level#~~

~~The remaining portion of the #ground floor level# shall be occupied by any non-#residential use# permitted by the underlying district regulations, except that:~~

~~(1) #residential# lobbies, and an associated vertical circulation core shall be permitted in such remaining area, provided that the #street wall# width of such lobbies shall not exceed 25 feet, as measured along the Fourth Avenue #street line#. In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and~~

~~(2) off-street parking spaces and entrances to such spaces shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).~~

~~(c) Location of #ground floor level#~~

~~The finished floor of the #ground floor level# shall be located not higher than two feet above nor lower than two feet below the as built level of the adjacent Fourth Avenue public sidewalk.~~

In #Special Enhanced Commercial Districts# the applicable special #use# provisions set forth in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations) shall apply as follows:

(a) Enhanced Commercial District 1

In the #Commercial Districts# located within the #Special Enhanced Commercial District# 1, the applicable special #use# provisions indicated in the Table in Section 132-13 shall apply to #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon a #designated commercial street#, except that such provisions shall not apply to #zoning lots# with a width of less than 20 feet, as measured along the #street line# of the #designated commercial street#, provided such #zoning lot# existed on November 29, 2011.

(b) Enhanced Commercial Districts 2 and 3

In #Special Enhanced Commercial Districts# 2 and 3, the applicable special #use# provisions indicated in the Table in Section 132-13 shall apply to all #buildings# with frontage along a #designated commercial street#, except that such provisions shall not apply to:

- (1) the portion of a #ground floor level# of a #building# containing a #commercial use# continuously existing since (date of adoption), where the average depth of such #commercial use# is less than 30 feet, as measured from the #street wall# of the #building# fronting upon the #designated commercial street#;
- (2) any establishment which has been lawfully issued a building permit on or before (date of adoption) authorizing “other construction”, as set forth in paragraph (c)(3) of Section 11-31 (General Provisions), that would create a #street wall# width exceeding the maximum #street wall# width set forth in Section 132-24, provided that such “other construction” is completed by (six months after date of adoption). However, where such establishment is located within a landmark #building# or within an Historic District designated by the Landmarks Preservation Commission, and a completed application has been filed at the Landmarks Preservation Commission on or before the (date of adoption), such “other construction” shall be completed within six months after a Certificate of Appropriateness or other permit approving the #building# design was obtained from the Landmarks Preservation Commission.

In the event that such “other construction” has been commenced but not completed before the applicable date set forth in this paragraph (b)(2), the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit. The Board may renew the building permit pursuant to the provisions set forth in paragraph (b) of Section 11-332 (Extension of period to complete construction); and

(3) in Enhanced Commercial District 2, the portion of a #ground floor level# of a #building# containing a food store, as listed in Use Group 6A, where at least 6,000 square feet of #floor area#, or #cellar# space utilized for retailing, is utilized for the sale of a general line of food and non-food grocery products, such as dairy, canned and frozen foods, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, intended for home preparation, consumption and utilization. Such retail space utilized for the sale of a general line of food and non food grocery products shall be distributed as follows:

(i) at least 3,000 square feet or 50 percent of such retail space, whichever is greater, shall be utilized for the sale of a general line of food products intended for home preparation, consumption and utilization; and

(ii) at least 2,000 square feet or 30 percent of such retail space, whichever is greater, shall be utilized for the sale of perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats, of which at least 500 square feet of such retail space shall be designated for the sale of fresh produce.

In addition, in #Special Enhanced Commercial Districts# 1, 2 and 3 the applicable special #use# provisions indicated in the Table in Section 132-13 shall not apply to any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

## 132-211

### Non-Conforming Uses

In #Special Enhanced Commercial Districts# 2 and 3, the regulations of Article V, Chapter 2 shall be modified as follows.

For the purposes of this Chapter, #non-conforming uses# shall include #ground floor level uses# exceeding the applicable maximum #street wall# widths set forth in Section 132-24 (Maximum Street Wall Width).

Any #ground floor level use# with a #non-conforming street wall# width may be continued or changed to another #use# permitted by the applicable district regulations, provided that such change of #use# does not create a new #non-conformance# or increase the degree of #non-conformance# with regard to the permitted #street wall# width of such proposed #use#. The discontinuance provisions of Section 52-60 shall not apply to such change of #use# within establishments with #non-conforming street wall# widths.

## **132-22**

### **Minimum Percentage of Commercial Uses**

#### **Special Ground Floor Level Use Requirements in Residence Districts**

~~In #Residence Districts#, all #uses# permitted by the underlying district regulations are permitted on the #ground floor level#, provided such #uses# comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), where applicable, and 132-40 (SPECIAL PARKING REGULATIONS).~~

In the applicable #Special Enhanced Commercial Districts# indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the #ground floor level street walls# of #buildings# fronting along a #designated commercial street#. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon a #designated commercial street#.

(a) Mandatory #commercial uses# for a portion of the #ground floor level#

Mandatory #commercial use# regulations shall apply to an area of a #building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's street wall# along a #designated commercial street# and a depth equal to at least 30 feet, as measured from the #street wall# along the #designated commercial street#. Such an area on the #ground floor level# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, or 9A.

(b) Remaining portion of #ground floor level#

The remaining portion of the #ground floor level# shall be occupied by any non-#residential use# permitted by the underlying district regulations, except that:

- (1) #residential# lobbies, and an associated vertical circulation core, shall be permitted in such remaining area, provided that such lobbies comply with the applicable maximum width provisions of paragraph (c) of Section 132-24 (Maximum Street Wall Width). In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and
- (2) off-street parking spaces and entrances to such spaces, where permitted, shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).

**132-23**

**Minimum Number of Establishments**

In the applicable #Special Enhanced Commercial Districts# indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the #ground floor level# of all #buildings# with #street# frontage along a #designated commercial street#.



For #zoning lots# with a #lot width# of 50 feet or more, as measured along the #street line# of the #designated commercial street#, a minimum of two non-#residential# establishments shall be required for every 50 feet of #street# frontage. In addition, each such #ground floor level# establishment shall have an average depth equal to at least 30 feet, as measured from the #street wall# along the #designated commercial street#. However, such depth requirement may be reduced where necessary in order to accommodate a vertical circulation core associated with a #residential# lobby.

## **132-24**

### **Maximum Street Wall Width**

In the applicable #Special Enhanced Commercial Districts# indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the #ground floor level# of all #buildings# with #street# frontage along a #designated commercial street#.

(a) Banks and loan offices

In the applicable #Special Enhanced Commercial Districts#, within 30 feet of a #building's street wall# along a #designated street#, the maximum #street wall# width of a bank or loan office, as listed in Use Group 6C, on a #ground floor level# shall not exceed 25 feet.

(b) Other non-#residential# establishments

In the applicable #Special Enhanced Commercial Districts#, the maximum #street wall# width of any non-#residential ground floor level# establishment, other than a bank or loan office, shall not exceed 40 feet, as measured along the #street line# of a #designated commercial street#.

(c) #Residential# lobbies

In the applicable #Special Enhanced Commercial Districts#, the maximum #street wall# width of any #ground floor level residential# lobby shall not exceed 25 feet, as measured along the #street line# of a #designated commercial street#.

## 132-30

### SPECIAL TRANSPARENCY REGULATIONS

~~The special transparency regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to portions of #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.~~

~~The following shall be exempt from the transparency provisions of this Section:~~

- ~~(a) #buildings# in #Residence Districts# where the #ground floor level# of such #buildings# contains #dwelling units# or #rooming units#; and~~
- ~~(b) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and~~
- ~~(c) any #community facility building# used exclusively for either a #school# or a house of worship.~~

The special transparency regulations of this Section, inclusive, shall apply to #buildings# in the #Special Enhanced Commercial Districts# indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), except as otherwise provided in Section 132-31 (Applicability of Transparency Regulations).

## 132-31

### Applicability of Transparency Regulations

#### ~~Special Ground Floor Level Transparency Requirements~~

~~The #ground floor level street wall# shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such #ground floor level street~~

~~wall# between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than two feet, six inches above the #curb level#, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.~~

~~However, where an entrance to an off street parking facility is permitted on Fourth Avenue in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.~~

In #Special Enhanced Commercial Districts#, the special transparency provisions indicated in the Table in Section 132-13 shall apply to #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon a #designated commercial street#, except that such provisions shall not apply:

- (a) to #zoning lots# in #Commercial Districts# with a width of less than 20 feet, as measured along the #street line# of a #designated commercial street#, provided such #zoning lots# existed on:
  - (1) November 29, 2011 for #Special Enhanced Commercial District# 1; and
  - (2) (date of adoption) for #Special Enhanced Commercial Districts# 2 and 3;
- (b) to any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4; and
- (c) in #Special Enhanced Commercial District# 1, to #buildings# in #Residence Districts# where the #ground floor level# contains #dwelling units# or #rooming units#.

## 132-32

### Ground Floor Level Transparency Requirements

In the applicable #Special Enhanced Commercial Districts#, as indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the special transparency regulations of this Section shall apply to the #ground floor level street walls# of #buildings# fronting along a #designated commercial street#. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon a #designated commercial street#.

The #ground floor level street wall# shall be glazed with transparent materials which may include #show windows#, transom windows or glazed portions of doors. Such transparent materials may be provided anywhere on such #ground floor level street wall#, except that:

- (a) transparent materials shall occupy at least 50 percent of the surface area of such #ground floor level street wall# between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Transparent materials provided to satisfy such 50 percent requirement shall:
  - (1) not begin higher than 2 feet, 6 inches above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers; and
  - (2) have a minimum width of two feet; and
- (b) the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.

However, where an entrance to an off-street parking facility is permitted on a #designated commercial street# in accordance with the provisions of Section 132-43 (Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.

## 132-40

### SPECIAL PARKING REGULATIONS

~~The provisions of this Section shall apply to all #buildings# with Fourth Avenue #street# frontage.~~

The special parking regulations of this Section, inclusive, shall apply to all #buildings# in the #Special Enhanced Commercial Districts# indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations).

## 132-41

### Applicability of Parking Regulations

#### ~~Special Location of Parking Spaces Requirements~~

~~All off street parking spaces shall be located within a #completely enclosed building#. Enclosed, off street parking spaces shall be permitted on the ground floor of a #building# only where they are located beyond 30 feet of such #building's# Fourth Avenue #street wall#. Entrances to such spaces along Fourth Avenue shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements).~~

In #Special Enhanced Commercial Districts#, the applicable special parking provisions indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations) shall apply to all #buildings# with frontage along a #designated commercial street#.

## 132-42

### Location of Parking Spaces

#### ~~Special Curb Cut Requirements~~

~~For #zoning lots# with frontage along Fourth Avenue and another #street#, curb cuts accessing off street parking spaces shall not be permitted along Fourth Avenue.~~

~~Curb cuts accessing off street parking spaces shall be permitted on Fourth Avenue only where such curb cut is located on a #zoning lot# that:~~

~~(a) is an #interior lot# fronting along Fourth Avenue;~~

~~(b) existed on (date of adoption);~~

~~(c) has a width of at least 60 feet, as measured along the Fourth Avenue #street line#;  
and~~

~~(d) has a #lot area# of at least 5,700 square feet.~~

In the applicable #Special Enhanced Commercial Districts#, as indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the ground floor of all #buildings# with #street# frontage along a #designated commercial street#.

All off-street parking spaces shall be located within a #completely enclosed building#.

Enclosed, off-street parking spaces shall be permitted on the ground floor of a #building# only where they are located beyond 30 feet of such #building's street wall# along a #designated commercial street#. Entrances to such spaces along a #designated commercial street# shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-43 (Curb Cut Requirements).

### **132-43**

#### **Curb Cut Requirements**

In the applicable #Special Enhanced Commercial Districts#, as indicated in the Table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the ground floor of all #buildings# with #street# frontage along a #designated commercial street#.

For #zoning lots# with frontage along a #designated commercial street# and another #street#, curb cuts accessing off-street parking spaces shall not be permitted along a #designated commercial street# .

Curb cuts accessing off-street parking spaces shall be permitted on a #designated commercial street# -only where such curb cut is located on a #zoning lot# that:

(a) is an #interior lot# fronting along a #designated commercial street#;

- (b) existed on November 29, 2011 in #Special Enhanced Commercial District# 1;
- (c) has a width of at least 60 feet, as measured along the #street line# of the #designated commercial street#; and
- (d) has a #lot area# of at least 5,700 square feet.

## **132-50**

### **CERTIFICATIONS AND AUTHORIZATIONS**

## **132-51**

### **Certification to Allow a Limited Increase in Street Wall Width**

In #Special Enhanced Commercial District# 2, an establishment may #extend#, thereby exceeding the maximum #street wall# width for non-#residential# establishments set forth in paragraph (b) of Section 132-24 (Maximum Street Wall Width), and may reduce the number of establishments required pursuant to 132-23 (Minimum Number of Establishments) upon certification by the Chairperson of the City Planning Commission to the Department of Buildings that:

- (a) the proposed establishment does not exceed a maximum #street wall# width of 60 feet;
- (b) the applicant has submitted an affidavit attesting to and including information that:
  - (1) at the time of application for #extension#, the #use# has existed within such #building# for a period of one year; and
  - (2) such existing establishment cannot #extend# without increasing the #street wall# width for such establishment because of:
    - (1) physical restrictions created by the #building# design, including, but not limited to the location of existing structural walls and vertical circulation cores;

(2) the presence of other #uses# with ongoing or expected occupancy within such #building#; or

(3) regulatory limitations; and

(c) the applicant has demonstrated that at the time of application not more than one non-#residential# establishment has a #street wall# width exceeding 40 feet on either the same #block# frontage containing the applicant's establishment, or on the #block# frontage directly across the #street# from the #block# containing such establishment, or on the #blocks# fronting on the #commercial street# immediately adjacent to the north and south of the #block# containing such applicant's establishment.

In order to demonstrate such conditions, the applicant shall:

(1) submit photographs or dimensioned elevation drawings to verify compliance with the conditions specified in this paragraph (c) ; and

(2) verify that at the time of application no other approved applications exist for certifications or authorizations under Section 132-50 (CERTIFICATIONS AND AUTHORIZATIONS) in the geographic boundaries set forth in this paragraph (c).

A copy of an application for certification pursuant to this Section shall be sent by the Department of City Planning to the affected Community Board, which may review such proposal and submit comments to the Chairperson of the City Planning Commission. If the Community Board elects to comment on such application, it must be done within 30 days of receipt of such application. The Chairperson will not act on such application until the Community Board's comments have been received, or the 30 day comment period has expired, whichever is earlier.

A certification granted pursuant to this Section shall automatically lapse if substantial construction in accordance with the plans for which such certification was granted, has not been completed within one year from the effective date of such certification.



**132-52**

**Authorization to Modify Maximum Street Wall Widths of Establishments**

In #Special Enhanced Commercial Districts# 2 and 3, the City Planning Commission may authorize a modification of the maximum #street wall# width of non-#residential# establishments, as set forth in paragraphs (a) and (b) of Section 132-24 (Maximum Street Wall Width), provided the Commission finds that:

- (a) such additional frontage space is required for the operation of such proposed #use#, and such #use# cannot be reasonably configured within the permitted #street wall# width; or
- (b) a high ground floor vacancy rate exists within a reasonable distance of the proposed #use#, and such high vacancy rate is a consequence of adverse market conditions.

The land use application for an authorization pursuant to this Section shall be sent to the applicable Community Board. If the Community Board elects to comment on such application, it must be done within 30 days of receipt of such application. The Chairperson will not act on such application until the Community Board's comments have been received, or the 30 day comment period has expired, whichever is earlier.

**L.U. No. 612**

**UPPER WEST SIDE NEIGHBORHOOD RETAIL STREETS**

**MANHATTAN CB - 07**

**C 120145 ZMM**

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, Sections Nos. 5d & 8c:

1. establishing within an existing R10A District a C1-5 District bounded by West 77<sup>th</sup> Street, a line 100 feet easterly of Columbus Avenue, a line midway between West 76<sup>th</sup> Street and West 77<sup>th</sup> Street, and Columbus Avenue;
2. establishing a Special Enhanced Commercial District- 2 (EC-2) bounded by:
  - a. Cathedral Parkway, Amsterdam Avenue, West 109<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, West 105<sup>th</sup> Street, Amsterdam

Avenue, West 103<sup>rd</sup> Street, and a line 100 feet westerly of Amsterdam Avenue;

- b. West 102<sup>nd</sup> Street, Amsterdam Avenue, West 101<sup>st</sup> Street, and a line 100 feet westerly of Amsterdam Avenue;
  - c. West 100<sup>th</sup> Street, Amsterdam Avenue, West 87<sup>th</sup> Street, a line 100 feet easterly of Amsterdam Avenue, West 73<sup>rd</sup> Street, Amsterdam Avenue, West 75<sup>th</sup> Street, and a line 100 feet westerly of Amsterdam Avenue; and
  - d. West 87<sup>th</sup> Street, a line 100 feet easterly of Columbus Avenue, West 81<sup>st</sup> Street, Columbus Avenue, West 77<sup>th</sup> Street, a line 100 feet easterly of Columbus Avenue, West 72<sup>nd</sup> Street, Columbus Avenue, a line midway between West 72<sup>nd</sup> Street and West 73<sup>rd</sup> Street, and a line 100 feet westerly of Columbus Avenue; and
3. establishing a Special Enhanced Commercial District- 3 (EC-3) bounded by Cathedral Parkway, a line 100 feet easterly of Broadway, West 78<sup>th</sup> Street, a line 100 feet westerly of Amsterdam Avenue, West 75<sup>th</sup> Street, Amsterdam Avenue, West 74<sup>th</sup> Street, Broadway, West 72<sup>nd</sup> Street, a line 100 feet westerly of Broadway, West 105<sup>th</sup> Street, West End Avenue, West 107<sup>th</sup> Street, and a line 100 feet westerly of Broadway.

as shown in a diagram (for illustrative purposes only) dated January 3, 2012.

**L.U. No. 621**

**WOODHAVEN-RICHMOND HILL REZONING**

**QUEENS CB - 09**

**C 120195 ZMQ**

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. 14b, 14d, 17c, 18a, and 18c:

1. eliminating from an existing R3-1 District a C1-2 District bounded by a line 100 feet northerly of Jamaica Avenue, 85<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, Woodhaven Boulevard, 86<sup>th</sup> Drive, 94<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, 98<sup>th</sup> Street, a line 150 feet southerly of Jamaica Avenue, 85<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, 80<sup>th</sup> Street, Jamaica Avenue, and 80<sup>th</sup> Street;
2. eliminating from an existing R3-1 District a C2-2 District bounded by:
  - a. a line 100 feet northerly of Jamaica Avenue, 76<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, 80<sup>th</sup> Street, Jamaica Avenue, 80<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, 78<sup>th</sup> Street, a line 150 feet southerly of Jamaica Avenue, 75<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, and Dexter Court and its southerly centerline prolongation;
  - b. a line 150 feet northwesterly of Atlantic Avenue, 112<sup>th</sup> Street, a line 100 feet northwesterly of Atlantic Avenue, and 108<sup>th</sup> Street; and
  - c. and a line 150 feet northwesterly of Atlantic Avenue, 121<sup>st</sup> Street, a line 100 feet northwesterly of Atlantic Avenue, and 114<sup>th</sup> Street;
3. eliminating from an existing R5 District a C2-2 District bounded by a line 100 feet northwesterly of Atlantic Avenue, 121<sup>st</sup> Street, Atlantic Avenue, Lefferts Boulevard, 94<sup>th</sup> Avenue, 120<sup>th</sup> Street, a line 150 feet southeasterly of 94<sup>th</sup> Avenue, Lefferts Boulevard, a line 150 feet southeasterly of Atlantic Avenue, 107<sup>th</sup> Street, Atlantic Avenue, and 108<sup>th</sup> Street;

4. changing from an R3-1 District to an R3A District property bounded by:
  - a. a line 100 feet southerly of Jamaica Avenue, a line 80 feet northeasterly of 90<sup>th</sup> Street, 88<sup>th</sup> Avenue, a line 100 feet southwesterly of Woodhaven Boulevard, 89<sup>th</sup> Avenue, Woodhaven Boulevard, 91<sup>st</sup> Avenue, 88<sup>th</sup> Street, a line 80 feet northerly of 91<sup>st</sup> Avenue, and a line midway between 88<sup>th</sup> Street and 89<sup>th</sup> Street; and
  - b. Park Lane South, the northeasterly boundary line of the Long Island Railroad right-of-way (Rockaway Beach Division), a line 100 feet northerly of Jamaica Avenue, 98<sup>th</sup> Street, a line 250 feet northerly of Jamaica Avenue, and a line 100 feet easterly of 96<sup>th</sup> Street;
5. changing from an R3-1 District to an R3X District property bounded by:
  - a. Park Lane South, 89<sup>th</sup> Street, a line 150 feet southerly of 85<sup>th</sup> Road, a line midway between 88<sup>th</sup> Street and 89<sup>th</sup> Street, a line 100 feet northerly of Jamaica Avenue, 86<sup>th</sup> Street, 86<sup>th</sup> Avenue, a line 290 feet northeasterly of Forest Parkway, a line 100 feet northerly of Jamaica Avenue, Forest Parkway, southeasterly street line of 86<sup>th</sup> Road and its northeasterly prolongation, and a line 100 feet southwesterly of Forest Parkway;
  - b. Park Lane South, a line 100 feet easterly of 96<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, 96<sup>th</sup> Street, a line 100 feet southerly of 86<sup>th</sup> Road, 94<sup>th</sup> Street, 86<sup>th</sup> Drive, Woodhaven Boulevard, 86<sup>th</sup> Road, 91<sup>st</sup> Street, a line 150 feet northerly of 85<sup>th</sup> Road, and a line midway between 91<sup>st</sup> Street and 90<sup>th</sup> Street; and
  - c. a line 100 feet southerly of Jamaica Avenue, 98<sup>th</sup> Street, a line 175 feet southerly of Jamaica Avenue, a line 140 feet northeasterly of 98<sup>th</sup> Street, a line 225 feet southeasterly of 91<sup>st</sup> Avenue, 98<sup>th</sup> Street, a line 100 feet northwesterly of Atlantic Avenue, 96<sup>th</sup> Street, 91<sup>st</sup> Avenue, 96<sup>th</sup> Street, 89<sup>th</sup> Avenue, and Woodhaven Boulevard;
6. changing from an R5 District to an R4-1 District property bounded by:
  - a. 95<sup>th</sup> Avenue, 104<sup>th</sup> Street, 94<sup>th</sup> Avenue, a line 90 feet northeasterly of 104<sup>th</sup> Street, 95<sup>th</sup> Avenue, a line midway between 106<sup>th</sup> Street and 105<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, and 102<sup>nd</sup> Street;

- b. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, a line midway between 112<sup>th</sup> Street and 113<sup>th</sup> Street, a line 100 feet northwesterly of 103<sup>rd</sup> Avenue, and a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street; and
  - c. Atlantic Avenue, 124<sup>th</sup> Street, a line 100 feet northwesterly of 95<sup>th</sup> Avenue, and 121<sup>st</sup> Street;
7. changing from an M1-1 District to an R4-1 District property bounded by 94<sup>th</sup> Avenue, 104<sup>th</sup> Street, 95<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
8. changing from an R3-1 District to an R4A District property bounded by a line 100 feet southeasterly of Jamaica Avenue, a line midway between 114<sup>th</sup> Street and 115<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 115<sup>th</sup> Street distant 290 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jamaica Avenue and the southwesterly street line of 115<sup>th</sup> Street, 115<sup>th</sup> Street, a line 200 feet southeasterly of Jamaica Avenue, 116<sup>th</sup> Street, a line 100 feet southeasterly of Jamaica Avenue, Lefferts Boulevard, 89<sup>th</sup> Avenue, 121<sup>st</sup> Street, a line 100 feet northwesterly of Atlantic Avenue, 112<sup>th</sup> Street, 89<sup>th</sup> Avenue and its southwesterly centerline prolongation, and 113<sup>th</sup> Street;
9. changing from an R5 District to an R4A District property bounded by:
- a. Atlantic Avenue, 96<sup>th</sup> Street, 95<sup>th</sup> Avenue, and Woodhaven Boulevard;
  - b. 94<sup>th</sup> Avenue, 106<sup>th</sup> Street, a line 100 feet southeasterly of Atlantic Avenue, Lefferts Boulevard, a line 200 feet northwesterly of 95<sup>th</sup> Avenue, 120<sup>th</sup> Street, a line 150 feet northwesterly of 95<sup>th</sup> Avenue, 121<sup>st</sup> Street, a line 100 feet southeasterly of 95<sup>th</sup> Avenue, 124<sup>th</sup> Street, 94<sup>th</sup> Avenue, 125<sup>th</sup> Street, Atlantic Avenue, 127<sup>th</sup> Street, 94<sup>th</sup> Avenue, 129<sup>th</sup> Street, a line 150 feet southeasterly of Atlantic Avenue, 130<sup>th</sup> Street, a line 100 feet southeasterly of Atlantic Avenue, a line 100 feet northeasterly of 134<sup>th</sup> Street, a line 100 feet northwesterly of 95<sup>th</sup> Avenue, a line 100 feet southwesterly of the Van Wyck Expressway, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, a line midway between 105<sup>th</sup> Street and 106<sup>th</sup> Street, 95<sup>th</sup> Avenue, and a line 90 feet northeasterly of 104<sup>th</sup> Street; and

- c. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 135<sup>th</sup> Street, 102<sup>nd</sup> Avenue, Van Wyck Expressway, a line 100 feet northwesterly of 103<sup>rd</sup> Avenue, 133<sup>rd</sup> Street, 103<sup>rd</sup> Avenue, 127<sup>th</sup> Street, a line 90 feet northwesterly of 103<sup>rd</sup> Avenue, 114<sup>th</sup> Street, a line 100 feet northwesterly of 103<sup>rd</sup> Avenue, and a line midway between 112<sup>th</sup> Street and 113<sup>th</sup> Street;
10. changing from an R5 District to an R4B District property bounded by a line 100 feet northwesterly of 95<sup>th</sup> Avenue, 124<sup>th</sup> Street, a line 100 feet southeasterly of 95<sup>th</sup> Avenue, and 121<sup>st</sup> Street;
11. changing from an R3-1 District to an R6A District property bounded by:
  - a. a line 100 feet northerly of Jamaica Avenue, a line 85 feet westerly of 76<sup>th</sup> Street, a line 100 feet northerly of Jamaica Avenue, Woodhaven Boulevard, 86<sup>th</sup> Drive, 94<sup>th</sup> Street-, a line 100 feet southerly of 86<sup>th</sup> Road, 96<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, a line 100 feet easterly of 96<sup>th</sup> Street, a line 250 feet northerly of Jamaica Avenue, 98<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, and Dexter Court and its southerly centerline prolongation;
  - b. a line 150 feet southerly of Jamaica Avenue, a line 100 feet southwesteryly of 102<sup>nd</sup> Street, a line 175 feet southerly of Jamaica Avenue, and 98<sup>th</sup> Street; and
  - c. a line 100 feet southeasterly of Jamaica Avenue, 116<sup>th</sup> Street, a line 200 feet southeasterly of Jamaica Avenue, 115<sup>th</sup> Street, a line perpendicular to the southwesteryly street line of 115<sup>th</sup> Street distant 290 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jamaica Avenue and the southwesteryly street line of 115<sup>th</sup> Street, and a line midway between 114<sup>th</sup> Street and 115<sup>th</sup> Street;
12. changing from an R3-2 District to an R6A District property bounded by a line 130 feet northerly of Jamaica Avenue, a line 85 feet westerly of 76<sup>th</sup> Street, a line 100 feet northerly of Jamaica Avenue; and Dexter Court;

13. changing from an R5 District to an R6A District property bounded by a line midway between 93<sup>rd</sup> Avenue and Atlantic Avenue and its northeasterly prolongation, 108<sup>th</sup> Street, a line 100 feet northwesterly of Atlantic Avenue, 121<sup>st</sup> Street, Atlantic Avenue, Lefferts Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 106<sup>th</sup> Street, 94<sup>th</sup> Avenue, and a line 100 feet northeasterly of 104<sup>th</sup> Street;
14. changing from a C8-1 District to an R6A District property bounded by:
  - a. Jamaica Avenue, the southerly prolongation of Dexter Court, a line 100 feet southerly of Jamaica Avenue, and Eldert Lane; and
  - b. a line 100 feet northerly of Jamaica Avenue, the northeasterly boundary line of the Long Island Railroad right-of-way (Rockaway Beach Division), a line perpendicular to the southwesterly street line of 101<sup>st</sup> Street distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue to the southwesterly street line of 101<sup>st</sup> Street, 101<sup>st</sup> Street, Jamaica Avenue, a line 100 feet southwesterly of 102<sup>nd</sup> Street, a line 150 feet southerly of Jamaica Avenue, and 98<sup>th</sup> Street;
15. establishing within a proposed R4A District a C2-3 District bounded by a line 150 feet southeasterly of Jamaica Avenue, Lefferts Boulevard, a line 535 feet southeasterly of Jamaica Avenue, and a line midway between Lefferts Boulevard and 118<sup>th</sup> Street;
16. establishing within an existing R5 District a C2-3 District bounded by:
  - a. 94<sup>th</sup> Avenue, 120<sup>th</sup> Street, a line 100 feet southeasterly of 94<sup>th</sup> Avenue, and Lefferts Boulevard;
  - b. Atlantic Avenue, a line 100 feet northeasterly of 130<sup>th</sup> Street, a line 100 feet southeasterly of Atlantic Avenue, 129<sup>th</sup> Street, 94<sup>th</sup> Avenue, and 127<sup>th</sup> Street;
  - c. Atlantic Avenue, 134<sup>th</sup> Street, a line 100 feet southeasterly of Atlantic Avenue, and 133<sup>rd</sup> Street; and
  - d. a line 100 feet southeasterly of Atlantic Avenue, the

southwesterly service road of Van Wyck Expressway, a line 100 feet southeasterly of 95<sup>th</sup> Avenue, a line 100 feet southwesterly of Van Wyck Expressway, and a line 100 feet northwesterly of 95<sup>th</sup> Avenue, and a line 100 feet northeasterly of 134<sup>th</sup> Street;

17. establishing within a proposed R6A District a C1-4 District bounded by a line 100 feet northerly of Jamaica Avenue, Woodhaven Boulevard, 86<sup>th</sup> Drive, 94<sup>th</sup> Street, a line 100 feet southerly of 86<sup>th</sup> Road, 96<sup>th</sup> Street, a line 100 feet northerly of Jamaica Avenue, 98<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, 80<sup>th</sup> Street, Jamaica Avenue, and 80<sup>th</sup> Street;
18. establishing within a proposed R6A District a C2-3 District bounded by a line midway between 93<sup>rd</sup> Avenue and Atlantic Avenue and its northeasterly prolongation, 108<sup>th</sup> Street, a line 100 feet northwesterly of Atlantic Avenue, 121<sup>st</sup> Street, Atlantic Avenue, Lefferts Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 106<sup>th</sup> Street, Atlantic Avenue, and a line 100 feet northeasterly of 104<sup>th</sup> Street; and
19. establishing within a proposed R6A District a C2-4 District bounded by:
  - a. Jamaica Avenue, Dexter Court, a line 130 feet northerly of Jamaica Avenue, a line 85 feet westerly of 76<sup>th</sup> Street, a line 100 feet northerly of Jamaica Avenue, 80<sup>th</sup> Street, Jamaica Avenue, 80<sup>th</sup> Street, a line 100 feet southerly of Jamaica Avenue, and Eldert Lane; and
  - b. a line 100 feet northerly of Jamaica Avenue, the northeasterly boundary line of the Long Island Railroad right-of-way (Rockaway Beach Division), a line perpendicular to the southwesterly street line of 101<sup>st</sup> Street distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue to the southwesterly street line of 101<sup>st</sup> Street, 101<sup>st</sup> Street, Jamaica Avenue, a line 100 feet southwesterly of 1 02<sup>nd</sup> Street, a line 175 feet southerly of Jamaica Avenue, and 98<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated February 27, 2012, and subject to the conditions of CEQR Declaration E-281.



## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, June 19, 2012:**

### **L.U. No. 622**

#### **32 DOMINICK STREET HOUSE**

**MANHATTAN CB - 02**

**20125554 HKM (N 120263 HKM)**

Designation (List No. 453/LP-2480) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 32 Dominick Street House (Tax Map Block 578, Lot 64), as an historic landmark.

### **L.U. No. 623**

#### **34 DOMINICK STREET HOUSE**

**MANHATTAN CB - 02**

**20125555 HKM (N 120264 HKM)**

Designation (List No. 453/LP-2481) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 34 Dominick Street House (Tax Map Block 578, Lot 63), as an historic landmark.

### **L.U. No. 624**

#### **36 DOMINICK STREET HOUSE**

**MANHATTAN CB - 02**

**20125556 HKM (N 120265 HKM)**

Designation (List No. 453/LP-2482) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 36 Dominick Street House (Tax Map Block 578, Lot 62), as an historic landmark.

### **L.U. No. 625**

**DENNISON AND LYDIA WOOD HOUSE**

**MANHATTAN CB - 02**

**20125557 HKM (N 120266 HKM)**

Designation (List No. 453/LP-2486) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Dennison and Lydia Wood House, located at 310 Spring Street (Tax Map Block 594, Lot 34), as an historic landmark.

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**SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions public hearing scheduled for **Tuesday, June 19, 2012 at 1:00 P.M.** in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, **has been DEFERRED.**

**L.U. No. 627**

Proposals subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Projects are consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the projects as Urban<sub>33</sub>Development Action Area Projects

pursuant to Section 694 of the General Municipal Law; and

5. Approve an exemption of the project from real property pursuant to Section 577 of the Private Housing Finance Law:

<b>L.U. No.</b>	<b>Non-ULURP No.</b>	<b>Address</b>	<b>Block/Lot</b>	<b>Program</b>	<b>CB</b>	<b>Tax Exemption</b>
<b>627</b>	20125696 HAM	165 West 80 <sup>th</sup> Street Manhattan	1211/7	Multifamily Preservation Loan	7	Section 577



## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, June 21, 2012**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, June 19, 2012, and conduct such other business as may be necessary.