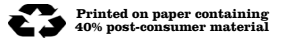




THE CITY RECORD

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THE CITY RECORD MICHAEL R. BLOOMBERG, Mayor

MARTHA K. HIRST, Commissioner, Department of Citywide Administrative Services.
ELI BLACHMAN, Editor of The City Record.

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BRONX BOROUGH PRESIDENT

■ PUBLIC HEARINGS

A PUBLIC HEARING IS being called by the President of the Borough of The Bronx, Honorable Adolfo Carrion, Jr. on Tuesday, December 9, 2008 at 10:00 A.M. in the office of the Borough President, 198 East 161st Street, (one block east of the Grand Concourse) 2nd Floor, The Bronx, New York 10451, on the following items:

CD 3-ULURP APPLICATION NO: C 090073 HAX - IN THE MATTER of an application submitted by the Department of Housing Preservation and Development (HPD):

- Pursuant to Article 16 of the General Municipal Law of New York State for:
 - The designation of property located at 1157 Fulton Avenue (Block 2609, Lot 54), as an Urban Development Action Area; and
 - An Urban Development Action Area Project for such area; and
- Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

To the rehabilitation of an existing four-story residential building, tentatively known as 1157 Fulton Avenue, with approximately 13 residential units.

CD 4-ULURP APPLICATION NO: C 090153 PPX - IN THE MATTER of an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking and accessory uses:

| BLOCK | LOT |
|-------|--------|
| 2539 | 29 |
| 2539 | 175 |
| 2539 | 191 |
| 2539 | 193 |
| 2539 | 504 |
| 2539 | p/o 32 |

CD 8-ULURP APPLICATION NO: C 0800014 MMX - IN THE MATTER of an application submitted by the New York City Economic Development Corporation (EDC), and Kingsbridge 230th LLC, pursuant to Sections 197-c and 201 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 Kimberly Place, east of Broadway;
- Any adjustments of grades necessitated thereby; and
- Any acquisition of disposition of real properties related thereto,

Community District 8, Borough of The Bronx, in accordance with Map No. 13121 dated April 14, 2008, and signed by the Borough President.

CD 8-ULURP APPLICATION NO: C 090146 ZMX - IN THE MATTER of an application submitted by Kingsbridge 230th LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. Eliminating from within an existing R6 District a C2-3 District bounded by Verveelen Place, the northwesterly boundary line of a Rail Road right-of-way, West 230th Street, and Broadway; and

2. Changing from an R6 District to a C4-4 District property bounded by Verveelen Place and its southeasterly centerline prolongation, the Major Deegan Expressway, West 230th Street and its southeasterly centerline prolongation, and Broadway;

Borough of the Bronx, Community District 8, as shown on a map (for illustrative purposes only) dated October 27, 2008.

CD 8-ULURP APPLICATION NO: C 090147 PPX - IN THE MATTER of an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on Block 3266, Lot 13 pursuant to zoning.

d2-8

QUEENS BOROUGH PRESIDENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Helen Marshall, on Thursday, December 4, 2008 at 10:30 A.M., in the Borough Presidents Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424, on the following items:

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, TDD users should call (718) 286-2656, no later than FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

CD13 - BSA# 863-48 BZ - IN THE MATTER of an application submitted by Alfonso Duarte on behalf of Dilip Datta pursuant to Section 11-411 of the NYC Zoning Resolution, to extend the term of an existing variance for an additional period of ten (10) years for the continued use of an existing gasoline service station in an R2 district located at 259-16 Union Turnpike, Block 8676, Lot 1, Zoning Map 11d, Glen Oaks, Borough of Queens.

CD11 - BSA# 259-08 BZ - IN THE MATTER of an application submitted by Jeffrey A. Chester, Esq on behalf of AAC

Douglaston Plaza LLC, pursuant to Section 72-21 of the NYC Zoning Resolution, for an area variance to increase the degree of non-conformity of an existing supermarket use (Use Group 6) in an R4 district located at 242-02 61st Avenue, Block 8286, Lot 185, Zoning Map 11b, Douglaston, Borough of Queens.

CD07 - ULURP #090111 PCQ - IN THE MATTER of an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property for use as an asphalt plant in an M3-1 district, located 130-31 Northern Boulevard, Block 1791, Lots 52, 68, and 72, Zoning Map 10a, Flushing, Borough of Queens.

CD03 - ULURP #090112ZMQ - 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 to contextually rezone all or portions approximately one-hundred (100) blocks of an area generally bounded by Roosevelt Avenue, 114th Street, Astoria Boulevard, 32nd Avenue, and 91st Street, zoning maps 9d, 10a, 10b, North Corona, Borough of Queens.

n28-d4

CITY COUNCIL

■ HEARINGS

HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON TUESDAY, DECEMBER 9, 2008, AT 10:30 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTER:

Appointment

- M-1211, Communication from the Kings County Democratic Committee recommending the name of Julie Dent to the Council, regarding her re-appointment to the New York City Board of Elections pursuant to § 3-204 of the *New York State Election Law*. Should the Council re-appoint Ms. Dent, she will serve a four-year term that begins on January 1, 2009 and ends on December 31, 2012.

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

A Calendar of speakers will be established in advance. Persons interested in being heard should write to the Honorable Christine C. Quinn, Speaker of the City Council, City Hall, New York, New York 10007, setting forth their name, representation and viewpoints

Michael McSweeney
Acting City Clerk, Clerk of the Council

d3-9

CITY PLANNING COMMISSION

■ PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, December 17, 2008, commencing at 10:00 A.M.

BOROUGH OF THE BRONX

No. 1

EAST 181ST STREET CITY MAP CHANGE

CD 6 C 050187 MMX IN THE MATTER OF an application, submitted by the New York City Department of Transportation, 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 East 181st Street between Webster Avenue and Park Avenue West;
- any adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 13108 dated May 5, 2008, and signed by the Borough President.

**Nos. 2 & 3
PSAC II
No. 2**

CD 11 C 090070 PCX
IN THE MATTER OF an application submitted by the Police Department, the Fire Department, the Department of Information Technology and Telecommunications, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 1200 Waters Place (Block 4226, Lots 75 and p/o Lots 40 and 55) for use as a public safety answering center.

No. 3

CD 11 C 080197 MMX
IN THE MATTER OF an application, submitted by the Police Department, Fire Department, Department of Information, Technology and Telecommunications, Department of Design and Construction, and Department of Citywide Administrative Services, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Marconi Street north of Waters Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 13122 dated August 11, 2008, and signed by the Borough President.

NOTICE

On Wednesday, December 17, 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the Police Department in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the site selection and acquisition of privately-owned property and an amendment to city map to establish ‘Marconi Street’ to facilitate the construction of a second emergency communications 911 center to be located at 1200 Waters Place (Block 4226, Lot 75 and p/o Lots 40 and 55), within Bronx Community District 11.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07NPD004X.

**BOROUGH OF MANHATTAN
No. 4
ERBOGRAPH APARTMENTS**

CD 10 N 090144 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 203 West 146th Street (Block 2032, Lot 23), Site 23 of the Bradhurst Urban Renewal Area, as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area;

to facilitate development of an eight-story, mixed-use building, tentatively known as Erbograph Apartments, with approximately 65 residential units, to be developed under the U.S. Department of Housing and Urban Development’s Section 202 Supportive Housing for the Elderly Program.

No. 5

PUERTO RICAN TRAVELING THEATER COMPANY DISPOSITION

CD 4 C 090072 PPM
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition to 303 West 46th Street, LLC of a negative easement interest and the removal of a community facility use only restriction from the unused development rights on city-owned property located at 304 West 47th Street (Block 1037, Lot 37).

BOROUGH OF QUEENS

**Nos. 6 & 7
FOREST HILLS SOUTH REZONING
No. 6**

CD 6 N 090103 ZRQ
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, creating the Special Forest Hills District in Article VIII, Chapter 6, and amending related sections of the Zoning Resolution.

Matter in underline is new, to be added
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in 12-10 or
* * * indicates where unchanged text appears in the Zoning

Resolution

**ARTICLE I
GENERAL PROVISIONS**

* * *

**11-12
Establishment of Districts**

* * *

Establishment of the Special Forest Hills District
In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 6, the Special Forest Hills District is hereby established.

Establishment of the Special Garment Center District

* * *

**12-10
DEFINITIONS**

* * *

Special Forest Hills District

The “Special Forest Hills District” is a Special Purpose District designated by the letters “FH” in which special regulations set forth in Article VIII, Chapter 6, apply. The #Special Forest Hills District# appears on the #zoning maps# superimposed on other districts and its regulations supersede, supplement and modify those of the districts upon which it is superimposed.

Special Garment Center District

* * *

**Chapter 3
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).

* * *

| Queens | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|--------|--------------------------|----------------------------|
|--------|--------------------------|----------------------------|

| | | |
|------------------------|----|-----|
| Forest Hills District* | No | Yes |
|------------------------|----|-----|

| | | |
|---------------------------|----|-----|
| Downtown Jamaica District | No | Yes |
|---------------------------|----|-----|

_* #Sidewalk cafes# are not allowed on Austin Street

* * *

Article VIII, Chapter 6, (86-00) is new text; it is not underlined

* * *

**ARTICLE VIII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 6
Special Forest Hills District**

**86-00
GENERAL PURPOSES**

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

- to ensure that the form of new buildings is compatible with and relates to the built character of the Forest Hills neighborhood;
- to preserve, protect and promote the special character of Austin Street as a regional shopping destination;
- to create a graduated transition from the lower-scale character of Austin Street to the higher-scale character of Queens Boulevard;
- to support a broad and vibrant mix of commercial and residential uses throughout the Special District
- to enhance the pedestrian setting of Austin Street through appropriate ground floor uses and structural requirements;
- to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City’s revenue.

**86-01
Definitions
Special Forest Hills District**

The “Special Forest Hills District” is a Special Purpose District designated by the letters “FH” in which special regulations set forth in Article VIII, Chapter 6, apply. The #Special Forest Hills District# appears on the #zoning maps# superimposed on other districts and its regulations supersede, supplement and modify those of the districts upon which it is superimposed.

**86-02
General Provisions**

In harmony with the general purposes of this Resolution and in accordance with the provisions of the #Special Forest Hills District#, the regulations of this Chapter shall apply to all

#developments#, #enlargements#, alterations and changes of #use# within the Special District. Unless modified by the particular provisions of the Special District, the regulations of the underlying zoning districts shall remain in effect. 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.

**86-03
District Plan and Maps**

The regulations of this Chapter are designed to implement the District Plan for the #Special Forest Hills District#. The District Plan includes the map of the #Special Forest Hills District#, which is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

**86-04
Applicability of Article I**

Within the #Special Forest Hills District#, Section 11-15 (Environmental Requirements) shall apply, except that prior to issuing a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a lot that has an (E) designation for hazardous material contamination, noise or air quality, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection (DEP) of the City of New York stating:

- in the case of an (E) designation for hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or
- in the case of an (E) designation for noise or air quality, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation

**86-10
SPECIAL USE REGULATIONS**

**86-11
Ground Floor Uses Along Designated Streets**

Along the portions of Austin Street and 71st Avenue specified on the map in the Appendix to this Chapter as Special Retail Continuity Streets, #uses# located on the ground floor level or within five feet of #curb level#, and within 30 feet of the #street wall#, shall be limited to #commercial# or #community facility uses# permitted by the underlying district and the provisions of Section 86-12 (Modification of Uses on Austin Street).

The #street# frontage of a #development# or #enlargement# shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations and #accessory# parking spaces. In no event shall the length of #street# frontage occupied by lobby space exceed, in total, 40 feet or 25 percent of the building’s total #street# frontage, whichever is less.

**86-12
Modification of Uses Along Austin Street**

The #use# regulations in the #Special Forest Hills District# shall be modified to permit Use Groups 10A, 10C, 12A, 12B, 12D and 12E within C2 Districts fronting on Austin Street.

The provisions of Section 32-423 (Limitation on ground floor location) shall not apply to #uses# located along Austin Street.

**86-13
Location of Uses in Mixed Buildings**

The provisions of Section 32-422 (Location of floors occupied by non-residential uses) are modified to permit #residential uses# on the same #story# as a non-#residential use# provided no access exists between such #uses# at any level containing #residences# and provided any non-#residential uses# are not located directly over any #residential uses#.

Such non-#residential uses#, however, may be located over a #residential use# by authorization of the City Planning Commission upon a finding that there is sufficient separation of #residential uses# from non-#residential uses# within the #building#.

**86-14
Transparency Requirements**

The ground floor #street wall# bounding any #commercial# or #community facility use#, other than a #school#, shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors.

For such #community facility uses#, the glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area.

For #commercial uses#, such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

**86-15
Security Gates**

For all #commercial# or #community facility uses# located on the ground floor of a #development# or #enlargement# within the #Special Forest Hills District#, any security gates installed after (date of enactment) that are swung, drawn or lowered to secure commercial or community facility premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street# or any publicly accessible area, except that this provision

shall not apply to entrances or exits to parking garages.

**86-20
SPECIAL BULK REGULATIONS**

The applicable bulk regulations of the underlying districts shall apply within the #Special Forest Hills District#, except as modified by this Section, inclusive.

**86-21
Special Floor Area Regulations in C4-5X Districts**

In C4-5X Districts within the #Special District#, the underlying #floor area ratio# for #commercial uses# shall not apply. In lieu thereof, the provisions of Section 33-122 (Commercial buildings in all other Commercial Districts) shall be modified to permit a maximum #floor area ratio# of 5.0.

**86-22
Waiver for Rear Yards**

No rear yards shall be required for any #commercial# or #community facility use# permitted within a C2-3 District in the #Special Forest Hills District#.

**86-23
Height and setback regulations**

#Developments# and #enlargements# within the Special District shall comply with the height and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), except as modified by this Section.

(a) In C4-4A Districts

For #developments# or #enlargements# within the C4-4A District, the maximum base height of the #street wall# shall be 60 feet. The maximum height of a #building# within the C4-4A District shall be 70 feet.

(b) In C4-5X Districts

For #developments# or #enlargements# within the C4-5X District west of 70th Road, the minimum base height of the #street wall# shall be 40 feet and the maximum base height of the #street wall# shall be 60 feet.

The maximum height of a #building# within the C4-5X District shall be 150 feet, except that the maximum height for #buildings# or portions of #buildings# on #zoning lots# located wholly or partly within 60 feet of the northerly side of Austin Street between Yellowstone Boulevard and 70th Avenue, shall be 80 feet.

All heights shall be measured from the #base plane#.

**86-30
SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

For any #development#, #enlargement#, alteration or change of #use# on a #zoning lot# within the #Special Forest Hills District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, other than #floor area ratio# provisions, provided the Commission shall find that such:

- (a) modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along Austin Street;
- (c) modification is the only practicable way to achieve the programmatic requirements of the #development#;
- (d) modification will enhance the distribution of #bulk# on the #zoning lot#;
- (e) modification of #bulk# will permit adequate access of light and air to surrounding #streets# and properties; and
- (f) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

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

**86-40
SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The applicable parking and loading regulations of the underlying districts shall apply within the #Special Forest Hills District#, except as modified by this Section, inclusive.

**86-41
Parking Regulations for Commercial Uses**

For all #commercial uses# located within the #Special Forest Hills District# in parking requirement category (PRC) A, B, B1 or C, the requirements of Section 36-21 (General Provisions) pertaining to the number of #accessory# off-street parking spaces required for each type of #use# shall be modified to provide one parking space per 400 square feet of #floor area# for all such #uses#.

In the Special District, hotels (PRC-H) shall be required to provide one parking space per 12 guest rooms or suites, or one parking space per 12 persons rated capacity, whichever is greater. Places of assembly (PRC-D) shall be required to provide one parking space per 12 persons rated capacity.

**86-42
Location of Off-Site Accessory Parking Spaces for Residences**

The applicable regulations for the location of permitted or required off-site #accessory# parking spaces for #residential uses# in Sections 36-42 (Off-Site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall not apply in the #Special Forest Hills District#. In lieu thereof, such off-site parking spaces, which are #accessory# to a #residential use#, may also be located on any #zoning lot# within the Special District other than the #zoning lot# to which they are #accessory#.

**86-43
Modification of Parking Requirement Waivers**

The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), inclusive, shall be modified within the #Special Forest Hills District#, as follows:

(a) For any new #residential development# or #enlargement# in the Special District, the waiver modification provisions set forth in Section 36-362 (For new developments or enlargements in other C1 or C2 Districts or in C4, C5 or C6 Districts), inclusive, shall not apply. In lieu thereof, the total number of #accessory# off-street parking spaces required in Section 36-30 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS), inclusive, shall be waived if the number of spaces for all #uses# on the #zoning lot#, required by the applicable regulations of Section 36-30, inclusive, is five spaces or fewer.

For any #commercial# or #community facility use# permitted in the Special District, the modification waiver provisions for a C4-4 or C4-5 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the total number of #accessory# off-street parking spaces required in Section 36-21 (General Provisions) shall be waived if the number of spaces for all #uses# on the #zoning lot#, required by the regulations of Section 36-21, is fewer than 40 spaces.

(b) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Forest Hills District#.

(c) Within the #Special Forest Hills District#, the provisions of paragraph (a) of this Section and Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 36-36 (Waiver of Requirements for Small Number of Spaces) shall apply only to #zoning lots# existing both on (date of amendment) and on the date of application for a building permit.

**86-44
Location of Access to the Street**

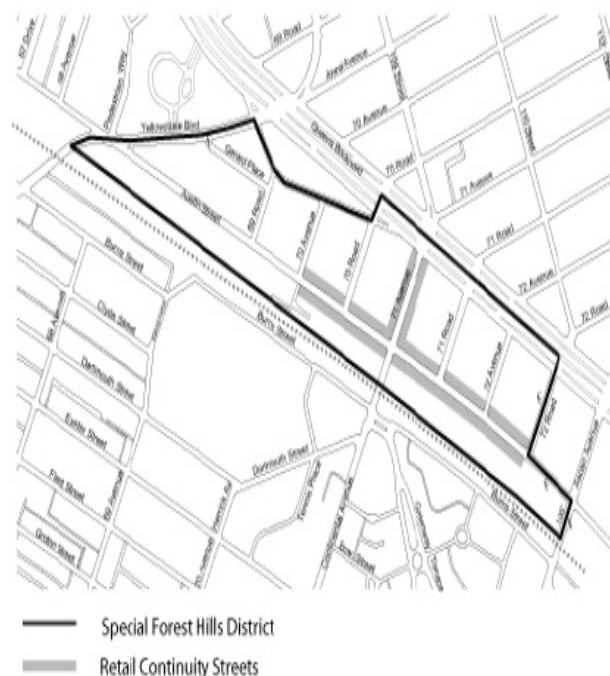
The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), pertaining to location of access shall be modified within the #Special Forest Hills District#, as follows:

Curb cuts for permitted or required #accessory# off-street parking and loading spaces along Austin Street from 70th Avenue to Ascan Avenue and along 71st Avenue from Austin Street to Queens Boulevard, as shown on the map in the Appendix to this Chapter, shall not be allowed. The Chairperson of the City Planning Commission, however, may certify to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that a curb cut in that location would not be hazardous to traffic safety and would, if granted, be no wider than 20 feet.

An application for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base the determination on such report.

**Appendix
Special Forest Hills District**



No. 7

CD 6 C 090104 ZMQ
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 No. 14a:

- 1. eliminating from within an existing R7-1 District a C1-2 District bounded by Austin Street, Ascan Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and the southwesterly centerline prolongation of 72nd Road;
- 2. changing from an R7-1 District to an R5D District property bounded by Austin Street, Ascan Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and the southwesterly

centerline prolongation of 72nd Road;

- 3. changing from a C4-2 District to an R5D District property bounded by Austin Street, the southwesterly centerline prolongation of 72nd Road, the northeasterly boundary line of the Long Island Rail Road right-of-way, and the southwesterly prolongation of a line midway between 70th Road and Continental Avenue-71st Avenue;
- 4. changing from a C8-2 District to an R5D District property bounded by Austin Street, the southwesterly prolongation of a line midway between 70th Road and Continental Avenue-71st Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and Yellowstone Boulevard;
- 5. changing from an C4-2 District to a C4-4A District property bounded by a line 240 feet northeasterly of Austin Street, 72nd Road, Austin Street, and a line midway between 70th Road and Continental Avenue-71st Avenue;
- 6. changing from an C8-2 District to a C4-4A District property bounded by a line 240 feet northeasterly of Austin Street, a line midway between 70th Road and Continental Avenue-71st Avenue, Austin Street, and 70th Avenue;
- 7. changing from an R7-1 District to a C4-5X District property bounded by Queens Boulevard, 72nd Road, a line 100 feet southwesterly of Queens Boulevard, and a line midway between 71st Road and 72nd Avenue;
- 8. changing from a C4-2 District to a C4-5X District property bounded by Queens Boulevard, a line midway between 71st Road and 72nd Avenue, a line 100 feet southwesterly of Queens Boulevard, 72nd Road, a line 240 feet northeasterly of Austin Street, a line midway between 70th Road and Continental Avenue-71st Avenue, a southwesterly service road of Queens Boulevard and its northeasterly centerline prolongation, and 70th Road.
- 9. changing from a C8-2 District to a C4-5X District property bounded by Yellowstone Boulevard, a southwesterly service road of Queens Boulevard and its northeasterly centerline prolongation, a line midway between 70th Road and Continental Avenue-71st Avenue, a line 240 feet northeasterly of Austin Street, 70th Avenue, and Austin Street;
- 10. establishing within a proposed R5D District a C2-3 District bounded by Austin Street, Ascan Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way, and Yellowstone Boulevard; and
- 11. establishing a Special Forest Hills District ("FH") bounded by Yellowstone Boulevard, a southwesterly service road of Queens Boulevard, 70th Road, Queens Boulevard, 72nd Road, Austin Street, Ascan Avenue; and the northeasterly boundary line of the Long Island Rail Road right-of-way,

as shown on a diagram (for illustrative purposes only), dated September 22, 2008 and subject to the conditions of CEQR Declaration E-222.

Resolution for adoption scheduling December 17, 2008 for a public hearing.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone (212) 720-3370

d4-17

COMMUNITY BOARDS

PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 2 - Thursday, December 4, 2008 at 7:00 P.M., Sunnyside Community Services, 43-31 39th Street, 2nd Floor, Sunnyside, NY

#224-08-BZ
Omnipoint Communications Inc. - 47-10 Laurel Hill Boulevard
IN THE MATTER of a BSA special permit application presented by Snyder and Snyder, LLP to represent Omnipoint Communications Inc. on BSA special permit application. This special permit is for a leading wireless telecommunications services in the City of New York, seeking to mount nine panel antennas for public utility wireless communications and related equipment, within a R-4 zoning district.

n28-d4

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF BROOKLYN

