

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	Minutes			Sched. for 1/19/83	47	C 830243	PER		Fav. Rept.
2	C 830305	HAX		" " "	48	C 830256	PNR		" "
3	C 820697	ZMR		" " "	49	N 830337	RAR		" "
4	C 820508	ZSQ		" " "	50	N 830291	RAR		" "
5	C 820394	MMQ		" " "	51	N 830254	ZAR		" "
6	C 830036	PSK		" " "	52	C 830159-160	PPQ		" "
7	C 821074	GFM		" " "	53	C 800540	MMQ		" "
8	N 830271	ZRM		" " "	54	C 800904	MMQ		" "
9	C 830045	HPM		" " "	55	C 820762	GFK		" "
10	C 830108	ZSM		" " "	*56	C 830214-217	PPQ		" "
11	C 821222	ZMM		" " "	57	C 830155-158	PPK		" "
12	N 821223	ZRM		" " "	58	C 830161-162	PPK		" "
13	C 821224	ZSM		" " "	59	C 830163-165	PPK		" "
	E.I.S.			" " "	60	C 830166	PPK		" "
14	C 830188	ZSM		" " "	61	C 820785	PSK		Laid Over
15	N 830286	ZRM		" " "	62	C 830206-211	PPK		" "
16	C 830262	HPM		" " "	63	C 830044	HDM		Fav. Rept.
17	C 830264	ZSM		" " "	64	C 830167	PPM		" "
18	C 830111	ZMM		" " "	65	C 820524	PSM		Unf. Rept.
19	N 830113	ZRM		" " "	66	C 820625	PSM		Unf. Rept.
20	N 830112	ZRY		" " "	67	C 830212-213	PPM		Laid Over
21	C 800653	BEY		" " "	68	C 830092	TCM		Fav. Rept.
22	C 830276, 278, 279	PPX		Hearing Closed	69	C 821139	TCM		" "
23	C 830277	PPX		" "	70	N 821252	ZRM		" "
24	C 830280	PPX		" "	71	C 830045	HPM (A)		Sched. 1/19/83
25	C 830281	PPX		" "	* C 830214 PPQ - Withdrawn				
26	C 830282	PPX		" "					
27	C 830283	PPX		" "					
28	C 810399	MMR		" "					
29	C 820073	MMR		" "					
30	C 810019	ZSR		Cont. to 1/19/82					
31	C 810301	ZMR		" "					
32	M 780701	ZSR (A)		Hearing Closed					
33	C 830098	PLQ		" "					
34	C 820761	GFK		" "					
35	C 821242	GFK	RUC	" "					
36	C 820987	ZSM		" "					
37	C 821059	ZSM		" "					
38	C 830078	TCM	RUC	" "					
39	N 830220	ZRM		" "					
40	C 830189	HDM		Cont. to 1/19/83					
41	C 830194	HOM		" "					
42	C 821084	HPM		Hearing Closed					
43	C 830153	PPX		Fav. Rept.					
44	C 830198-201	PPX		Laid Over					
45	C 830202-205	PPX		" "					
46	C 830015	HAX		Fav. Rept.					

Present:

H. Sturz, Chairman

M. Gallant, Vice Chair.

M. Bond, Commissioner

H. Hornstein, "

S. Motley, "

T. Teah, "

Meeting adjourned at 10:45 A.M.

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF JANUARY 5, 1982

MATTERS NOT ON CALENDAR CONSIDERED BY UNANIMOUS CONSENT

IA S C H E D U L I N G

No. 71

CB #7

830045 HPM(A)

IN THE MATTER OF a housing plan and project and related land disposition, pursuant to Article V of the New York State private Housing Finance Law, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, and;

IN THE MATTER OF an application relating to the disposition of City-owned property, Site 4 in the West Side Urban Renewal Area, pursuant to the Urban Development Action Area Project (UDAAP), Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The proposed rental housing project, tentatively known as Park Gate Apartments, would provide 203 rental apartments, a 30,000 square foot health center, underground parking for 71 vehicles, and 5,978 square feet of commercial space for mixed income families and is located within the West Side Urban Renewal Area.

The project is to be a self subsidized "20/80" new construction residential project. The UDAAP application is brought forward in order to increase the developer's flexibility in financing the project.

Approval of three separate matters is required in conjunction with the UDAAP application:

1) The designation of City-owned property located:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
740-754 Columbus Ave.	1851	37

2) An Urban Development Action Area Project for such property;

3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

This application was submitted by the Department of Housing Preservation and Development on July 23, 1982 and on December 28, 1982.

DISPOSITION.....RESOLUTION ADOPTED SCHEDULING JANUARY 19, 1983 FOR A PUBLIC HEARING.

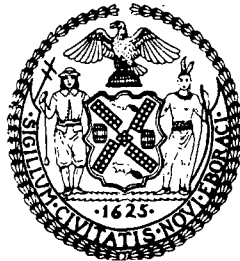
**COMPREHENSIVE
CITY PLANNING CALENDAR
of**

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 5, 1983

**MEETING AT 10. A.M.
in the
CITY HALL**



**Edward I. Koch, Mayor
City of New York**

[No. 1]

**For information about the course of the hearings during the meeting
in City Hall, Manhattan, please call 566-8510**

Prepared by Lory R. Alcala, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.
4. All proposals scheduled for public hearings shall be duly advertised in accordance with Charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately preceding and including the date of hearing. (Detailed information on items appearing in this calendar may be obtained by contacting the Department of City Planning.)

Note—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1500, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription prorated) may do so by contacting the Calendar Information Office, 566-8510.

CITY PLANNING COMMISSION

2 Lafayette Street, New York, N.Y. 10007

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

HOWARD B. HORNSTEIN,

R. SUSAN MOTLEY,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JANUARY 5, 1983

Calendar No. 1

	Page
Roll Call; approval of minutes	1
I. Scheduling January 19, 1983	1
II. Public Hearings	17
III. Reports	34

Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 1500, 2 Lafayette Street, New York, N.Y. 10007

The next regular public meeting of the City Planning Commission is scheduled for
January 19, 1983, in City Hall, Manhattan, at 10:00 A.M.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office—Room 1500
2 Lafayette Street, New York, N. Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1500, 2 Lafayette Street).

Subject:

Date of Hearing: Calendar No.:

Borough: Identification No.:

CB No.:

Position:

Opposed:

Comments:

.....
.....
.....
.....
.....

Name:

Address:

Organization (if any)

Address Title:

(DETACH)

WEDNESDAY, JANUARY 5, 1983

No. 1

**APPROVAL OF MINUTES of
Special Meetings of November 1, 22, 29 and
of Regular Meeting of November 10, 1982**

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 19, 1983 STARTING AT
10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF THE BRONX

No. 2

CB 2

C 830305 HAX

IN THE MATTER OF an application relating to the disposition of a building, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) The designation of City-owned property located:

Address	Block	Lot
770 Hewitt Place	2695	58

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to the current tenants.

This application was submitted by the Department of Housing Preservation and Development on October 21, 1982.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 3

CB 1

C 820697 ZMR

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 21c.

1. By changing from a C4-2 District to a C3 District property bounded by the United States Pierhead Line adopted by the Secretary of War on September 5, 1913; the southerly line of existing Pier #1; a line approximating the existing waterfront line for a distance of 300 feet; the easterly prolongation of the southerly line of Victory Boulevard, a mapped street; the center line of Murray Hulbert Avenue; and the northerly line of Pier #6 and its prolongation to the Pierhead Line as shown on diagram dated November 1, 1982.
2. By changing from a C4-2 District and an M2-1 District to a C8-1 District property bounded by the aforesaid Pierhead Line; the northerly line of combined Piers #4 and #5; a continuation of the aforesaid approximation of waterfront line for a distance of 300 feet; the easterly prolongation of the southerly line of Victory Boulevard, a mapped street; the center line of Murray Hulbert Avenue; and the northerly line of Pier #6 and its prolongation to the Pierhead Line as shown on diagram dated November 1, 1982.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

BOROUGH OF QUEENS

No. 4

CB 8

C 820508 ZSQ

IN THE MATTER OF an application from Sheldon Lobel for a proposal to add 51 parking spaces on roof of existing garage located at 64-45 188th Street, between 64th and 69th Avenues (Block 7177, Lot 2), pursuant to Section 197-c of the New York City Charter and Section 103.06(f) of the Zoning Resolution for the grant of a special permit, in the Fresh Meadows apartment complex Fresh Meadows, Queens within a special planned community preservation district pursuant to Section 103.06(f).

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 5

CB 13

C 820394 MMQ

[Proposed map change to remove cloud from private property.]

Proposed narrowing of Francis Lewis Boulevard, from a width of 80 feet to a width of 79 feet, on its northeast side beginning at a point 50 feet southeast of Caney Lane and extending for a distance of 50 feet southeasterly therefrom, as shown on Map No. 4771 dated October 7, 1982 and signed by the Borough President.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

BOROUGH OF BROOKLYN

No. 6

CB 2

C 830036 PSK

IN THE MATTER OF the selection and acquisition by the City of New York of a parcel of land approximately 10 feet (irr.) by 137 feet (irr.) in dimension with an area of 1503 square feet comprising a portion of Tax Lot 100 adjoining Tax Lot 125 in Tax Block 2023 for the purpose of providing a wider access driveway to the previously approved Red Hook Water Pollution Control Project presently under construction on Tax Lot 125.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

BOROUGH OF MANHATTAN

No. 7

CB 9

C 821074 GFM

[Proposed renewal of consent to continue to maintain and use a bridge over and across Amsterdam Avenue, north of West 116th Street, Borough of Manhattan.]

IN THE MATTER OF a proposed renewal of consent application by The Trustees of Columbia University in the City of New York to continue to maintain and use a bridge over and across Amsterdam Avenue at a point 60 feet 9 inches north of West 116th Street and extending for a distance of 193 feet northerly therefrom, connecting properties (owned by the applicant) on opposite sides of Amsterdam Avenue; the bridge having a vertical clearance of 16 feet above the street surface and being used for the purpose of providing a broad pedestrian plaza with occasional light vehicular traffic, linking the two campuses of Columbia University, in an R8 Zoning District, Community District No. 9, Borough of Manhattan.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 8

CB 4 and 5

N 830271 ZRM

[Proposed zoning text amendment with regard to the extension of the Sunset date from May 13, 1983 to January 15, 1984 in the Theatre Subdistrict in the Borough of Manhattan.]

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Section 81-71, as follows:

Matter in Bold Type is new;

Matter in brackets [] is old, to be omitted;

Matter in italics is defined in Section 12-10.

81-70 SPECIAL REGULATIONS FOR THEATRE SUBDISTRICT

81-71

General Provisions

The regulations of Section 81-72 to 81-74, inclusive, relating to Special Regulations for the Theatre Subdistrict are applicable only in the Theatre Subdistrict, whose boundaries

are shown on Map No. 2 (Special Midtown District and Subdistricts). They supplement or modify the regulations of this Chapter applying generally to the *Special Midtown District* of which the Subdistrict is a part.

In order to preserve and protect the character of the Theatre Subdistrict as a cultural and theatrical showcase as well as to help insure a secure basis for the useful cluster of shops, restaurants and related amusement activities, special incentives and controls are provided for the preservation and rehabilitation of existing theatres and the addition of new theatres, and special restrictions are placed on ground *floor* uses and *signage* within the Subdistrict.

The Mayor of the City of New York shall appoint a Theatre Advisory Council (the "Council") and name a chairperson. Other members of the "Council" shall include representatives of the performing arts, the theatrical industry and related professions. The "Council" shall advise the City Planning Commission concerning applications for special permits or certifications pursuant to Section 81-74.

Applications shall be referred by the Commission to the "Council" for an advisory report prior to certification for ULURP (Uniform Land Use Review Procedure) review. Such advisory report shall assist the Commission in evaluating each special permit application and in making each of the required findings therein concerning demolition pursuant to Section 81-742 or the *floor area* bonus pursuant to Sections 81-744 or 81-745. In all special permits or certifications involving the preservation or rehabilitation of existing theatres or the construction of new theatres, the "Council" shall advise the Commission on the adequacy of the assurances required by Section 81-743 for continuance of legitimate theatre use.

The regulations of Section 81-72 through 81-74, relating to a Special Theatre Subdistrict will [take effect for one year from the date of adoption.] **expire on January 15, 1984.** At that time or prior thereto, the City Planning Commission will submit to and the Board of Estimate will act upon further zoning action or actions based upon a comprehensive review undertaken by the City Planning Commission with the full participation and advice of the Theatre Advisory Council authorized herein. Such review will include additional planning proposals to strengthen the long-term viability of the legitimate theatres through alternative accommodations, such as but not limited to, the designation of the special character of the Theatre District, actions of the Landmarks Preservation Commission, consideration of air rights and implementation of special criteria for the theatre demolition permit.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

Nos. 9 and 10

[Housing plan, project, related land disposition and grant of a special permit to provide 203 rental apartments within the West Side Urban Renewal Area.]

No. 9

CB 7

C 830045 HPM

IN THE MATTER Of a housing plan and project and related land disposition pursuant to Article V of the New York State private Housing Finance Law, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed rental housing project, tentatively known as Park Gate Apartments, would provide 203 rental apartments, a 30,000 square foot helath center, underground parking for 71 vehicles, and 5,978 square feet of commercial space for mixed income families and is located within the **West Side Urban Renewal Area** as follows:

SITE 4: On the westerly side of Columbus Avenue between 96th and 97th Streets; (Block 1851, Lot 37).

The Department of Housing Preservation and Development submitted this application on July 23, 1982.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 10

CB 7

C 830108 ZSM

IN THE MATTER OF an application, pursuant to Sections 78-311(e) and 78-312(d) of the Zoning Resolution, from the Department of Housing Preservation and Development, for the grant of a special permit and authorization involving Site 4 within the block bounded by Columbus Avenue, West 97th Street, Amsterdam Avenue, and West 96th Street, within a previously-approved large-scale residential development (CP-18505) and (C 790312 ZSM) designated as the West Side Urban Renewal Area, Borough of Manhattan.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

Nos. 11, 12 and 13

[Amendment of the zoning map, proposed zoning text Amendment and special permit to construct a 39 story mixed-use building located at 515 East 72nd Street.]

No. 11

CB 8

C 821222 ZMM

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9a by changing from an M1-4 District to an R10 District property bounded by the center line of East 72nd Street, a line 125 feet east of the easterly line of York Avenue, a line midway between East 72nd Street and East 73rd Street and a line 323 feet east of the easterly line of York Avenue as shown on a diagram dated November 1, 1982.

No. 12

CB 8

N 821223 ZRM

[Proposed zoning text amendment to allow a Housing Quality Development on a through lot divided by Residence-Manufacturing District boundaries.]

IN THE MATTER OF Amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Section 74-97 as follows:

All matter is new

Matter in italics is defined in Section 12-10.

74-97

Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence-Manufacturing District Boundaries with a Substantial Grade Differential

Within the boundaries of Community Board #8 in the Borough of Manhattan, when a *through lot* comprising an area of at least 30,000 square feet, and with a grade differential of more than 15 feet at *curb level* between two separate *street frontages*, is

located partially in an R10 District and partially in an M1-4 District and occupies a frontage on a *wide street*, the City Planning Commission may permit the transfer and conversion to *residential uses* of any unused *floor area* from the M1-4 portion to the R10 portion of the *zoning lot* for a *mixed use development*, provided that the R10 portion is developed pursuant to Section 74-95 (Housing Quality Developments).

In addition to findings required pursuant to Section 74-95, the Commission shall find:

- (1) That such *development* shall relate harmoniously to all structures and open spaces in the vicinity in terms of scale, location and access to light and air; and shall not be incompatible with, or adversely affect, any *residential* or *non-residential uses* in the area.
- (2) That such *development* shall provide continuity of similar *uses* along each *street* frontage of the *zoning lot*.
- (3) That such *development* shall not create or contribute to serious traffic congestion on local *streets* and shall not unduly inhibit surface traffic and pedestrian flow.
- (4) That all service and vehicular entrances to the commercial/manufacturing portion of the *development* shall be located in the M1-4 District.
- (5) That *manufacturing uses* are located below the level of the lowest *story* containing *dwelling units* and that all new *uses* shall be limited to *uses* set forth in paragraph (6) (a) of this section.
- (6) That, notwithstanding inconsistent provisions of the Resolution, such *mixed development* shall comply with the following *bulk* regulations:
 - a) The maximum *floor area* for any *development* on the M1-4 portion of a *zoning lot* shall not exceed twice its M1-4 lot area. At least 1.0 FAR of such portion of the *lot* shall contain *manufacturing uses* listed in Groups A and B of Section 15-58.

However, for every square foot of any existing or new *manufacturing uses* to be retained and/or constructed on the *zoning lot*, the permissible *floor area* on the R10 portion of the *zoning lot* may be increased by one additional square foot. Such increase of *residential floor area* shall not exceed an amount equal to twice the total permissible *floor area* of the M1-4 portion as set forth above.

No temporary or permanent Certificate of Occupancy shall be issued by the Department of Buildings for the *residential* portion of the *development*, unless there is a signed lease agreement with one or more tenants to occupy and use all *floor space* designated for *manufacturing uses*, and that such lease agreement provides that such tenant(s) shall occupy such *floor space* for *manufacturing use* within 6 months of the date of such lease. Such certificate of occupancy shall designate the *floor space* to be used for *manufacturing use*.

- b) For any further increase of *floor area* on the R10 portion, the following provisions shall apply:
 - (i) The City Planning Commission may permit a maximum of 2.0 FAR of bonus *floor area* for a Housing Quality development only when certain specified neighborhood improvements are provided within the *street district* pursuant to Section 74-957.

- (ii) The City Planning Commission may permit the conversion of unused *non-residential floor area* of the M1-4 portion into *residential floor area* and its subsequent transfer to the R10 portion.

For such conversion and subsequent transfer of unused *floor area*, the maximum permissible *floor area ratio* on the M1-4 portion is 6.5 (as allowed for community facility uses on the M1-4 portion pursuant to Section 43-122) plus any increase of *floor area* that has been authorized by the Commission for the provision of existing or new manufacturing floor space as required in paragraph (a) above.

- c) For such mixed development, the Housing Quality Program scoring system as set forth in paragraph A of Section 74-954, shall apply to all manufacturing developments located in the M1-4 portion of the *zoning lot* in order to evaluate the neighborhood impact of such manufacturing development in the area. Paragraphs B, C and D shall not be applicable to manufacturing portions of the *development*. Furthermore, within such mixed *development* predominant placement of *residential uses* and *bulk* shall be in the R10 portion of the *zoning lot*.
- d) When any recreational space required pursuant to paragraph B of Section 74-954 is located within the M1-4 District, such recreational space shall be provided above a *story* occupied by *manufacturing uses*.
- e) *Accessory* off-street parking for *residential uses* may be located within the M1-4 portion of the *zoning lot* provided that such *accessory* parking spaces are provided below the *curb level* of the adjoining *street*.

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

As a condition for the issuance of any special permit under the provisions of this Section, there shall be a legal commitment binding upon the owner for the continuance of the life of the related *development* to preserve and maintain *manufacturing uses* on the *zoning lot*.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 13

CB 8

C 821224 ZSM

IN THE MATTER OF a special permit pursuant to Sections 74-97 and 74-95 (Housing Quality) of the New York City Zoning Resolution to construct a 39 story mixed use (Residential/Community Facility/Manufacturing) building on a zoning lot divided by district boundaries (R10 and M1-4) at 515 East 72nd Street, with manufacturing uses fronting on East 73rd Street in midblock between York Avenue and the Franklin Delano Roosevelt Drive.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

NOTICE

CB 8

Borough of Manhattan

On January 19, 1982 at 10:00 a.m. in City Hall, New York, New York a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact

Statement concerning the proposed thirty nine story mixed-use building located at 515 E. 72nd Street between York Avenue and the FDR Drive, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

Nos. 14 and 15

[Special permit and proposed zoning text amendment to Section 74-80 to qualify the Hotel Pierre for certain special permit modifications under this Section.]

No. 14

CB 8

C 830188 ZSM

IN THE MATTER OF an application from Arthur H. Bienenstock, chairman, 795 Fifth Avenue Corporation for a special permit pursuant to Section 74-80 of the Zoning Resolution (Transient Hotels) to permit modification of the requirements of Section 32-422 for the Pierre Hotel located at 795 Fifth Avenue.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 15

CB 8

N 830286 ZRM

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Chapter, of the Zoning Resolution of the City of New York, relating to Section 74-80, as follows:

Matter in Bold Type is new;

Matter in brackets [] is old, to be omitted;

Matter in italics is defined in Section 12-10.

74-80

Transient Hotels

In R10-H Districts or in the case of an existing *building* located on a *zoning lot* [at least 50%] a **substantial portion** of which is located in an R10-H District, the City Planning Commission may permit transient hotels, provided the Commission finds that such use will not impair the essential character of the Residence District. The City Planning Commission may also permit the location of residential units within the transient hotel and modify the limitations on the location of floors occupied by non-residential uses, the lot area per room and the lot area requirement for non-residential uses; provided, that for every 300 sq. ft. of gross residential floor area in the building there shall be no more than one room. In no event shall the total residential floor area ratio on the *zoning lot* exceed 10. The City Planning Commission may permit no more than 225 *accessory* off-street parking spaces to be located on the same *zoning lot* as the hotel provided that the following findings are made:

- (a) That such spaces are needed for, and will be used by, the occupants, visitors, customers, or employees of the *use* to which they are *accessory*.
- (b) That such spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow.
- (c) That adequate reservoir space is provided at the vehicular entrances.
- (d) That the streets providing access to such spaces will be adequate to handle the traffic generated thereby.

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

Resolution for adoption scheduling January 19, 1983 for a public hearing.

* * *

Nos. 16 and 17

[Housing project, project, related disposition of City-owned property and request for a special permit within the Ruppert Brewery Urban Renewal Area.]

No. 16

CB 8

C 830262 HPM

IN THE MATTER OF a housing plan and project and related disposition of City-owned property, pursuant to Article II or Article V of the New York State Private Housing Finance Law, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed new housing project, tentatively known as Carnegie Park, would facilitate the construction of an L-shaped building on Site 4B within the Ruppert Brewery Urban Renewal Area, Borough of Manhattan. The building will range in height from 30 stories along Third Avenue to 18 and 8 stories on East 94th Street and will provide 397 dwelling units. Of the total number of units 20% are proposed to receive Section 8 rent subsidy (80 DU's). The balance are to be market rate. The sponsor/developers will develop and maintain a landscaped open space on Site 4A and also maintain, for ten years, the public park (Site 2A) located on the northwest corner of Second Avenue and East 90th Street.

The properties are located as follows:

Site 4A: Located on the south side of East 93rd Street between Second and Third Avenues (Block 1538, Lots 10 and 12).

Site 4B: Located on a westerly portion of the block bounded by Third Avenue, East 93rd Street, Second Avenue, and East 94th Street (Block 1539, Lots 1, 49 and part of 5).

The plan and project and related land disposition application was submitted by the Department of Housing Preservation and Development on October 7, 1982.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 17

CB 8

C 830264 ZSM

IN THE MATTER OF an application from the Department of Housing Preservation and Development requesting an additional special permit pursuant to Section 78-312(d) of the Zoning Resolution involving a previously approved large-scale residential development (CP-21724, CP-21855, N820778ZAM, and N830109ZAM) within the Ruppert Brewery Urban Renewal Area, bounded by Third Avenue, East 94th Street, Second Avenue and East 90th Street, Borough of Manhattan.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

Nos. 18, 19 and 20

[Proposed Zoning map change and zoning text amendments regulating the construction of narrow "sliver" buildings.]

No. 18

CB 8

C 830111 ZMM

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 5d, 6b, 8c, and:

- a) changing from an R10 and P1 District to an R8 District, property bounded by:
 - 1) a line 100 feet west of Park Avenue, a line midway between East 61st Street and East 62nd Street, a line 125 feet west of Park Avenue, and a line midway between East 71st Street and East 72nd Street;
 - 2) a line 100 feet west of Park Avenue, a line midway between East 72nd Street and East 73rd Street, a line 125 feet west of Park Avenue, and a line midway between East 78th Street and East 79th Street;
 - 3) a line 100 feet west of Park Avenue, a line midway between East 79th Street and East 80th Street, a line 125 feet west of Park Avenue, and a line midway between East 85th Street and East 86th Street;
 - 4) a line 100 feet west of Park Avenue, a line midway between East 86th Street and East 87th Street, a line 125 feet west of Park Avenue and a line along the center line of East 88th Street;
 - 5) a line 100 feet west of Park Avenue, a line along the center line of East 89th Street, a line 125 feet west of Park Avenue, and a line midway between East 95th Street and East 96th Street;
 - 6) a line 100 feet east of Park Avenue, a line along the center line of East 66th Street, a line 125 feet east of Park Avenue, and a line midway between East 71st Street and East 72nd Street;
 - 7) a line 100 feet east of Park Avenue, a line midway between East 72nd Street and East 73rd Street, a line 125 feet east of Park Avenue and a line midway between East 78th Street and East 79th Street;
 - 8) a line 100 feet east of Park Avenue, a line midway between East 79th Street and East 80th Street, a line 150 feet east of Park Avenue, and a line along the center line of East 85th Street;
 - 9) a line 100 feet east of Park Avenue, a line along the center line of East 88th Street, a line 150 feet east of Park Avenue, and a line midway between East 95th Street and East 96th Street;

No. 19

CB 8

N 830113 ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Sections 23-146, 33-124, 34-113 and 35-24, as follows:

Matter in Bold Type is new;

Matter in brackets [] is old, to be omitted;

Matter in italics is defined in Section 12-10.

R9A DISTRICT

23-146

Special Provisions for R9A Districts

In an R9 District indicated with a suffix "A", the maximum permissible *floor area ratio* on a *zoning lot* shall not exceed 9.0. No *plaza* or *arcade* bonuses shall be permitted within an R9A District.

In addition, the following requirements shall apply to all *developments* or *enlargements* on such *zoning lots*:

(1) Mandatory Street Walls

The front height and setback regulations of Sections 23-631 and 24-521 applicable to an R9A District shall apply except as set forth herein:

- (a) The *street wall* of all *developments* or *enlargements* on a *zoning lot* having a frontage on a *wide street* shall extend along the full length of its *street line* fronting on such *wide street*, without a setback for a height of 110 feet above the *curb level* or the full height of the *building*, whichever is less.

Above a height of 110 feet, the *street wall* shall setback at least 10 feet on a *wide street* and 15 feet on a *narrow street*. Above a height of 130 feet, there shall be an additional *street wall* setback of 10 feet.

- (b) *Street wall* recesses are permitted above the level of the second *story* ceiling, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not exceed 50 percent of the length of the *street wall*. The depth of such recesses shall not exceed 10 feet. No *street wall* recesses are permitted within 20 feet of the intersection of two *street lines*. *Street wall* openings are permitted below the level of the second *story* ceiling, for entrances only.
- (c) These mandatory *street wall* requirements also apply to all *developments* or *enlargements* along all *street lines* of *narrow streets* within 50 feet of their intersection with the *street lines* of *wide streets*. For the next 20 feet along the *street line* of a *narrow street*, the mandatory *street wall* requirements are optional.
- (d) The alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 23-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply to any *development* or *enlargement* within an R9A District.
- (e) Where the *street wall* of the *building* with a height less than 110 feet above *curb level* was constructed with a setback from the *street line*, *enlargement* of such *buildings* may be permitted by vertical extension of its existing *street wall*.
- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-147 (Additional regulations for narrow buildings or enlargements) shall apply to such new *buildings* or *enlargements*.

(2) Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations

In an R9A District, *height factor*, the *open space*, *lot coverage* and *lot area per room* regulations of Article II, Chapter 3 and Chapter 4, are not applicable. In lieu thereof, the maximum permitted *lot coverage* on a *zoning lot* shall not exceed 80 percent of the lot area on a *corner lot* and not more than 70 percent of the *lot area* on an *interior* or *through lot*. For the purposes of this Section, any permitted obstructions on a *zoning lot* pursuant to Section 23-44 or Section 24-12 shall not count as *lot coverage*.

(3) Yard and Court Regulations

The yard and court regulations of an R9 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533 and 24-382 (Required Rear Yard Equivalent) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall be inapplicable.

(4) Off-Street Parking and Loading Regulations

The off-street parking and loading regulations of an R9 District shall apply.

33-124

Special Provisions for C1-8A Districts

Notwithstanding any other provisions of this Resolution to the contrary, in a C1-8 District indicated with a suffix "A", the maximum permissible *floor area ratio* on a *zoning lot* shall not exceed 9.0, of which not more than 2.0 FAR may be used for *commercial uses* allowable in a C1 District. No *plaza* or *arcade* bonuses shall be permitted within a C1-8A District.

In addition, the following requirements shall apply to all *developments* or *enlargements* on such *zoning lots*:

(1) Mandatory Street Walls

The front height and setback regulations of Section 33-432 applicable to a C1-8 District shall apply except as set forth herein:

- (a) The *street wall* of all *developments* or *enlargements* on a *zoning lot* having a frontage on a wide street shall extend along the full length of its *street line* fronting on such *wide street*, without a setback for a height of 110 feet above the *curb level* or the full height of the *building*, whichever is less.

Above a height of 110 feet, the *street wall* shall setback at least 10 feet on a *wide street* and 15 feet on a *narrow street*. Above a height of 130 feet, there shall be an additional *street wall* setback of 10 feet.

- (b) *Street wall* recesses are permitted above the level of the second *story* ceiling, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not ex-

ceed 50 percent of the length of the *street wall*. The depth of such recess shall not exceed 10 feet. No *street wall* recesses are permitted within 20 feet of the intersection of two *street lines*. *Street wall* openings are permitted below the level of the second story ceiling, for entrances only.

- (c) These mandatory *street wall* requirements also apply to all *developments* or *enlargements* along all *street lines* of *narrow streets* within 50 feet of their intersection with the *street lines* of *wide streets*. For the next 20 feet along the *street line* of a *narrow street*, the mandatory *street wall* requirements are optional.
 - (d) The alternate front setback and tower regulations of Section 33-44 (Alternate Front Setbacks), Section 33-45 (Tower Regulations), 34-23 (Modification of Height and Setback Regulations) and Section 35-63 (Special Tower Regulations for Mixed Buildings) shall not apply to any *development* or *enlargement* within a C1-8A District.
 - (e) Where the *street wall* of the *building* with a height less than 110 feet above *curb level* was constructed with a setback from the *street line*, *enlargement* of such *buildings* may be permitted by vertical extension of its existing *street wall*.
 - (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-147 (Additional regulations for Narrow Buildings or Enlargements) shall apply to such new *buildings* or *enlargements*.
- (2) **Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**

In a C1-8A District, *height factor*, the *open space*, *lot coverage* and *lot area per room* and density regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5, are not applicable. In lieu thereof, the maximum *lot coverage* on a *zoning lot* shall not exceed 80 percent of the lot area on a *corner lot* and not more than 70 percent of the *lot area* on an *interior* or *through lot*. For the purpose of this Section, permitted obstructions on a *zoning lot* pursuant to Section 23-44, 24-12 or 33-23 shall not count as *lot coverage*.

Futhermore, when a *development* or *enlargement* contains *residential uses* the *bulk* regulations of an R9A District as set forth in Section 23-146 (Special Provisions for Certain Districts) shall apply to such residential uses.

(3) **Yard and Court Regulations**

The yard and court regulations of a C1-8 District shall apply except that on a *through lot* the provisions of paragraph (b) and (c) in Section 33-283 (Required rear yard equivalents) and Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR MIXED BUILDINGS) shall be inapplicable.

(4) **Off-Street Parking and Loading Regulations**

The off-street parking and loading regulations of a C1-8 District shall apply.

* * *

34-113

Special Provisions for C1-8A Districts

In a C1-8 District indicated with a suffix "A", the *bulk*, off-street parking and loading regulations as set forth in Section 33-124 shall apply to all *developments* or *enlargements*.

* * *

35-34

Special Provisions for C1-8A Districts

In a C1-8 District indicated with a suffix "A", the *bulk*, off-street parking and loading regulations as set forth in Section 33-124 shall apply to all *developments* or *enlargements*.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

CITYWIDE

No. 20

N 830112 ZRY

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Sections 23-147 and 23-151, as follows:

Matter in Bold Type is new;

Matter in brackets [] is old, to be omitted;

Matter in italics is defined in Section 12-10.

23-147

Additional Regulations for Narrow Buildings or Enlargements

In R7-2, R8, R9, R10 Districts, or in C1 or C2 Commercial Districts with equivalent *residential floor area ratio*, if the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall be inapplicable.

Subject to applicable front height and setback regulations, or any height limitations of the underlying district, no new or enlarged *building* shall exceed a height equal to the width of the abutting *street* on which it fronts or 100 feet, whichever is less.

However, if the new or enlarged *building* abuts an existing *building* that exceeds the height permitted above, such new or enlarged *building* may reach the height of the tallest of such abutting *buildings* provided that: (a) there shall be a setback of the *front wall* at a height of 85 feet or at the height of the abutting *front wall* if that height is between 85 feet and 100 feet; and (b) there shall be no additional penetration of the *sky exposure plane* required by the underlying district for any portion of such new or enlarged *building*; and (c) such height does not exceed any height limitation of the underlying district.

On a *through lot*, for such *developments* or *enlargements*, the provisions of paragraph (b) and (c) in Section 23-533 (Required Rear Yard Equivalents) shall be inapplicable.

* * *

23-151
R10 Infill

* * *

If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the height of such new or enlarged *building* shall not exceed 100 feet or the height of the tallest abutting *building*, whichever is greater.

* * *

92-09
Special Regulations for Narrow Buildings

If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the height of such new or enlarged *building* shall not exceed 100 feet or the height of the tallest abutting *building*, whichever is greater.

* * *

- b) changing from an R10 and P1 District to an R7-2 District property bounded by a line 100 feet east of Park Avenue, a line along the center line of East 60th Street, a line 125 feet east of Park Avenue, and a line along the center line of East 66th Street;
- c) changing from a C1-9 District to an R8 District, property bounded by;
 - 1) a line 100 feet west of Lexington Avenue, a line along the center line of East 88th Street, a line 125 feet west of Lexington Avenue, and a line midway between East 95th Street and East 96th Street;
 - 2) a line 100 feet east of Lexington Avenue, a line midway between East 87th Street and East 88th Street, a line 125 feet east of Lexington Avenue, and a line midway between East 95th Street and East 96th Street;
- d) changing from a C1-9 District to a C1-7 District, property bounded by a line 100 feet east of Lexington Avenue, a line along the center line of East 87th Street, a line 125 feet east of Lexington Avenue, and a line midway between East 87th Street and East 88th Street;
- e) changing from a C1-9 District to a C1-8A District, property bounded by;
 - d) a line 100 feet west of Lexington Avenue, a line along the center line of East 61st Street, a line 100 feet east of Lexington Avenue, a line along the center line of East 65th Street, a line along the center line of Lexington Avenue, and a line along the center line of East 66th Street;
 - 2) a line 100 feet west of Lexington Avenue; a line midway between East 72nd Street and East 73rd Street, a line 100 feet east of Lexington Avenue, and a line midway between East 78th Street and East 79th Street;
 - 3) a line 100 feet west of Lexington Avenue, a line midway between East 79th Street and East 80th Street, a line 100 feet east of Lexington Avenue, and a line along the center line of East 85th Street;
 - 4) a line 100 feet west of Lexington Avenue, a line along the center line of East 88th Street, a line 125 feet west of Lexington Avenue, a line along the center line of East 87th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 95th Street and East 96th Street;

- f) changing from an R10 District to an R9A District, property bounded by a line 100 feet west of Lexington Avenue, a line along the center line of East 66th Street, a line along the center line of Lexington Avenue, a line along the center line of East 65th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 71st Street and East 72nd Street;
- g) Establishing LH-1A Districts in portions of the proposed R8 and R7-2 Districts located within the Upper East Side and Carnegie Hill Historic Districts.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

No. 21

**CB 1, 4, 5, 7, 8 The Bronx
3, 6, 8, 11 Manhattan**

C 800653 BFY

1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 13 Queens

IN THE MATTER OF an application from Walters Transit Corp. for a proposed franchise to operate four (4) omnibus routes from Downtown Manhattan through the Bronx or Queens to various New York State racetracks.

Resolution for adoption scheduling January 19, 1983 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 22

CB 1, 3, 4

C 830276, 278, 279 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 74 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830276 PPX	1	25
830278 PPX	3	36
830279 PPX	4	13

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On December 8, 1982, Cal No. 9, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CB 2

C 830277 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 10 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830277 PPX	2	2683	51	551 Southern Boulevard
		2685	48	942 Leggett Avenue
		2685	51	948 Leggett Avenue
		2685	58	695 Beck Street
		2686	6	931 Avenue St. John
		2692	36	874 Home Street
		2695	15	784 Hewitt Place
		2700	28	1068 Hall Place
		2716	44	1077 Tiffany Place
		2721	32	805 Southern Boulevard

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On December 8, 1982, Cal. No. 10, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CB 5

C 830280 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 7 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830280 PPX	5	2798	10	1746 Monroe Avenue
		2804	17	224 East Tremont Avenue
		2807	47	2030 Morris Avenue
		2826	3	1754 Walton Avenue
		2868	194	1843 Harrison Avenue
		2874	21	1432 Plimpton Avenue
		3147	33	2377 Tiebout Avenue

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On December 8, 1982, Cal. No. 11, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 25

CB 6

C 830281 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 6 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830281 PPX	6	2907	9	4050 Park Avenue
		3035	6	4268 Park Avenue
		3037	48	4444 Park Avenue
		3038	14	440 East 183rd Street
		3088	6	2316 Belmont Avenue
		3096	58	720 East 181st Street

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On December 8, 1982, Cal. No. 12, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 26

CB 8

C 830282 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830282 PPX	1	5886	1288	6146 Delafield Avenue

List and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On December 8, 1982, Cal. No. 13, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CB 12

C 830283 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830283 PPX	12	4898	49	1208 East 224th Street

List and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On December 8, 1982, Cal. No. 14, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 28

CB 2

C 810399 MMR

PUBLIC HEARING:

IN THE MATTER OF a map change modifying the lines of Delaware Avenue from Richmond Road to Hylan Boulevard and establishing street setback lines, in accordance with Map No. 4037, dated June 23, 1982, and signed by the Borough President.

(On December 8, 1982, Cal. No. 15, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CB 3

C 820073 MMR

[Proposed street mapping to provide a legal basis for repaving.]

PUBLIC HEARING:

Proposed map change establishing the lines and grades of streets within an area bounded by Harold Avenue, Shirley Avenue, Arden Avenue and Hylan Boulevard and Shirley Avenue from Harold Avenue to Barclay Avenue and modifying the grades of Barclay Avenue between Amboy Road and Hylan Boulevard, as shown on Map No. 4015, dated June 26, 1981 and signed by the Borough President as modified on September 15, 1982.

The map was referred to CPC on July 23, 1980, Cal. No. 348.

(On December 8, 1982, Cal. No. 16, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 30 and 31

[Special permits and authorizations for a 200-unit large-scale residential development, and a related amendment of the Zoning Map (Arlington Homes).]

No. 30

CB 1

C 810019 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to various Sections of Article VII, Chapter 8 of the Zoning Resolution, from Arlington Development Corp., for the grant of special permits and authorizations involving a large-scale residential development within the area bounded generally by Holland Avenue, Arlington Place, Northfield Avenue, and the northerly right-of-way line of the Staten Island Rapid Transit Railway, Borough of Staten Island.

Plans for the proposed large-scale residential development are on file with the City Planning Commission and may be seen in Room 1517, 2 Lafayette Street, New York.

(On December 8, 1982, Cal. No. 17, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CB 1

C 810301 ZMR

PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map Section No. 20c; changing from M1-1 and R5 Districts to an R3-2 District, property bounded by Northfield Avenue, Arlington Place, Holland Avenue, the northerly right-of-way line of the Staten Island Rapid Transit Railway, a line at right angles to the northerly right-of-way line of the Staten Island Rapid Transit Railway, distant 435 feet easterly from Holland Avenue, and a line passing through two points: one on the last-named course, distant 228 feet northerly from the northerly right-of-way line of the Staten Island Rapid Transit Railway, and the other on the westerly line of Northfield Avenue, distant 165 feet northerly from the northerly right-of-way line of the Staten Island Rapid Transit Railway, as shown on a diagram dated October 18, 1982.

(On December 8, 1982, Cal. No. 18, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 3

M 780701 ZSR

[Modification of a Restrictive Declaration concerning the permitted number of sewer connections to the Treetop Village Sewage Treatment plant from the Treetop Village I.]

IN THE MATTER OF an application for the modification of a Restrictive Declaration from Lenerar Associates and Treetop Associates to allow an increase in the permitted number of sanitary sewer connection to 405 from 325 from the development known as Treetop Village I generally bounded by Woodrow Road, Marcy Avenue, Ramona Avenue and Foster Road.

BOROUGH OF QUEENS

No. 33

CB 5

C 830098 PLQ

PUBLIC HEARING:

IN THE MATTER OF an application by the NYC Fire Department, pursuant to Section 197-c of the New York City Charter, for a 10 year lease of private property at 65-15 Metropolitan Avenue (Block 2773, Lot 92), for the Queens Fire Communications field crew garage.

(On December 8, 1982, Cal. No. 19, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 34

CB 2

C 820761 GFK

[Proposed renewal of consent to continue to maintain and use a bridge over and across Plymouth Street east of Jay Street.]

PUBLIC HEARING:

IN THE MATTER OF a proposed renewal of consent application by Geroc Realty Corp. to continue to maintain and use a single span bridge 7 feet in width and 9 feet in height (outside dimensions) over and across Plymouth Street at a point 185 feet east of Jay Street connecting properties on opposite sides of Plymouth Street, namely 183 Plymouth Street (60 John Street in Block 20, Lot 12 owned by Gerex Corporation) on the north side of the street and 200 Plymouth Street (205 Water Street in Block 31, Lot 14 owned by Geroc Realty Corp.) on the south side of the street as a pedestrian passageway in an M3-1 Zoning District, Community District No. 2, Borough of Brooklyn.

(On December 8, 1982, Cal. No. 20, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CB 2

C 821242 GFK

[Proposed consent to construct, maintain and use an exhaust stack projecting over the southerly highway abutment of the Brooklyn-Queens Expressway between Adams and Pearl Streets.]

PUBLIC HEARING:

IN THE MATTER OF a proposed revocable consent application by Watchtower Bible and Tract Society of New York, Inc. to construct, maintain and use an exhaust stack (with exterior mounted stabilizer supports) having a maximum width of 4.5 feet

and a length of about 57.3 feet extending vertically from the upper portion of the 6th floor window to a point 9 feet above the roof line of an existing ten story building owned and used by the applicant as a printing, book binding and shipping facility (bounded by Pearl, Prospect and Adams Streets and the Brooklyn-Queens Expressway in Block 63, Lot 1); said stack designed to be used solely as an exhaust outlet for the conducting of waste heat and gases (from high-speed printing presses on the sixth floor) to the outer air in a safe and effective manner, and to be attached to the north wall of the building at a point 129 feet east of Adams Street and projecting about 3.5 feet beyond the building line, over the southerly abutment of the Brooklyn-Queens Expressway in an M1-6 Zoning District, Community District No. 2, Borough of Brooklyn in accordance with a plan entitled: "Plan showing location of proposed exhaust stack to be constructed above the southerly abutment of the Brooklyn-Queens Expressway between Adams Street and Pearl Street, Borough of Brooklyn to accompany application dated June 7, 1982 of Watchtower Bible and Tract Society of New York Inc." as amended and stamped as received by the Board of Estimate on August 10, 1982.

(On December 8, 1982, Cal. No. 21, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 36

CB 2

C 820987 ZSM

[Request for a special permit to allow the conversion to one joint living-working quarters for artists.]

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution, from Anthony Caine of Proposition Architecture, P.C. for the **grant of a special permit involving the conversion to one joint living-working quarters** for artists of the eighth floor of a loft building whose lot coverage exceeds 5000 square feet, on property located on an interior lot south of Astor Place (419 Lafayette Street) within the NoHo M1-5B district.

(On December 8, 1982, Cal. No. 2, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CB 2

C 821059 ZSM

[Request for a Special Permit to allow the conversion to joint-living work quarters for artists of floors 5-12 in a loft building with frontage along Broadway.]

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-711 of the Zoning Resolution, from the Landmarks Preservation Commission for 491 Broadway Realty Corporation for the **grant of a Special Permit involving the conversion to joint living-work quarters for artists of floors 5-12 in a loft building with frontage along Broadway** whose lot coverage exceeds 3,600 square feet on property located on the west side of

Broadway between Broome and Spring Streets (491 Broadway) within the SoHo, M1-5B district.

(On December 8, 1982, Cal. No. 3, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CB 9

C 830078 TCM

PUBLIC HEARING:

IN THE MATTER OF an application from the **Crepes & Cappucino, Inc.** for review, pursuant to Section 197-c of the Charter, of the grant of a one year revocable consent to construct and operate an **enclosed sidewalk cafe** with 10 tables and 40 seats at **2939 Broadway** on the southwest corner of West 115th Street.

Plans for this proposed sidewalk cafe are on file at the Department of City Planning and may be seen at 2 Lafayette Street, New York, N. Y.

(On December 8, 1982, Cal. No. 4, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CB 1-6

N 830220 ZRM

[Proposed zoning text amendments giving the Board of Standards and Appeals the power to determine substantial construction of a residential conversion and reinstate building permits issued before April 9, 1981, changing the filing dates of the grandfather provisions to June 21, 1983 in most cases, and other changes in various provisions of the Zoning Resolution dealing with the conversion of non-residential buildings to residential use.]

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of various sections of the Zoning Resolution of the City of New York, relating to the conversion of non-residential buildings to residential use.

Matter in Bold Type is new;

Matter in brackets, [], is old, to be omitted;

Matter in *italics* is defined in Section 12-10.

15-013

Building Permits and Variances Issued Before the [Effective Date of This Chapter] April 9, 1981.

[At the option of the owner, the provisions of this chapter shall not apply to any alteration for which:

- (a) plans were filed and pending with the Department of Buildings on September 1, 1980, and a Building Permit was issued by (the effective date of this amendment), or
- (b) a variance was granted by the Board of Standards and Appeals prior to (the effective date of this amendment).

The right to convert to *dwelling units* in accordance with this section shall automatically lapse 2 years from the issuance of said Building Permit or on

April 9, 1982, whichever is later, if a temporary or permanent Certificate of Occupancy has not been obtained. Amendments filed after September 1, 1980 which create additional *dwelling units* or increase the amount of *floor area* to be converted to such units shall be subject to the requirements of this chapter.

Notwithstanding the above, if a temporary or permanent certificate of occupancy has not been obtained within two years from the issuance of said building permit, and the *floor area* or any portion thereof for which said building permit was issued was occupied on April 9, 1981 by a *commercial* or *manufacturing* use listed in Section 15-58, the provisions of Section 15-50 *et seq* shall apply for such *floor area*.]

A. Building Permits

If, before April 9, 1981, a building permit was lawfully issued for an alteration, based upon plans filed and pending with the Department of Buildings on or before September 1, 1980, construction pursuant to such permit may be continued, at the option of the owner, without regard to the other provisions of this chapter. In the event that the construction permitted herein is not completed within 2 years from the issuance of said building permit or prior to April 9, 1982, whichever is later, and a temporary or permanent Certificate of Occupancy has not been issued, the building permit shall automatically lapse for any portion of a *building* for which a permanent or temporary Certificate of Occupancy has not been obtained and the right to continue construction on such *floor area* shall terminate, except that the Board of Standards and Appeals may reinstate said permit pursuant to the provisions of paragraphs 1 or 2, below:

1. for all *floor area* for which the Board has made a finding that, as of April 9, 1981,
 - a) there was substantial construction in compliance with the approved plans pursuant to which said lapsed permit had been granted, and
 - b) the completed construction demonstrated a physical commitment of the *floor area* to a layout as *residential* or *joint living-work quarters for artists use*, which construction could not be readily adapted to a *non-residential use* permitted by the Zoning Resolution.

A finding of substantial construction shall not be made unless, on April 9, 1981, the *floor area* was either vacant or occupied by *residential* or *joint living work quarters for artists use*, and unless the expenditures prior to April 9, 1981 were significant in proportion to the costs of construction of the entire project not including the costs of acquisition, demolition, professional fees or financing;

2. for all *floor area* for which the Board has made a finding that, as of the date said building permit lapsed, there was substantial construction in compliance with the approved plans pursuant to which said lapsed permit has been granted. A finding of substantial construction shall not be made unless, as of the date said permit lapsed, the *floor area* was either vacant or occupied by *residential* or *joint living work quarters for artists use*, and unless the expenditures prior to the date said permit lapsed were significant in proportion to the costs of construction of the entire project not including the costs of acquisition, demolition, professional fees or financing. Notwithstanding anything to the contrary above, the building permit shall only be reinstated pursuant to the provisions of this section provided that for any portion of the *building* for which said permit is reinstated:
 - a) the conversion shall comply with the provisions of Sections 15-12, 15-24, 42-14 D1(e) or 111-112, as appropriate in the zoning district in which the *building* being converted is located, except that the Board

may modify the requirements of Sections 15-12, 15-24, 42-14 D1(e) or 111-112, provided that the rooftop open space was not permitted under said building permit and the Board determines that the roof either is unsuited for open space use or cannot be made suitable for open space use at a reasonable cost;

- b) there shall be double glazing on all windows in all *dwelling units* or such other window treatment as the Board deems appropriate;
- c) for any *floor area* occupied on September 1, 1980 by a *commercial or manufacturing use* listed in Section 15-58, the owner shall make a reduced conversion contribution under the provisions of Section 15-555.

In addition to the above, amendments filed after September 1, 1980 which create additional *dwelling units* or *joint living work quarters for artists*, or increase the amount of *floor area* to be converted to such units shall be subject to the requirements of this chapter; and if a temporary or permanent Certificate of Occupancy has not been obtained within two years from the issuance of said building permit, and the *floor area* or any portion thereof for which said building permit was issued was occupied on April 9, 1981 by a *commercial or manufacturing use* listed in Section 15-58, the provisions of Section 15-50 et seq. shall apply for such *floor area*.

B. Variances

If, before April 9, 1981, a variance was granted by the Board of Standards and Appeals to permit the conversion of a *building*, or portion thereof, to *residential or joint living/work quarters for artists use*, which variance has not lapsed pursuant to the provisions of Section 72-23, and a building permit was issued in accordance with the terms of said variance for such conversion by the Department of Buildings within two years of the grant of said variance, construction pursuant to such permit may be continued, without regard to the other provisions of this Chapter.

Dwelling units converted pursuant to the provisions of this section which are not subject to the provisions of this chapter shall also not be subject to the provisions of Section 34-42 (Location within Buildings).

15-555

Discount for Building Permit Issued Before April 9, 1981

- a) The Board of Standards and Appeals may authorize a discount from the *conversion contribution* in an amount equal to 50% of the *conversion contribution*, where the Board determines that there was substantial construction in accordance with the provisions of Section 15-013.
- b) The Board of Standards and Appeals may authorize a reduction in the amount of the *conversion contribution* under paragraph (a) of this section, by an amount equal to any relocation payments provided by the developer, property owner, or contract vendee provided that the Board finds that:
 - (i) such tenant occupied the *floor area* being converted on September 1, 1980, and for not less than 24 months immediately prior to vacating;
 - (ii) such tenant relocated to other premises within the City of New York which such business either purchased, or leased for a term of not less than 24 months, and
 - (iii) such amount was paid to such business within 30 days after said relocation.

11-27

Alteration Permits Filed or Residential Occupancy Prior to May 18, 1981, in Certain M1-6 Districts

In M1-6 districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue no *dwelling units* shall be permitted, except that:

- a) *dwelling units* which the Chairman of the City Planning Commission determines were occupied on May 18, 1981 shall be a permitted use provided that a complete application to permit such use is filed by the owner of the *building* or the occupant of the *dwelling unit* not later than June 21, 1983. For the purposes of Article 7C of the New York Multiple Dwelling Law, such a determination of *residential occupancy* shall be deemed to permit *residential use* as-of- right for such *dwelling unit*.
- b) in any *building* for which an alteration application for conversion of *floor area* used for non-*residential use* to *dwelling units* or for an *extension* or minor *enlargement* of existing *residential use*, was filed prior to May 18, 1981, *dwelling units* shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to *dwelling units* or *extend* or *enlarge* existing *residential use* pursuant to the provisions of this subsection shall expire one year from (the effective date of zoning amendment C 810124 ZMM) unless a temporary or permanent certificate of occupancy has been issued.

12-10 DEFINITIONS

* * *

Accessory use, or accessory

* * *

An *accessory use* includes:

* * *

- (b) Living or sleeping accommodations for caretakers in connection with any use listed in Use Group 3 through 18, inclusive, provided that:
 1. no *building* contains more than one living or sleeping accommodation, [for caretakers]

* * *

15-012

M1-5A, M1-5B on one LMM Districts

Except as specifically set forth in Sections 15-41, and 15-50, and except for the provisions of Section 15-013 and 15-014, the provisions of this chapter are not applicable in M1-5A, M1-5B or LMM Districts.

15-021

Special Use Regulations

* * *

- c) In M1-5 and M1-6 districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue, no new *dwelling units* shall be permitted. However, *dwelling units* which [were occupied on September 1, 1980 are a permitted use provided the Board of Standards and Appeals finds that:

- (i) such *dwelling units* comply with the requirements of Section 15-22 (Number of Permitted Dwelling Units) and Section 15-23 (Light and Air Provisions), and
- (ii) An application to permit such *use* is filed with the Department of Buildings (prior to January 4, 1982) not later than July 31, 1982. Such application may be filed by the owner of the *building* or the occupant of the *dwelling unit*.]

the Chairman of the City Planning Commission determines were occupied on September 1, 1980 shall be a permitted *use* provided that a complete application to permit such *use* is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy on September 1, 1980, shall be deemed to permit *residential use* as-of-right for such *dwelling units*.

All *dwelling units* permitted pursuant to this subsection shall be required to comply with the requirements of Section 15-22 (Number of permitted Dwelling Units) and Section 15-23 (Light and Air Provisions).

Such *dwelling units* are subject to the requirements of Section 15-50 *et seq.* Notwithstanding the above, where the [Board of Standards and Appeals] Chairman of the City Planning Commission has determined that *floor area* was occupied as *dwelling units* on September 1, 1980, and where such *dwelling units* are located in a *building* which, on the date of application to the [Board] Department of City Planning under the provisions of this Section, also has *floor area* which is occupied by a *use* listed in Section 15-58 (Eligible Commercial and Manufacturing Uses), the [Board] Chairman may permit that any *floor area* in the *building* be used for *dwelling units* provided that

- i) the total amount of *floor area* to be used for *dwelling units* does not exceed the amount of *floor area* occupied as *dwelling units* on September 1, 1980;
 - ii) any *use* listed in Section 15-58 which is located on *floor area* to be used for *dwelling units* has been offered a new or amended lease within the *building*, with a minimum term of 2 years from the date of application, at a fair market rental for the same amount of *floor area* previously occupied, and such lease is not subject to cancellation by the landlord;
 - iii) the provisions of Section 15-50 *et seq.* [are] shall be complied with for the *floor area* to be converted, if such *floor area* was used for a *use* listed in Section 15-58 on the date of application to the [Board] Department of City Planning pursuant to this section;
 - iv) any *residential* tenant who occupied a *dwelling unit* shall be relocated to a *dwelling unit* within the *building* with a *floor area* equal to not less than 95% of the amount of *floor area* in the *dwelling unit* previously occupied, and
 - v) as a result of such action by the [Board] Chairman *residential uses* will be located on *stories* above *manufacturing uses*.
- (d) In M1-6 districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no *dwelling units* shall be permitted, except that:
- i) *dwelling units* which the Chairman of the City Planning Commission determines were occupied on May 18, 1981 shall be a permitted *use* provided that a complete application to permit

such *use* is filed by the owner of the *building* or the occupant of the *dwelling unit* not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy shall be deemed to permit *residential* use as-of-right for such *dwelling unit*.

- ii) in any *building* for which an alteration application for conversion of *floor area* used for non-*residential* use to *dwelling units* or for an *extension* or minor *enlargement* of existing *residential use*, was filed prior to May 18, 1981, *dwelling units* shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to *dwelling units* or *extend* or *enlarge* existing *residential use* pursuant to the provisions of this subsection shall expire one year from (the effective date of zoning amendment C 810124 ZMM) unless a temporary or permanent certificate of occupancy has been issued.

15-215

Existing Non-Conforming Dwelling Units

The requirements of Section 15-211 regarding the amount of *floor area* to be preserved for permitted *commercial* or permitted *manufacturing uses* may be waived by the Chairman of the City Planning Commission if such *floor area* was occupied as *dwelling units* as of September 1, 1980, provided that

[an application for such waiver has been filed with the Department of City Planning not later than July 31, 1982. Such application may be filed by the owner of the *building* or the occupant of the *dwelling unit*.]

a complete application for a determination of occupancy has been filed with the Department of City Planning by the owner of the *building* or the occupant of a *dwelling unit* in the *building* not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy shall be deemed to permit *residential use* as-of-right for such *floor area*. Notwithstanding the above, the Chairman of the City Planning Commission shall not issue a certification pursuant to Section 15-21 until an application for such certification and waiver is submitted by the owner of the *building*.

15-551

Existing Conversion

If the Board of Standards and Appeals determines that *floor area* was used as *dwelling units* or *joint living-work quarters* for artists on September 1, 1980, the Board shall authorize that such *floor area* not be included in computing the *conversion contribution*, provided that [an] a complete application for an authorization under this provision was filed with the Board of Standards and Appeals prior to [July 31, 1982] September 1, 1983.

42-133

Provisions for Dwelling Units in Certain M1-5 or M1-6 Districts

- a) In M1-5 and M1-6 districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue, no new *dwelling units* shall be permitted. However, *dwelling units* which [were] occupied on September 1, 1980 are a permitted *use* provided the Board of Standards and Appeals finds that:
 - (i) such *dwelling units* comply with the requirements of Section 15-22 (Number of Permitted Dwelling Units) and Section 15-23 (Light and Air Provisions), and

- (ii) An application to permit such *use* is filed with the Department of Buildings (prior to January 4, 1982) not later than July 31, 1982. Such application may be filed by the owner of the *building* or the occupant of the *dwelling unit*.]

the Chairman of the City Planning Commission determines were occupied on September 1, 1980 shall be a permitted *use* provided that a complete application to permit such *use* is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy on September 1, 1980, shall be deemed to permit *residential use as-of-right* for such *dwelling units*.

- (b) In M1-6 districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, *no dwelling units* shall be permitted, except that:
 - i) *dwelling units* which the Chairman of the City Planning Commission determines were occupied on May 18, 1981 shall be a permitted *use* provided that a complete application to permit such *use* is filed by the owner of the *building* or the occupant of the *dwelling unit* not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy shall be deemed to permit *residential use as-of-right* for such *dwelling unit*.
 - ii) in any *building* for which an alteration application for conversion of *floor area* used for non-*residential use* to *dwelling units* or for an *extension* or minor *enlargement* of existing *residential use*, was filed prior to May 18, 1981, *dwelling units* shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to *dwelling units* or *extend* or *enlarge* existing *residential use* pursuant to the provisions of this subsection shall expire one year from (the effective date of zoning amendment C 810124 ZMM) unless a temporary or permanent certificate of occupancy has been issued.

42-141

Modification by Certification of the Chairman of the City Planning Commission of Uses in M1-5A and M1-5B Districts

[A developer must send a copy of any request for modification pursuant to this section to the applicable Community Board at least twenty days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 31 days of such notification.

In M1-5A and M1-5B Districts the requirements of Section 42-1D 1.(c) or (d) or Section 42-14 D2.(a) or (b) may be modified provided that either:

1. Such space was vacant as of January 28, 1976 and an application under this provision was filed with the City Planning Commission prior to January 4, 1982, or
2. Such space was occupied by a *Joint living-work quarters for artists* as of January 28, 1976; and an application under this provision was filed with the City Planning Commission prior to January 4, 1982, or
3. The Commission finds that the space below the floor level of the second *story* is required by an artist whom the Department of Cultural Affairs has certified as working in a heavy or bulky medium which is not easily transported to the upper floors.

The requirements of Section 42-14 D 1.(e) may be modified provided that the Chairman of the Commission has administratively certified to the Department of Buildings that the roof either is unsuited for open space use or cannot be made suitable for open space use at reasonable cost.]

In M1-5A and M1-5B Districts the requirements of Sections 42-14 D 1(c), (d) and (e) or 42-14 D 2 may be modified by certification of the Chairman of the City Planning Commission as provided in this Section. A copy of any request for modification under this section shall be sent by the applicant to the applicable Community Board at least twenty days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 31 days of such notification.

- a) The provisions of Section 42-14 D 1(c) or (d) or Section 42-14 D 2 may be modified if the *floor area* below the level of the second story was vacant as of January 28, 1976 and a complete application under this provision is filed with the City Planning Commission not later than June 21, 1983;
- b) The provisions of Section 42-14 D 1(c) or (d) may be modified provided that:
 - (i) the *floor area* below the level of the second story was occupied by *joint living-work quarters for artists* as of September 1, 1980, and a complete application for a determination of occupancy has been filed by the owner of the *building* or the occupant of a *joint living quarters for artists* in the *building* with the Department of City Planning not later than June 21, 1983. For the purpose of Article 7C of the New York State Multiple Dwelling Law, such a determination of *joint living-work quarters for artists* occupancy by the Chairman of the City Planning Commission shall be deemed to permit residential use as-of-right for such quarters; or
 - (ii) The Chairman finds that the space below the floor level of the second story is required by an *artist* whom the Department of Cultural Affairs has certified as working in a heavy or bulky medium which is not easily transported to the upper floors;
- c) The provisions of Section 42-14 D 2 may be modified provided a use other than those listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E occupied the *floor area* below the level of the second story as of September 1, 1980 and an application under this provision has been filed with the City Planning Commission not later than June 21, 1983; or
- d) The requirements of Section 42-14 D 1.(e) may be modified provided that the Chairman of the Commission has administratively certified to the Department of Buildings that the roof either is unsuited for open space use or cannot be made suitable for open space use at reasonable cost.

* * *

74-782

If the Commission determines that *floor area* in the *building*, or portion thereof, was occupied as *dwelling units* or *joint living-work quarters for artists* on September 1, 1980, findings (b), (c), (d), and (e) shall not be required for the grant of a special permit for such *floor area*, provided that [an] a complete application [for such special permit] to prove occupancy as a *dwelling unit* or *joint living work quarters for artists* is submitted to the City Planning Commission by the owner of the *building* or the occupant of a

dwelling unit or joint living-work quarters for artists in such *building* not later than [July 31, 1982] **June 21, 1983**. In addition, the Commission must find that there is no substantial evidence that the landlord forced commercial or manufacturing tenants to vacate such *floor area* through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value. **Notwithstanding anything to the contrary above, the Commission shall not grant or deny a special Permit pursuant to the provisions of this section unless an application for such Special Permit has been submitted by the owner of the *building*.**

111-201

- a) The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third story of a *building* [and Section 111-102 relating to use restrictions in *floor area* on the ground floor may be modified provided that the Commissioner of Buildings certifies that

- a) such space was vacant as of March 10, 1976 or
- b) such space was occupied by a resident as of March 10, 1976, or

An application for minor modification under this provision must be filed prior to January 4, 1982. Such application may be filed by the owner of the loft dwelling].

may be modified provided that the Chairman of the City Planning Commission determines that such *floor area*

- (i) has been vacant since March 10, 1976, or
- (ii) was occupied as a *loft dwelling* or *joint living-work quarters for artists* on September 1, 1980.

A complete application for minor modification under this provision shall be filed not later than June 21, 1983. Such application may be filed by the owner of the *building* or the occupant of the *floor area* for which such modification is requested. For the purposes of Article 7C of the New York Multiple Dwelling Law, such determination of occupancy shall be deemed to permit residential use as-of-right for such *loft dwelling* or *joint living-work quarters for artists*.

- b) The requirements of Section 111-102 relating to *use* restrictions for *floor area* on the ground floor may be modified provided that the Chairman of the City Planning Commission determines that such *floor area*

- (i) has been vacant since March 10, 1976, or
- (ii) was occupied on September 1, 1980 by a *use* permitted in the underlying district but not otherwise permitted pursuant to the visions of Section 111-102.

A complete application for minor modification under this provision shall be filed not later than June 21, 1983.

(On December 8, 1982, Cal. No. 5, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 40 and 41

[Land disposition to facilitate the construction of housing for the elderly.]

No. 40

CB 11

C 830189 HDM

IN THE MATTER OF a land disposition application pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The **land disposition** application would **facilitate the construction of a building** not to exceed 10 stories as a residential development, tentatively designated as U.P.A.C.A. U.R.A. Site 5. The project would **provide approximately 200 rental apartments for the elderly and handicapped** located within the area bounded by East 121st Street, East 120th Street, Lexington Avenue and Park Avenue, within the Harlem-East Harlem Urban Renewal Area (Block 1769, Lots 5, 8, 9, 109, 10, 11, 12, 13, 15, 57, 58, 59, 61, 62, 162, 63, 163, 64, 65, 66, 67, 68).

This land disposition application was submitted by the Department of Housing Preservation and Development on September 10, 1982.

(On December 8, 1982, Cal. No. 6, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 41

CB 11

C 830194 HOM

IN THE MATTER OF a rental housing project, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter, and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The **proposed rental housing project**, tentatively designated as U.P.A.C.A. U.R.A. Site 5, would provide for the construction of a building not to exceed 10 stories with a maximum of **200 dwelling units of housing for the elderly and handicapped** with community space and passive recreational space on Site 5 within the Harlem-East Harlem Urban Renewal Area, Borough of Manhattan, as follows:

Site 5: Bounded by East 121st Street, East 120th Street, Lexington Avenue and Park Avenue, excluding 90' frontage along Park Avenue (Block 1769, Lots 5, 8, 9, 109, 10, 11, 12, 13, 15, 57, 58, 59, 61, 62, 162, 63, 163, 64, 65, 66, 67, 68).

This application was submitted by the New York City Housing Authority on September 14, 1982.

(On December 8, 1982, Cal. No. 7, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 42

CB 11

C 821084 HPM

IN THE MATTER OF a land disposition application and housing plan and project pursuant to Section 197-c of the New York City Charter and the Uniform Land Use

Review Procedure as adopted by the City Planning Commission.

The land disposition application would facilitate the construction of a seven-story building with 84 dwelling units for low and very-low income families. The proposed rental housing project, tentatively known as Caparra La Nueva is located on the block bounded by Madison Avenue, East 115th Street, Fifth Avenue and East 116th Street, within the Milbank-Frawley Urban Renewal Area, Borough of Manhattan. This land disposition application refers only to the following City-owned properties: Block 1621W, Lots 9, 10, 11, 14, 16, 17, 56, 57, 58. Of the two remaining lots in the project, lot 59 is already owned by the sponsor and lot 7 is to be acquired by the sponsor through urban renewal action.

This land disposition application was submitted by the Department of Housing Preservation and Development on May 21, 1982.

(On December 8, 1982, Cal. No. 8, the Commission scheduled January 5, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 43

CB 4, 6

C 830153 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 1 City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830153 PPX	4	2527	1, 7, 14	Northerly intersection of University Avenue and Sedgewick Avenue

List and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 33, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 44, the hearing was closed.)

For consideration.

Nos. 44 and 45

[Disposition of 53 City-owned properties.]

No. 44

CB 1, 2, 3, 4

C 830198-201 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 44 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830198 PPX	1	15
830199 PPX	2	4
830200 PPX	3	15
830201 PPX	4	10

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 34, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 45, the hearing was closed.)

For consideration.

No. 45**CB 5, 6, 8, 11****C 830202-205 PPX**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 9 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830202 PPX	5	2827	86	1739 Grand Avenue
		2868	59	1839 Harrison Avenue
		2879	166	1891 Bilingsley Terrace
		3144	52	2186 Valentine Avenue
830203 PPX	6	3039	31	469 East 184th Street
		3044	52	1968 Bathgate Avenue
		3046	12	2044 Washington Avenue
830204 PPX	8	3253	266	3055 Sedgewick Avenue
830205 PPX	11	4019	8	1753 Melville Street
				AKA 542 Morris Park Avenue

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 35, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 46, the hearing was closed.)

For consideration.

No. 46**CB 4****C 830015 HAX**

IN THE MATTER OF an application relating to the disposition of two buildings pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) The designation of City-owned properties located:

Address	Block	Lot
1410 Grand Concourse	2832	4
1454 Grand Concourse	2832	30

- 2) An Urban Development Action Area Project for such properties,
- 3) The disposition of such properties to a developer to be selected by the Department of Housing Preservation and Development.

This application was submitted by the Department of Housing Preservation and Development on July 23, 1982.

(On October 20, 1982, Cal. No. 13, the Commission scheduled November 10, 1982 for a public hearing. On November 10, 1982, Cal. No. 70, the hearing was closed. On December 8, 1982, Cal. No. 90, the report was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 47

CB 3

C 830243 PER

IN THE MATTER OF an application by the Division of Real Property for the exchange of one privately-owned property, Block 6380, lot 47 for one City-owned property, Block 6422, lot 27, pursuant to Section 197-c of the New York City Charter.

PROPOSED EXCHANGE	CITY PROPERTY	PRIVATE PROPERTY
Address:	N/S Tallman Street 100' E of Barclay Avenue	N/S of Sycamore St. 107' east of Holdridge Avenue
Bounding Streets:	Barclay and Lipsette Aves., Sycamore and Tallman Sts.	Holdridge and Harold Aves. Edwin and Sycamore Sts.
Zoning District:	R3-2	R1-2
Tax Block and Lot:	Block 6422, Lot 27	Block 6380, Lot 47
Area:	5,720 .2 sq. ft.	6,000 sq. ft.
Preliminary Assessed Value:	\$16,000	\$16,000

(On November 10, 1982, Cal. No. 38, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 50, the hearing was closed.)

For consideration.

No. 48

CB

C 830256 PNR

IN THE MATTER OF an application by the Department of Ports and Terminals for the disposition of one City-owned property in the Borough of Staten Island pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830256 PNR	1	1318	p.o. 9	The area is generally bounded by: Richmond Terrace, Holland Avenue, and the Arlington Yards

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 22, 1982, Cal. No. 1, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 52, the hearing was closed.)

For consideration.

No. 49

CB 3

N 830337 RAR

IN THE MATTER OF an application, pursuant to Zoning Section 107-65 for modification of existing topography, South Richmond Special District Regulations from architect Calvanico for granting of an authorization for change in the topography more than 2' cut of fill on 263 Ashland Avenue, Block 6865, Lot 51.

For consideration.

No. 50**CB 2****3 830219 RAR**

IN THE MATTER OF an application, pursuant to Zoning Section 107-65 for modification of existing topography, South Richmond Special District Regulations from Lichtner Associates for granting of an authorization for change in the topography more than 2' cut or fill on 105 Collyer Avenue, Block 6324, Lot 67.

For consideration.

No. 51**CB 1****N 830254 ZAR**

IN THE MATTER OF, application from the Department of Housing Preservation and Development, requesting an additional authorization pursuant to Section 78-311 (d) of the Zoning Resolution, involving a previously-approved large-scale residential development (C 790522ZSR and N 820656 ZAR) within the Jersey Street Urban Renewal Area, having frontages on both sides of Jersey Street, extending generally from Crescent Street to Benziger Avenue, Borough of Staten Island.

For consideration.

BOROUGH OF QUEENS**No. 52****CB 1, 9****C 830159-160 PPQ**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 2 City-owned properties in the Borough of Queens pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830159 PPQ	1	348	10	East side of 21st Street, 187 feet north of 37th Avenue
830160 PPQ	9	8908	21	West side of 78th Street, 270 feet south of Jamaica Avenue thru to 77th Street

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 40, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 53, the hearing was closed.)

For consideration.

No. 53**CB 11****C 800540 MMQ**

[Proposed mapping of Park Addition to preserve its natural features.]

IN THE MATTER OF a map showing the layout of a Park Addition along with the elimination of 234th Street from Northern Boulevard to 41st Avenue and 43rd

Avenue from 234th Street to Douglaston Parkway and 232nd Street and 233rd Street north of Northern Boulevard, in accordance with Map No. 4749 dated June 4, 1982 and signed by the Borough President. The map was referred by the Board of Estimate on June 11, 1982 (Cal. No. 349).

(On November 10, 1982, Cal. No. 41, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 54, the hearing was closed.)

For consideration.

No. 54

CB 11

C 800904 MMQ

IN THE MATTER OF a proposed map change to eliminate, discontinue and close 39th Avenue between 234th Street and Douglaston Parkway, Douglaston, Queens, as shown on Map No. 4764, dated May 24, 1982 and signed by the Borough President of Queens.

(On November 10, 1982, Cal. No. 42, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 55, the hearing was closed.)

For consideration.

No. 55

CB 3

C 820762 GFQ

[Proposed modification and renewal of consent to continue to maintain and use existing light poles and related facilities along a guide path extending from LaGuardia Airport in a southwesterly direction and crossing several streets.]

IN THE MATTER OF a proposed modification and renewal of consent application by the Dept. of Transportation of the Federal Aviation Administration to continue to maintain and use conduits, cables, manholes and light poles from LaGuardia Airport at Grand Central Parkway, crossing Grand Central Parkway, 23rd Avenue, 83rd Street, 82nd Street, Astoria Blvd., 81st Street, 80th Street, etc. as modified so as to terminate at a point about 83 ft northeast of the northeast corner of 25th Avenue and 79th Street (Station 26 + 52) instead of crossing 25th Avenue and 79th Street to Station 29 + 85; eliminating seven light poles at Stations 8 + 95, 25 + 45, 26 + 40, 27 + 30, 28 + 35, 29 + 12 and 29 + 85 and shortening the path accommodating the aforesaid structures and facilities all in connection with the utilization of an existing high intensity approach lighting system, a centerline approach lighting system and a sequenced flashing light system serving the Instrument Runway at LaGuardia Airport, Borough of Queens, in M1-1 and R-4 Zoning Districts, Community District No. 3; as shown upon a Plan entitled: "LAGUARDIA AIRPORT RUNWAY APPROACH LIGHT SYSTEM PLAN & PROFILE" (Dwg. No. 1-E-17526 in 2 sheets), dated 2/3/64 as amended 4/13/82.

(On November 10, 1982, Cal. No. 43, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 56, the hearing was closed.)

For consideration.

No. 56

CB 1, 10, 12, 14

C 830214-217 PPQ

IN THE MATTER OF an application by the Division of Real Property for the

disposition of 8 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830214 PPQ	1	320	16	33-27 9th Street
830215 PPQ	10	9568	46	131-07 Liberty Avenue
830216 PPQ	12	10171	59	163-19 109th Avenue
		12073	426	137-04 130th Avenue
		10146	12	108-23 157th Street
		10235	341	105-10 177th Street
		12516	80	123-22 Merrick Boulevard
830217 PPQ	14	16050	63	69-52 Thursby Avenue

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 44, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 57, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 57

CB 1, 3, 13, 16

C 830155-158 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of four City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
830155 PPK	1	2424	3	North side of South 3rd Street, 179 feet east of Keap Street.
830156 PPK	3	1775	56	North side of DeKalb Avenue, 264 feet west of Tompkins Avenue.
830157 PPK	13	7004	13	West side of W. 36th Street, 100 feet south of Neptune Avenue. Also known as 2814 W. 36th Street.
830158 PPK	16	3712	9	East side of Powell Street 176 feet north of Pitkin Avenue.

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 3, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 59, the hearing was closed.)

For consideration.

Nos. 58, 59 and 60

[Disposition of 37 City-owned properties.]

CB 1, 3

No. 58

C 830161-162 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 8 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
830161 PPK	1	2132	33	North side of South 8th Street, 172 feet west of Driggs Avenue.
		2138	1	Northeast corner of Bedford Avenue and South 9th Street.
		2380	26	North side of Grand Street, 22 feet west of Bedford Avenue.
		2504	38	Southeast corner of Manhattan Avenue and Eagle Street.
830162 PPK	3	1484	47	Northeast corner of Howard Avenue and Putnam Avenue.
		1687	66	North side of Chauncey Street, 450 feet east of Reid Avenue.
		1815	72	North side of Monroe Street, 208 feet east of Tompkins Avenue.
		1817	57	North side of Madison Street, 16 feet west of Nostrand Avenue.

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 4, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 60, the hearing was closed.)

For consideration.

No. 59

CB 4, 5, 16

C 830163-165 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 28 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830163 PPK	4	12
830164 PPK	5	9
830165 PPK	16	7

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007

(On November 10, 1982, Cal. No. 5, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 61, the hearing was closed.)

For consideration.

CB 17**No. 60****C 830166 PPK**

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
830166 PPK	17	4955	72	East side of East 38th Street, 220 feet south of Clarendon Road.

List and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 6, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 62, the hearing was closed.)

For consideration.

No. 61**CB 11****C 820785 PSK**

IN THE MATTER OF an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the selection of City-owned property located at Bay 41st Street off Shore Parkway, Block 6943, Lot 30, in the Borough of Brooklyn for the construction of a Sanitation Garage to serve Community Board 15.

(On November 10, 1982, Cal. No. 7, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 63, the hearing was closed.)

For consideration.

No. 62**CB 3, 5, 8, 14, 16, 17****C 830206-211 PPK**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 9 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
830206 PPK	3	1852	30	236 Macon Street
		1853	42	320 Macon Street
830207 PPK	5	3954	15	237 Cleveland Street
830208 PPK	8	1342	74	1681 Dean Street
830209 PPK	14	5071	34	68-70 Stratford Road
830210 PPK	16	1464	1	409 Saratoga Avenue
		3567	7	277 Grafton Street
830211 PPK	17	4598	24	22-24 East 96th Street
		5136	125	176 Veronica Place

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 10, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 66, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 63

CB 7**C 830044 HDM**

IN THE MATTER OF a land disposition application pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The land disposition application would facilitate the construction of a multi-purpose five-story facility on Site 23A and a six-story classroom facility on Site 23B. The new facilities, for **Columbia Grammar and Preparatory School**, will accommodate approximately 610 students (K-12) and is located within the area bounded by Columbus Avenue, West 93rd Street, Central Park West, and West 92nd Street, comprising Sites 23A and 23B within the West Side Urban Renewal Area (Block 1206, Lot 20).

This land disposition application was submitted by the Department of Housing Preservation and Development on July 23, 1982.

(On November 10, 1982, Cal. No. 19, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 27, the hearing was closed.)

For consideration.

No. 64

CB 11**C 830167 PPM**

IN THE MATTER OF an application, by the Division of Real Property for the disposition of the following **City-owned property** pursuant to Section 197-c of the New York City Charter:

Block	Lot	Location	Size	Type of Property
1634	111	North side of East 106th Street, 141 feet west of Lexington Avenue.	16 × 100 (4 units)	Residential

(On November 21, 1982, Cal. No. 21, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 29, the hearing was closed.)

For consideration.

No. 65

CB 4**C 820524 PSM**

IN THE MATTER OF an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the acquisition of property located at **50th and 51st Streets and 12th Avenue** (Block 1098, Lots 15 and 48) for the construction of a Sanitation Department Borough Repair Shop.

(On November 10, 1982, Cal. No. 22, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 30, the hearing was closed.)

For consideration.

No. 66**CB 4****C 820625 PSM**

IN THE MATTER OF an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 50th and 51st Streets and 12th Avenue (Block 1098, Lots 11, 51, 54) for the construction of a Sanitation Department Borough Repair Shop.

(On November 10, 1982, Cal. No. 22, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 31, the hearing was closed.)

For consideration.

No. 67**CB 10, 11****C 830212-213 PPM**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 6 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830212 PPM	10	1942	31	2322 7th Avenue
		1942	32	2324 7th Avenue
		1942	33	2326 7th Avenue
		2034	36	2574 7th Avenue
830213 PPM	11	1708	30	446 East 115th Street
		1708	129	458 East 115th Street

List and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On November 10, 1982, Cal. No. 24, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 32, the hearing was closed.)

For consideration.

No. 68**CB 7****C 830092 TCM**

IN THE MATTER OF an application from the Nouveau Restaurant Group, Inc., doing business as Tuesday's West for review, pursuant to Section 197-c of the Charter, of the grant of a 2½ year renewal of a revocable consent to operate an enclosed sidewalk cafe with 9 tables and 20 seats at 244-246 Columbus Avenue on the west side of the street between West 71st and West 72nd Streets.

Plans for this existing sidewalk cafe are on file at the Department of Consumer Affairs and may be seen at 80 Lafayette Street, New York, N.Y.

(On November 10, 1982, Cal. No. 27, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 36, the hearing was closed.)

For consideration.

No. 69

CB 7

C 821139 TCM

IN THE MATTER OF an application from the Brutus Enterprises Inc., doing business as the **Library Restaurant** for review, pursuant to Section 197-c of the Charter, of the grant of a five year renewal of a revocable consent to operate an **enclosed sidewalk cafe** with 20 tables and 38 seats at **2475 Broadway** on the southwest corner of West 92nd Street, Borough of Manhattan.

Plans for this existing sidewalk cafe are on file at the Department of Consumer Affairs and may be seen at 80 Lafayette Street, New York, New York.

(On November 10, 1982, Cal. No. 29, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 37, the hearing was closed.)

For consideration.

No. 70

CB 4 and 5

N 821252 ZRM

[Proposed zoning text amendment to regulate the display of signs and other street obstructions within the Garment District in the Borough of Manhattan.]

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Sections 42-52 and 42-55 as follows:

Matter in **Bold Type** is new;

Matter in brackets [] is old, to be omitted;

Matter in *italics* is defined in Section 12-10.

42-52

Permitted Accessory Business Signs or Advertising Signs

In all districts, as indicated, *accessory business signs* or *advertising signs* are permitted with no restriction on size, illumination or otherwise, except as otherwise provided in Section 42-54 (Special Provisions Applying along District Boundaries) and subject to the provisions of Section 42-53 (Additional regulations for advertising signs) and Section 42-55 (Additional Regulations for *Business* and *Advertising Signs* in Certain Manufacturing Districts).

* * *

42-55

Additional Regulations for Signs, Banners and Canopies in Certain *Manufacturing Districts*

The following provisions apply on *wide streets* within the *Manufacturing District* bounded by Broadway, West 38th Street, Seventh Avenue, West 40th Street, a line 150 feet west of Eighth Avenue, West 35th Street, Eighth Avenue, a line midway between West 35th Street and West 34th Street, Seventh Avenue and West 35th Street.

- (a) No *accessory business* or *advertising sign* shall project across the *street line* of a *wide street* more than 18 inches for double or multi-faced *signs* or 12 inches for all other *signs*.
- (b) No canopies, marquees, or awnings shall be permitted on the exterior of any *building* with the exception of theatres or hotels.

- (c) Where a permit is issued by the Department of Highways for the temporary display of banners/pennants across a *street* (or sidewalk) such banners/pennants shall be removed after 30 days of the issuance of the permit.
- (d) No banners or pennants shall be permanently displayed from the exterior of any *building* unless the design of such banners or pennants has been approved by the Mayor's Fashion Industry Advisory Council.

For the purpose of this Section, any *signs*, including canopies, marquees, awnings, banners or pennants which do not conform to the above regulations may be continued for one year after the effective date of this Section, provided that after expiration of that period such *non-conforming signs*, including canopies, marquees, awnings, banners or pennants shall terminate.

* * *

(On November 10, 1982, Cal. No. 31, the Commission scheduled December 8, 1982 for a public hearing. On December 8, 1982, Cal. No. 39, the hearing was closed.)

For consideration.
