

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF FEBRUARY 16, 1983

MATTERS NOT ON THE PRINTED CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

IB ADDED SCHEDULINGS

BOROUGH OF MANHATTAN

No. 52

CB 8

C 830500 ZSM

IN THE MATTER OF an application, pursuant to Section 74-711 of the Zoning Resolution, from the Landmarks Preservation Commission, for the grant of a special permit to modify the bulk regulations of Section 23-32 of the Zoning Resolution for an interior lot at 4-6 East 62nd Street, on the southerly side of East 62nd Street, 100 feet east of Fifth Avenue, within the Upper East Side Historic District, Borough of Manhattan.

FOR CONSIDERATION.....DISPOSITION.....RESOLUTION ADOPTED SCHEDULING MARCH 9, 1983 FOR A PUBLIC HEARING.

No. 53

CB 3

C 830547 HAM

IN THE MATTER OF an application relating to the disposition of property located in Community Board 3, Borough of Manhattan, 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 requested

- 1) The designation of City-owned property located within the Pueblo Nuevo Urban Renewal Area:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
139 Pitt Street	345	57

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to the Boy's Club of New York under the City Spaces Program.

This application was submitted by the Department of Housing Preservation and Development on January 24, 1983.

FOR CONSIDERATION.....DISPOSITION.....RESOLUTION ADOPTED SCHEDULING MARCH 9, 1983 FOR A PUBLIC HEARING.

No. 54

CB 3

C 830588 HUM

IN THE MATTER OF an Urban renewal plan, pursuant to Article 15 of the General Municipal (Urban Renewal 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 amendment provides for the creation of a new institutional site (Site 3) by eliminating one lot (lot 57 in block 345) from a residential site (Site 2) in the Pueblo Nuevo Urban Renewal Area, Borough of Manhattan.

The proposed amendment would facilitate the construction of 2,500 square feet of institutional space for an extension to the excluded contiguous property currently owned and occupied by the Boys Club of New York.

This application was submitted by the Department of Housing Preservation and Development on February 8, 1983.

FOR CONSIDERATION.....DISPOSITION.....RESOLUTION FOR ADOPTION SCHEDULING MARCH 9 FOR A PUBLIC HEARING.

IIIA R E P O R T S

CB 3

N 820204 RAR

(Request for authorization for construction of parking lot for more than 30 cars for proposed retail stores at 27 Segune Avenue within South Richmond Special District).

IN THE MATTER of an application pursuant to Zoning Section 107-68 for modification of the size of an accessory group parking facility, South Richmond Special District Regulations from Calvanico Associates for granting of an authorization for construction of parking lot within retail stores at 27 Segune Avenue, Block 6681, Lot 45.

DISPOSITION.....FAVORABLE REPORT ADOPTED.

CITY PLANNING COMMISSION PUBLIC HEARING, FEBRUARY 16, 1983

Hearings - All closed except:

- 29 C821254ZMQ - Fort Totten - Continue to 3/9
- 30 N821255ZRO - " " - " " "
- 33 C830141PNK - Brooklyn Army Terminal - RUC

Reports - All favorable except:

- 46 N830569ZDK - McDonald's - Lay Over

Added Scheduling

- 52 ✓ C830500ZSM - East 62nd Street - For hearing 3/9

~~C821254ZMQ (A) - Fort Totten - For hearing 3/9~~

- 53 C 830547HAM - ?

- 54 C 830588 HUM - } 139 Pitt St. - for hearing 3/9/83

Added Reports

- N820204RAR - 27 Seguin Avenue - Favorable

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

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 16, 1983

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



Edward I. Koch, Mayor
City of New York

[No. 4]

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

Prepared by Lory R. Alcalá, 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.
5. 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, FEBRUARY 16, 1983

Calendar No. 4

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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
March 9, 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:

CITY PLANNING COMMISSION

I. PUBLIC HEARING ON THE PROPOSED NINTH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, AND THE CITY'S CAPITAL NEEDS AND PRIORITIES

TO BE HELD IN ALL BOROUGHS ON THE DATES AND TIMES SCHEDULED BELOW

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION, has scheduled public hearings as listed below relative to the Ninth Year Community Development Block Grant Program and the City's Capital Needs and Priorities for Fiscal Year 1984.

Citizens are urged to comment on projects and proposals they wish to have included within the Ninth Year Community Development Statement of Objectives and Budget and the Fiscal Year 1984 Capital Budget. After reviewing the testimony at the hearings, the Department of City Planning will issue the Community Development Program Proposed Statement for the Ninth Year by April 25, 1983. The proposed Statement will be reviewed, and hearings held by the Board of Estimate in May 1983 and will be submitted to HUD in June 1983.

SCHEDULE FOR HEARINGS

Thursday, February 17, 1983—Manhattan Borough Hearing to be held on the 8th Floor of the Harlem State Office Building, 163 West 125th Street in Manhattan, at 6 P.M.

Tuesday, February 22, 1983—Brooklyn Borough Hearing to be held in the 3rd Floor Court room in Brooklyn Borough Hall, Brooklyn, at 6 P.M.

In the first hour of each Borough hearing, elected officials and one representative of each community board, either the community board chairperson or district manager, will be given preference in determining the order of speakers. Other representatives of community boards, interested citizens, and representatives of borough-wide public and private organizations and other community groups will follow.

Registration of speakers will begin one (1) hour prior to the hearing, at the location of the hearing, and will continue throughout the hearing. No substitutes for, or representatives of registrants will be accepted. Speakers will be limited to three (3) minutes each. For further information, please call 566-7242.

Copies of the Register for the Preliminary Budget, the City's Eighth Year Community Development Statement of Objectives and Budget, and the Statements of Community District Needs may be obtained from the Department of City Planning, Room 1419, 2 Lafayette Street, New York, New York 10007.

The Community Development Block Grant Program is authorized by the U.S. Housing and Community Development Act of 1974 (as amended in 1977 and 1981). Under the program, the City expects to receive \$223,309,000 for the Ninth Year, beginning July 1, 1983.

WEDNESDAY, FEBRUARY 16, 1983

No. 1

**APPROVAL OF MINUTES OF
Special Meeting of January 19, 1983**

**IA. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 9, 1983
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF STATEN ISLAND

No. 2

CB 1, 2, 3

C 830428-430 PPR

IN THE MATTER OF an application by the Division of Real Property for the disposition of 12 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830428 PPR	1	1
830429 PPR	2	8
830430 PPR	3	8

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

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 3

CB 3

C 830472 PPR

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

ULURP #	C.B.	Block	Lot	Location
830472 PPR	3	5724	102, 110, 113, 118, 126, 128 130, 136, 141, 143	Various lots within blocks bounded by Woodrow Rd., Billings St., Chatham St., and Kenilworth Ave.
		5726	51, 53, 57, 61, 65, 67, 70, 72, 74, 77, 81	Block bounded by Arthur Kill Rd., Woodrow Rd., Benson St. and Kenilworth Ave. except lot 80.

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.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 4

CB 3

N 821063 ZRR

[Request to amend and modify the boundary of the designated open space in the Bloomingdale area of the Special South Richmond Development District.]

IN THE MATTER OF an application by the Staten Island Office of City Planning, pursuant to Section 200 of the New York City Charter relating to Article 10 Chapter 7, Section 107-21 of the South Richmond Special Zoning District, relating to modification of the designated open space boundary affecting (Block 7357, Lot 7, 12, 14, 16, 18; Block 7358, Lot 1, 5, 12, 14, 18, 60, 70, and 72; Block 7349, Lot 5, 7, 11, 13; Block 7339, Lot 3, 78), as shown on diagram dated November 29, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

BOROUGH OF QUEENS

No. 5

CB 4

C 820479 ZMQ

[Zoning map change from an R6 District to a C1-4 District to permit construction of a two-story retail building on a small triangular block.]

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. 13c, establishing within an existing R6 District, a C1-4 District bounded by Queens Boulevard, 90th Street and 57th Avenue, as shown on a diagram dated December 13, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 6

CB 13

C 830182 MMQ

IN THE MATTER OF proposed change in legal grades within the territory bounded by South Conduit Avenue, Springfield Boulevard, Rockaway Boulevard, 159th Street, 146th Avenue and 153rd Place to more closely conform to the existing conditions in the area.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 7

CB 1, 2, 3, 4, 7, 9, 10, 12, 13, 14

C 830418-427 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of 43 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830418 PPQ	1	5
830419 PPQ	2	1
830420 PPQ	3	1
830421 PPQ	4	3
830422 PPQ	7	3
830423 PPQ	9	1
830424 PPQ	10	6
830425 PPQ	12	2
830426 PPQ	13	3
830427 PPQ	14	18

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. 10017.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

 BOROUGH OF BROOKLYN

No. 8

CB 3

C 830439 HAK

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 the City-owned properties located:

Address	Block	Lot
828 Quincy Street	1633	15
612 Halsey Street	1666	38

The above buildings are under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and are being sold under the Tenant Ownership Program (TOP).

- 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 December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 9

CB 5

C 830442 HAK

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
848 Glenmore Avenue	4007	17

The above building is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being sold under the Tenant Ownership Program (TOP).

- 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 December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

 No. 10

CB 8

C 830374 HDK

IN THE MATTER OF a disposition of City-owned properties, 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.

These occupied residential properties would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

These properties are under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The properties proposed for disposition are located as follows:

Address	Block	Lot
78-88 Brooklyn Avenue	1208	41
1378-84 Pacific Street	1208	38

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 11

CB 1-12, 14-16 and 18

C 830402-417 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 433 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
803402 PPX	1	108
830403 PPX	2	55
830404 PPX	3	53
830405 PPX	4	5
830406 PPX	5	34
830407 PPX	6	48
830408 PPX	7	73
830409 PPX	8	27
830410 PPX	9	1
830411 PPX	10	2
830412 PPX	11	3
830413 PPX	12	3
830414 PPX	14	1
830415 PPX	15	6
830416 PPX	16	11
830417 PPX	18	3

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

Resolution for adoption scheduling March 9, 1983 for a public hearing.

 BOROUGH OF MANHATTAN

No. 12

CB 13

C 830370 HDM

IN THE MATTER OF a disposition of City-owned properties, 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.

These substantially occupied residential properties would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

These properties are under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD). One property, 172 Delancey Street, is being managed under the 7-A Leasing Program; the other, 160-2 East 2nd Street, is under the Community Management Program.

The properties proposed for disposition are located as follows:

Address	Block	Lot
172 Delancey Street	348	73
160-2 East 2nd Street	398	58

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 13**CB 2****C 830371 HDM**

IN THE MATTER OF a disposition of City-owned property, 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.

This occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
28 Mott Street	508	17

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 14**CB 9****C 830372 HDM**

IN THE MATTER OF a disposition of City-owned property, 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.

This occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
401 West 152nd Street	2067	29

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 15

CB 9

C 830444 HDM

IN THE MATTER OF a disposition of City-owned property; 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.

This substantially occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
484 Convent Avenue	2066	21

This application was submitted by the Department of Housing Preservation and Development on December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

 No. 16

CB 10

C 830446 HDM

IN THE MATTER OF a disposition of City-owned properties, 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.

These substantially occupied residential properties would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

These properties are under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and are being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The properties proposed for disposition are located as follows:

Address	Block	Lot
170-2 West 136th Street	1920	59
180 St. Nicholas Avenue	1925	13
303 West 122nd Street	1949	26

This application was submitted by the Department of Housing Preservation and Development on December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 17

CB 12

C 830375 HAM

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
631 Edgecombe Avenue	2111	64

The above building has been managed by Myers, Smith and Granady under HPD's Private Ownership and Management Program (POMP).

- 2) An Urban Development Action Area Project for such property,
3) The disposition of such property to Myers, Smith and Granady.

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 18

CB 3, 7, 9, 12

C 830388-391 PPM

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

ULURP #	C.B.	Block	Lot	Location
830388 PPM	3	285	13	203 Henry Street
830389 PPM	7	1839	38	South side of West 104th Street, 125 feet west of Central Park West
830390 PPM	9	1966	80	South side of West 126th Street, 176 feet west of Morningside Avenue
		2065	51	Unimproved lot a.k.a. 450 West 151st Street
		2065	54	South side of West 150th Street, 100.8 feet west of Convent Avenue
830391 PPM	12	2111	54	South side of West 166th Street, 175 feet east of Amsterdam Avenue
		2129	52	Northwest corner of Amsterdam Avenue and West 172nd 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.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

BOROUGH OF THE BRONX

No. 19

CB 12

C 830447 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
963 East 217th Street	4688	3

The above building is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being sold under the Tenant Ownership Program (TOP).

- 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 December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 20

CB 3

C 830373 HDX

IN THE MATTER OF a disposition of City-owned property, 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.

This occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
1151 Vyse Avenue	2752	44

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 21

CB 3

C 830443 HDX

IN THE MATTER OF a disposition of City-owned property, 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.

This substantially occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
1372 Franklin Avenue	2933	29

This application was submitted by the Department of Housing Preservation and Development on December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 22

CB 7

C 830445 HDX

IN THE MATTER OF a disposition of City-owned property, 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.

This substantially occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed under the Tenant Interim Lease Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
55 West 184th Street	3212	92

This application was submitted by the Department of Housing Preservation and Development on December 9, 1982.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 23

CB 6, 9, 11

C 820772 BFX

IN THE MATTER OF modification of franchise contract by the Pelham Parkway Bus Services, Inc., dated January 7, 1974 to use the Sheridan Expressway and Bronx River Parkway between Bruckner Expressway and Pelham Parkway, and between Bruckner Expressway and East Gunhill Road, in the operation of express omnibus route BxM-11.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

No. 24

CB 2-4 and 6-12

C 830392-401 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 75 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830392 PPX	2	4
830393 PPX	3	8
830394 PPX	4	4
830395 PPX	6	8
830396 PPX	7	5
830397 PPX	8	1
830398 PPX	9	28
830399 PPX	10	5
830400 PPX	11	5
830401 PPX	12	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.

Resolution for adoption scheduling March 9, 1983 for a public hearing.

II. PUBLIC HEARING ON THE PROPOSED REVISIONS OF "CD-ELIGIBLE" CENSUS TRACTS

THE CITY PLANNING COMMISSION, pursuant to Executive Order No. 20 of September 8, 1978, is holding a public hearing in the matter of proposed revisions to the map and list of low and moderate income ("CD-Eligible") census tracts in New York City, which is published by the Department of City Planning, and is used to determine eligibility of certain types of projects for Community Development Block Grant funds. The map and list must be revised to reflect 1980 census data which has recently become available. Revisions will be effective for the Ninth Year Community Development Program (CD IX, 1983-84) and subsequent program years.

Citizens are urged to inspect the proposed "CD-Eligible" census tract maps, and to comment on whether the maps reflect accurately the concentration of low and moderate income households in their boroughs. Maps will be available for inspection at the following Department of City Planning offices:

Division of Community Development and Capital Programming, 2 Lafayette Street,
Room 1419, New York, NY

Bronx Borough Office, 1780 Grand Concourse, Bronx, NY

Brooklyn Borough Office, 16 Court St., Brooklyn, NY

Manhattan Borough Office, 2 Lafayette St., Room 1400, New York, NY

Queens Borough Office, 29-27 41st Avenue, Queens, NY

Staten Island Borough Office, 56 Bay St., Staten Island, NY

IIA. PUBLIC HEARINGS
Not to be heard before 11:00 A.M.

BOROUGH OF STATEN ISLAND

Nos. 25 and 26

[Proposed mapping of a street to improve accessibility, the elimination of a street to consolidate the site for a large scale residential development, and grant of a special permit involving a private sewage treatment plant.]

No. 25

CB 3

C 800539 MMR

PUBLIC HEARING:

IN THE MATTER OF, a map modification eliminating the lines and grades of Billop Avenue from Loretto Street to Sprague Avenue, establishing the lines and grades of Sprague Avenue from Hylan Boulevard to Surf Avenue and establishing a street set back line therein, in accordance with Map No. 4032 dated July 27, 1982 and signed by the Borough President. The map was forwarded to the Department of City Planning by the Borough President's Office on August 6, 1982.

(On February 2, 1983, Cal. No. 3, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 3

C 800062 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-731 of the Zoning Resolution, from Richard Brody, for the grant of a special permit involving a private sewage treatment plant on property located on the northeasterly corner of Loretto Street and Surf Avenue, to serve a 138-unit large-scale residential development.

(On February 2, 1983, Cal. No. 4, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB 3

Borough of Staten Island

A public hearing will be held by the Department of City Planning and the Department of Environmental Protection on Wednesday, February 16, 1983 at 10 AM in City Hall, Manhattan to receive comments relating to the Draft Environmental Impact Statement concerning a proposed large scale residential development known as Point East Condominiums and related sewage treatment plant located on a site bounded by Sprague and Surf Avenues, Loretto Street and Hylan Boulevard, Borough of Staten Island, pursuant to the State Environmental Quality Review (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF QUEENS

Nos. 27 and 28

[An Amendment of the Zoning Map and selection of a site located at the intersection of Union Turnpike and Cross Island Parkway for the construction of a Department of Sanitation garage and salt storage facility.]

No. 27

CB 13

C 820525 PSQ

PUBLIC HEARING:

IN THE MATTER OF the selection, under the provisions of Section 197-c of the New York City Charter, of a site located at the intersection of Union Turnpike and Cross Island Parkway (Block 7800, Lot 1, Block 7900, Lot 25) for the construction of a Department of Sanitation garage and salt storage facility.

(On February 2, 1983, Cal. No. 6, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CB 13

C 820792 ZMQ

PUBLIC HEARING:

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, Sections Nos. 11d & 15c by:

changing from R3-2 District to a C8-1 District property bounded by Union Turnpike, Cross Island Parkway, a line parallel to Union Turnpike passing through a point on the southwesterly line of the southwesterly service road of Cross Island Parkway, at a point distant 43 feet southerly from the intersection of Union Turnpike, a line 90 feet westerly of the westerly side of 242nd Street and its northerly prolongation, a line at right angles to the previous course distant 630 feet southerly of Union Turnpike a line 170 feet westerly of the westerly side of 242nd Street, a line 200 feet northerly of 82nd Avenue and intersecting at the previously named line at right angles and a line 570 feet westerly from the westerly side of 242nd Street as shown on diagram dated November 8, 1982.

(On February 2, 1983, Cal. No. 7, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 29 and 30

[Zoning map change and amendments of the Zoning Resolution to establish a new Special Fort Totten Natural Area District (NA-4) within the entire boundaries of Fort Totten and a related change to permit active recreation use within the Special Fort Totten Natural Area District.]

No. 29

CB 7

C 821254 ZMQ

PUBLIC HEARING:

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. 7d and 11c.

- (a) establishing a new Special Fort Totten Natural Area District (NA-4) within the entire boundaries of Fort Totten; and
- (b) changing from an R3-1 District to a C3 District, property bounded by the Bulkhead Line of Long Island Sound, a line at right angles to the Bulkhead Line of Long Island Sound, passing a point formed by the intersection of the Bulkhead Line of Long Island Sound with the northerly boundary of Fort Totten, a line 200 feet easterly of and parallel to the Bulkhead Line of Long Island Sound, and the southerly boundary of Fort Totten as shown on a diagram dated November 22, 1982.

(On February 2, 1983, Cal. No. 8, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CB 7

N 821255 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York establishing Section 105-944 a Special Fort Totten Natural Area District, protecting the combination of historically significant buildings and other structures, public open spaces and outstanding scenic views as follows:

All matter is new.

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

105-944 SPECIAL FORT TOTTEN NATURAL AREA DISTRICT 4**105-9440 GENERAL PURPOSES**

The Special Fort Totten Natural Area District 4 (hereinafter referred to as Special District) established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following general purposes:

- (a) to preserve, protect and enhance the combination of historically significant *buildings and other structures*, public *open spaces*, outstanding scenic views and pedestrian and vehicular circulation system which by their siting create a unique balance between *buildings and open spaces* and which together with the harmonious scale of *development* and landscaping add to the quality of life in the area; and
- (b) to protect aquatic, biologic, geologic, topographic, and other natural features having ecological and conservation values and functions; and
- (c) to improve the quality of new *development* in the area by fostering the provision of specified public amenities and recreational facilities in appropriate locations and by making these facilities directly accessible to the public; and

- (d) to promote the desirable use of land improvements in accordance with the district plan and in conformance with the character of the Fort Totten area and thus conserve the value of land and *buildings* and thereby protect the City's tax revenue.

105-94401

Definitions

Designated Open Space

The "designated open space" is an *open space* as shown on the District Plan.

Street

For the purposes of this Section, a "street" is a way existing within the Special Fort Totten District as shown on the District Plan (Appendix A) complying with the definition of "street" in Section 12-10, Chapter 2, Article I of this Resolution except that the *street* width shall be limited to existing dimensions. No modification of existing dimensions shall be permitted without prior certification of the City Planning Commission.

105-94410 GENERAL REQUIREMENTS

105-94411

Requirements for Applications

An application to the City Planning Commission for any *development* within the Special District shall be subject to the requirements of Section 105-21. In addition, an application for *development* within Area B shall include the existing and proposed site plan showing the location and the scale of the existing and proposed *buildings or other structures*; the location of all vehicular entrances and exits and off-street parking facilities; the changes that will be made in the location and size of the open space; and such other information as may be required by the City Planning Commission. The submission shall include a landscaping plan, building sections and elevation and an appropriate model of the planned community.

The City Planning Commission shall require, where relevant, a subdivision plan, and, in the case of a site plan providing for common *open space* or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

105-94412

Public Facilities

For all *development* within the Special District, the City Planning Commission shall find, based upon information from the Board of Education and other appropriate City agencies, the anticipated effect of the proposed *development* on the existing capacity of public schools or other public facilities serving the area in which the proposed *development* is to be located.

105-94413

Pier Development

The Commission may permit, by special permit, pier development only upon finding that the proposed *development* shall have no significant adverse impact on the Special District or surrounding environment. The Commission may prescribe appropriate conditions and safeguards to minimize possible adverse effects on the surrounding area.

105-94420 SPECIAL REGULATIONS

105-94421

Demolition

Except in Area E, no demolition permit or alteration permit for *alterations* which may affect the character or design of the facade of a *building or other structure* shall be issued by the Department of Buildings, except as permitted by the Commission, unless it is an *unsafe building or other structure* and demolition or alteration is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8 of the New York City Administrative Code. An applicant for any such permit shall notify the Landmarks Commission of the application.

The Commission, by special permit, after public notice and hearing and subject to the Board of Estimate action may permit:

- (a) The *alteration* of such *building or other structure*, provided that such *alteration* treatment of the facade relates harmoniously to the character and materials of the original facade and to the adjoining *buildings or other structures*; or
- (b) the demolition of such *buildings or other structures*, other than those deemed unsafe as defined by the Department of Buildings, provided that the Commission finds that the existing *building or other structure* is not suitable for rehabilitation.

Where a *building or other structure* has been demolished pursuant to this Section, The Commission may by special permit allow the replacement of the demolished structure provided that the design of the new structure in terms of scale, *lot coverage*, building height and exterior treatment of the facade shall replicate as nearly as possible the design and site plan of the original *building*.

105-94422

Special Height Regulations

In order to preserve the unique character of the Special District and to protect the views of and to the water no new development or enlargement within the Special District shall exceed a height of three stories or 32 feet, whichever is less.

105-94423

Location of Zoning District Boundaries at the Shore Line

Zoning district boundary lines shall coincide with the shore line lawfully existing on the effective date of this amendment or any natural or lawful alteration thereof.

A zoning district boundary line which intersects the shore line lawfully existing on the effective date of this amendment shall be prolonged; in a straight line, to such naturally or lawfully altered shore line. Lawfully approved piers or other lawfully approved structural extensions of the shore line, as may be so altered, shall not generate development rights.

105-94424

Designated Open Space

Any *development* or site *alteration* on a *zoning lot* which contains designated *open space* as shown on the District Plan, shall require certification by the City Planning Commission that such designated *open space* shall not be reduced in size or altered in shape and shall be preserved in its natural state by the owner of the *zoning lot*.

Planting, landscaping or provision of footpaths or sitting areas are permitted in any part of designated *open space*, provided that such improvements do not involve removal of trees or alteration of existing topography, and do not obstruct pedestrian movement within the public pedestrian ways.

Designated *open space* may be used for active recreational facilities provided that the City Planning Commission certifies that such *uses* have minimal impact on tree removal, topographic alteration or drainage conditions.

All designated *open spaces* shall be directly accessible to the public from public rights-of-way between dawn and dusk. A prominent plaque or other permanent *sign* shall be displayed on all designated *open spaces* in a prominent location, designated by the Commission, visible from the adjacent public right-of-way. Such plaque or permanent *sign* shall have a *surface area* of not less than three nor more than six square feet, and shall contain the following statement: "This area is open to the public between sunrise and sunset."

105-94430

District Plan

The District Map for the Special Fort Totten District (Appendix A) identifies specific areas comprising the District Plan in which special zoning regulations carry out the general purposes of the Special Fort Totten District. The District Plan is set forth in Appendix A and is made an integral part hereof. These areas and the sections of this Chapter which contain regulations pertaining thereto are as follows:

- Area A Historic Fort Area — 105-94431
- Area B Planned Community Area — 105-94432
- Area C Water Related Area — 105-94433
- Area D Bay Area — 105-94434
- Area E Development Area — 105-94435

105-94431

Historic Fort Area (Area A)

Within Area A (Fort Area) there shall be no *development* nor *enlargement* of existing *buildings* or other *structures* except that the Commission may authorize necessary renovation to protect existing structures. In all cases the Commission shall refer all applications to the Landmarks Preservation Commission and Department of Parks or other City agency, with primary responsibilities in the conservation area, for its report thereon.

105-94432

Planned Community Area (Area B)

In order to protect the unique scale, character and design relationships between the existing *buildings* and public *open spaces* and parade grounds, no *development*, *enlargement* nor alteration of landscaping or topography shall be permitted except as set forth herein and as provided by Section 105-94421.

105-944321

Special Permit

For any *development*, *enlargement* or alteration of landscaping or topography, the City Planning Commission may, by special permit and after public notice and hearing, and subject to Board of Estimate action:

- (a) Permit the unused total *floor area*, *dwelling units*, *rooms* or *rooming units* permitted by the applicable district regulations for all *zoning lots* within the *development* to be distributed without regard for *zoning lot* lines.
- (b) Permit the total *open space* required by the applicable district regulations for any *zoning lot* within the *development* to be distributed without regard for *zoning lot* lines.
- (c) Permit minor variations in the *yard* and *court* regulations required by the applicable district regulations.

- (d) Permit minor variations in the height and setback regulations required by the applicable district regulations.
- (e) Permit modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Lot).
- (f) Permit permitted or required *accessory* off-street parking spaces to be located anywhere within the *development* without regard to *zoning lot* lines, subject to findings of Section 78-41, or where such requirement substantially injures the functioning of the existing area, authorize waiver of all or part of the required parking.

105-944322

Findings

As a condition precedent to the granting of a special permit under the provisions of Section 105-944321 the Commission shall make the following findings:

- (a) That the new *development*, *enlargement* or said *alteration* is related to the existing *buildings* or structures in the Planned Community Area (Area B) in scale and design; and that the new *development* will not seriously alter the scenic amenity and the environmental quality of the area.
- (b) That the new *development* or *enlargement* be sited in such a manner as to preserve the greatest amount of *open space* and landscaping that presently exists, consistent with the scale and design of the existing *development* and the landscaping surrounding the new landscaping arrangement and conditions of the community.
- (c) That the new *development* or *enlargement* is sited such that it will not require at the same time or in the foreseeable future new access roads or exits, off-street parking or public parking facilities that will disrupt or eliminate major portions of *open space* and landscaping or will generate large volumes of traffic which will diminish the environmental quality of the community.
- (d) That minimal landscaping is to be removed during construction and such areas will be fully restored upon completion of construction.

The City Planning Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit of public or private enforcement reflecting terms, conditions, and limitations of any special permit hereunder to minimize adverse effects on the character and quality of the community.

105-944323

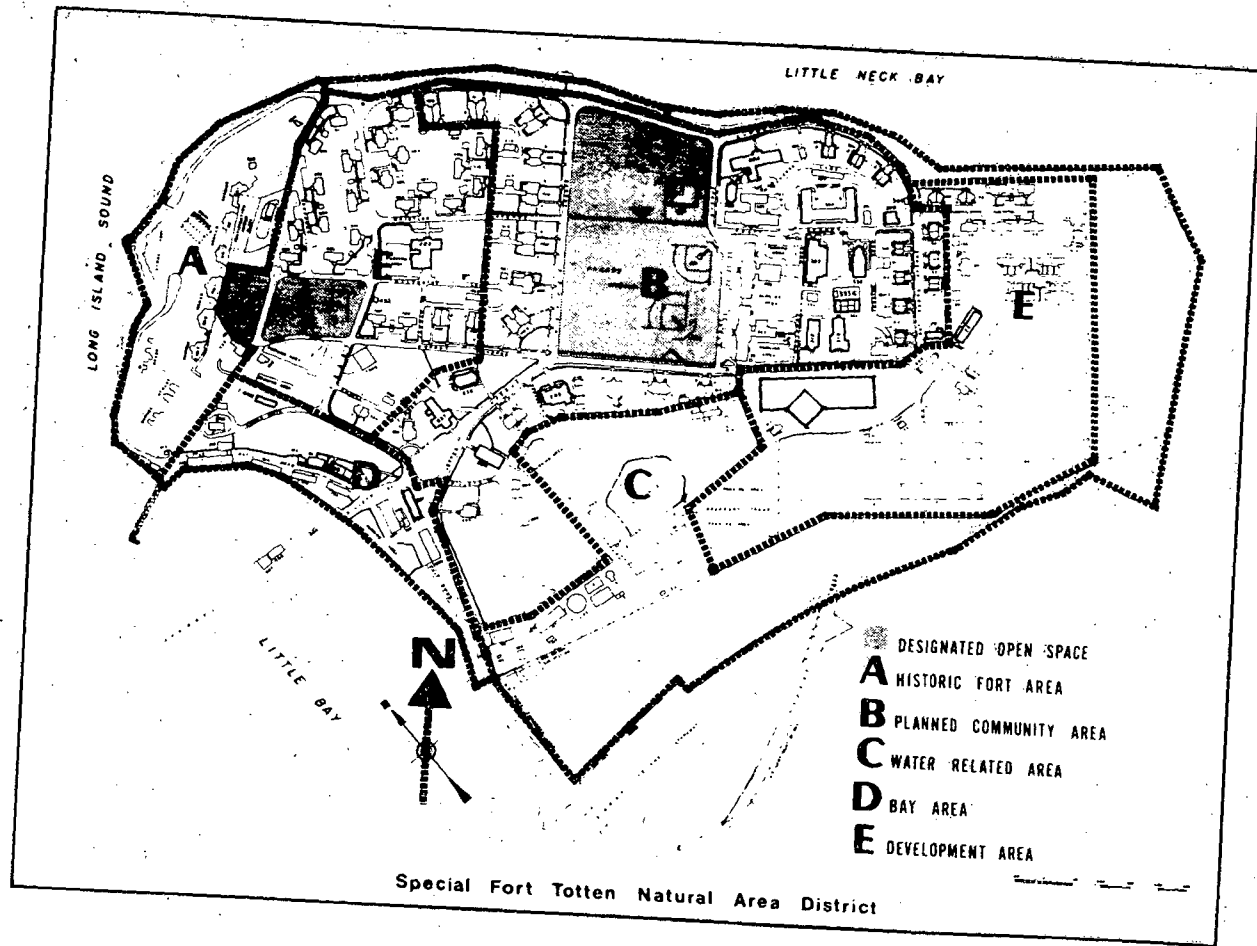
Parade Ground

Unless ownership is retained in a governmental agency, the parade ground designated *open space* shall be commonly owned with a *zoning lot* within Area B or Area E and the maintenance of the parade ground shall be the collective responsibility of said owner or owners. The parade ground shall be used for open recreational uses and may contain minor *accessory* structures to said use. The parade ground shall be directly accessible from the adjoining *streets* along its entire perimeter. There shall be no fences nor walls around or within the parade ground.

105-94433

Water Related Area (Area C)

In order to protect the unique aquatic and botanic characteristics of the area there shall be no *development* in Area C except as provided by Section 105-94421.



105-94434

Bay Area (Area D)

In order to promote waterfront related activities, only the following *uses* of the C3 District shall be permitted in Area D.

- (a) *Residential uses*, which uses are permitted only above the ground floor of those *buildings* existing prior to the effective date of this amendment.
- (b) All *uses* of Use Group 14 except for boat showrooms or sales, and the storage, repair, or painting of boats or other than crew sculls used for intercollegiate competition.
- (c) All Retail or Service Establishment *uses* of Use Group 6, except Automobile Supply Stores.

105-94435

Development Area (Area E)

Any *development* used predominantly for *residential uses* may be considered a *large-scale residential development*, and authorizations or special permits for such *development* may be granted in accordance with the provisions of Article VII, Chapter 8, except that the *accessory uses* of 78-22 shall not apply.

Any *development* used predominantly for *community facility uses* may be treated as a *large-scale community facility development*, and authorizations or special permits for such *development* may be granted in accordance with the provisions of Article VII, Chapter 9.

In Area E, the Commission may authorize clustering of single-family and two-family residences and a modification of housing types in order to maximize the preservation of existing natural features in the area, and to provide adequate view protection, and to relate these new structures with the existing structures in the general vicinity. Clustering shall be limited to a maximum street wall of 100 feet.

Any and all bonuses permitted in Section 78-32 through Section 78-354, inclusive of the Resolution shall not apply to *development* in Area-E.

(On February 2, 1983, Cal. No. 9, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 31

CB 1, 2, 6, 7, 12

C 830064 BFK

PUBLIC HEARING:

IN THE MATTER OF an application by Private Transportation Corporation for the renewal of omnibus franchise contract dated July 13, 1983 to provide express bus service between Williamsburg and Boro Park in Brooklyn.

(On February 2, 1983, Cal. No. 10, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 3

C 830363 HAK

PUBLIC HEARING:

IN THE MATTER OF an application relating to the disposition of a building pursuant to the Urban Development Action Area Act, Section 194-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
589A Lexington Avenue	1619	67

- 2) An Urban Development Action Area Project for such property,
 3) The disposition of such property to the current tenants under the Tenant Ownership Program (TOP).

This application was submitted by the Department of Housing Preservation and Development on November 26, 1982.

(On February 2, 1983, Cal. No. 11, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CB 7

C 830141 PNK

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of Ports and Terminals for the disposition of Block 5778, Lot 1 and Block 5806, Lot 88 and 97, the former Brooklyn Army Terminal, Borough of Brooklyn to the Public Development Corporation.

(On February 2, 1983, Cal. No. 12, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CB 5

N 830440 HAK

PUBLIC HEARING:

IN THE MATTER OF an application relating to the disposition of a building pursuant to the Urban Development Action Area Act.

Approval of three separate matters is required:

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

Address	Block	Lot
2259 Pitkin Avenue	3995	34

The above building is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being sold under the Tenant Ownership Program (TOP).

- 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 December 9, 1982.

(On February 2, 1983, Cal. No. 13, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CB 5

N 830441 HAK

PUBLIC HEARING:

IN THE MATTER OF an application relating to the disposition of a building pursuant to the Urban Development Action Area Act.

Approval of three separate matters is required:

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

Address	Block	Lot
202 Schenck Avenue	3963	20

The above building is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being sold under the Tenant Ownership Program (TOP).

- 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 December 9, 1982.

(On February 2, 1983, Cal. No. 14, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 36

CB 8

C 821175 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application for a special permit pursuant to Section 74-711 for a modification of use requirements so as to permit, in an R8 District, the continuation of an existing commercial art gallery on the ground and second floors of an otherwise residential building located at 36 East 75th Street in the Upper East Side Historic District.

(On February 2, 1983, Cal. No. 15, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 37

CB 2

C 830364 HAX

PUBLIC HEARING:

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 requested:

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

Address	Block	Lot
693 Cauldwell Avenue	2624	114

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to the current tenants under the Tenant Ownership Program (TOP).

This application was submitted by the Department of Housing Preservation and Development on November 26, 1982.

(On February 2, 1983, Cal. No. 2, the Commission scheduled February 16, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF STATEN ISLAND

No. 38

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, 941 feet westerly of the aforesaid Pierhead Line measured along the southerly line of said Pier #1; and the northerly line of combined Piers #4 and #5; and
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.

(On January 5, 1983, Cal. No. 3, the Commission scheduled January 19, 1983 for a public hearing. On January 19, 1983, Cal. No. 35, the hearing was closed. On February 2, 1983, Cal. No. 33, the report was laid over.)

For consideration.

No. 39

CB 1

C 810019 ZSR

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. On January 5, 1983, Cal. No. 30, the hearing was continued to January 19, 1983. On January 19, 1983, Cal. No. 36, the hearing was closed. On February 2, 1983, Cal. No. 34, the report was laid over.)

For consideration.

No. 40

CB 1

C 810301 ZMR

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. On January 5, 1983, Cal. No. 31, the hearing was continued to January 19, 1983. On January 19, 1983, Cal. No. 37, the hearing was closed. On February 2, 1983, Cal. No. 35, the report was laid over.)

For consideration.

No. 41

CB 2

N 820755 ZAR

[Request to construct one (1) inground swimming pool in the Special Natural Area District of Staten Island.]

IN THE MATTER OF an application, pursuant to Section 105-421 of the Zoning Resolution; Dennis D. Dell'Angelo, A.I.A., for the grant of authorizations involving modification of topography, to construct one (1) inground swimming pool on property located in the southside of Hilltop Terrace, 270.13' east of Four Corners Road. (Block 894, Lot 478)

Plans for the proposed one (1) inground swimming pool are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

BOROUGH OF QUEENS

No. 42

CB 4

C 830323 HAQ

IN THE MATTER OF an application relating to the disposition of three 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 requested:

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

Address	Block	Lot
53-10 102nd Street	1938	part of 1 (formerly part of lot 18)
53-20 102nd Street	1938	part of 1 (formerly part of lot 23)
55-06 102nd Street	1939	part of 2 (formerly part of lot 46)

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

This application was submitted by the Department of Housing Preservation and Development on November 3, 1982.

(On January 19, 1983, Cal. No. 12, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 43

CB 12

C 820859 CFK

[Proposed renewal of consent to continue to maintain and use a bridge over and across 49th Street east of 10th Avenue.]

IN THE MATTER OF a proposed renewal of consent application by Metropolitan Jewish Geriatric Center to continue to maintain and use an existing enclosed bridge over and across 49th Street at a point 156 feet 5 inches east of 10th Avenue connecting the Maimonides Medical Center hospital building on the north side of 49th Street and the building (owned and operated by the applicant) presently in use as a non-sectarian home and hospital for the aged, on the south side of the street; the bridge having a vertical clearance of about 40 feet above the street surface, and serving as a passageway for the staff and patients of both institutions, in an R6 Zoning District, Community District No. 12, Borough of Brooklyn.

(On January 19, 1983, Cal. No. 13, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 22, the hearing was closed.)

For consideration.

No. 44

CB 2

C 830292 PPK

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

Block	Lot	Location	Size	Type of Property
163	Part of lot 1	Southwest corner of Livingston and Smith Streets and eastside of Boerum Place between Livingston and Schermerhorn Streets	60' x 300' and 32' x 193' Irreg.	Public Parking Lot

For 5 year lease for parking purposes only with a cancellation clause if property is required for public use.

(On January 19, 1983, Cal. No. 14, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 23, the hearing was closed.)

For consideration.

No. 45

CB 1

C 830327 PPK

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

Block	Lot	Location	Size	Type of Property
2303	9	96 North 10th Street	201' x 100'	2 story industrial structure
2415	114	Interior lot 95' south of South 2nd Street, 125' east of Kent Avenue	10' x 20'	Unimproved
2992	33	119 Ingram Street	100' x 200'	4 story loft

(On January 19, 1983, Cal. No. 15, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 24, the hearing was closed.)

For consideration.

No. 46

CB 13

N 830569 ZDK

[Modification to Restrictive Declaration relating to previous rezoning of site known as 606 Neptune Avenue.]

IN THE MATTER OF a modification to a Restrictive Declaration relating to a previously approved rezoning of the site known as 606 Neptune Avenue and bounded by Neptune Avenue, West 6th Street and Sheepshead Bay Road in Brooklyn from R6 to C1-2/R6 (CP-22865, CPC Cal. No. 9, March 24, 1975; BOE Cal. No. 65, April 24, 1975) for the purpose of enabling the construction and use of a "drive-through facility" accessory to an eating or drinking place, consistent with a previously approved Board of Standards and Appeals special permit (98-82BZ, July 13, 1982) for the same.

For consideration.

BOROUGH OF MANHATTAN

No. 47

CB 2

C 820262 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution, from Proposition: Architecture, PC for the grant of a special permit involving the conversion to joint living work quarters for artists of 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 Houston and Prince Streets (597 Broad-

way) within the Soho, M1-5B district, Borough of Manhattan.

(On January 19, 1983, Cal. No. 2, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 25, the hearing was closed.)

For consideration.

No. 48

CB 4

C 830312 HAM

IN THE MATTER OF an application relating to the disposition of a building located in Community Board #4, Borough of Manhattan, 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
521 West 47th St.	1076	19

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to URSA Minor Associates Limited.

This application was submitted by the Department of Housing Preservation and Development on October 26, 1982.

(On January 19, 1983, Cal. No. 3, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 26, the hearing was closed.)

For consideration.

No. 49

CB 9

C 820357 GFM

[Proposed renewal of consent to continue to maintain and use a bridge over and across West 114th Street east of Amsterdam Avenue, Borough of Manhattan.]

IN THE MATTER OF a proposed renewal of consent application by The St. Luke's-Roosevelt Hospital Center to continue to maintain and use an existing enclosed two story pedestrian bridge 11 feet in width and 24 feet 7 inches in height (outside dimensions) over and across West 114th Street with centerline of bridge located 54 feet east of Amsterdam Avenue, connecting the fifth and sixth floors of the Main Hospital building on the south side of West 114th Street with the fifth and sixth floors of the Women's Hospital building on the north side of the street; the bridge having a vertical clearance of over 46 feet above the street surface, and serving as a passageway for patients and personnel and for transporting medical equipment and supplies, in an R8 Zoning District, Community District No. 9, Borough of Manhattan.

(On January 19, 1983, Cal. No. 4, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 27, the hearing was closed.)

For consideration.

No. 50**CB 9****C 821129 BFM**

IN THE MATTER OF an application from City College for an omnibus franchise contract to provide free transportation service to students, faculty and staff between the college campus and two nearby subway stations in upper Manhattan.

(On January 19, 1983, Cal. No. 5, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 28, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 51**CB 1****C 830334 PPX**

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

Block	Lot	Location	Size	Type of Property
2656	1,39,42	Northside of East 158th Street between Forest Avenue and Tinton Avenue	270' x 125'	Former school yard for P.S. 124 plus 2 vacant lots

(On January 19, 1983, Cal. No. 7, the Commission scheduled February 2, 1983 for a public hearing. On February 2, 1983, Cal. No. 16, the hearing was closed.)

For consideration.
