

Lory R. Alcala, Calendar Officer, 566-8510

DISPOSITION SHEET - PUBLIC MEETING OF Wed., March 9, 1983 - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.		REPORTS		REMARKS	CAL. NO.	C.P. NO.		REPORTS		REMARKS
			TO	FROM					TO	FROM	
1	minutes				Approved	*47	C 821175	ZSM			Fav. Rept. Adopt
2	C 830005	PSX			Sched. for 3/23/83	48	N 821102	ZAM			Fav. Rept. Adopt
3	C 830021	ZMX			" " "	49	C 820525	PSQ			Laid Over
4	C 830468	ZMX			" " "	50	C 820792	ZMR			Laid Over
5	C 830369	HDX			" " "	51	C 830064	BFK			Fav. Rept. Adopt
6	C 830339	PSX			" " "	52	C 830363	HAK			" " "
7	C 821256	MMM			" " "	53	N 830440	HAK			" " "
8	C 821258	PIM			" " "	54	N 830441	HAK			" " "
	EIS				" " "	55	N 820831	ZAR			" " "
9	N 830545	HAR			" " "	56	N 821064	ZRR			" " "
10	C 820380	MMR			" " "						
11	C 820430	ZMR			" " "						
12	C 820382	ZSR			" " "						
13	N 830546	HAK			" " "						
14	C 830178	ZMK			" " "						
15	N 830469	ZRY			" " "						
16	C 830447	HAX			Hearing Closed						
17	C 830373	HDX			" "						
18	C 830443	HDX			" "						
19	C 830445	HDX			" "						
20	C 820772	BEF			" "						
21	C 830392-401	PPX			" "						
22	C 830370	HDM			" "						
23	C 830371	HDM			" "						
24	C 830372	HDM			" "						
25	C 830444	HDM			" "						
26	C 830446	HDM			" "						
27	C 830375	HAM			" "						
28	C 830388	PPM			" "						
29	C 830500	ZSM		RUC	" "						
30	C 830547	HAM		RUC	" "						
31	C 830588	HUM		RUC	" "						
32	C 820479	ZMR			" "						
33	C 830182	MMQ		RUC	" "						
34	C 830418, 420-422, 424-427	PPQ			" "						
35	C 821254	ZMR			" "						
36	N 821255	ZRQ			" "						
37	C 830428-430	PPR			" "						
38	C 830472	PPR			" "						
39	C 821062	ZMR			" "						
40	N 821063	ZRR			" "						
41	C 830439	HAK			" "						
42	C 830442	HAK			" "						
43	C 830374	HDK			" "						
44	C 830402	PPK			" "						
45	C 830364	HAX			Fav. Rept. Adopted						
46	N 830067	ZAX			" "						

* Re: 47 = m. Gallent, V.C., voted "no"

4 Yes votes - 1 no vote

Present

H. Sturz, Chairman

M. Gallent, Vice Chairman

M. Bond, Commissioner

J. Gulino, "

T. Teah, "

Meeting adjourned at 11:35 A.M.

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF MARCH 9, 1983

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

BOROUGH OF STATEN ISLAND

No. 55

CB 3

N 820831 ZAR

(Request to construct one (1) one-family dwelling in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Alphonse Calvanico, for the grant of authorizations involving modification of topography, alteration of botanic environment or removal of trees to construct one (1) one-family dwelling on property located in the southeast corner of Wilson Terrace and Edgar Place (Block 835, Lots 238 and 240), *Borough of Staten Island.*

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

For consideration

DISPOSITION.....FAVORABLE REPORT ADOPTED.

No. 56

CB 3

N 821064 ZRR

(Modification of Designated Open Space boundary in the Special South Richmond Development District pursuant to Section 107-12 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space on the property bounded by Drumgoole Road East, Annadale Road, Notus Avenue and Grantwood Avenue of Block 5658 in the South Richmond Special District of Staten Island.

For consideration

DISPOSITION.....FAVORABLE REPORT ADOPTED.

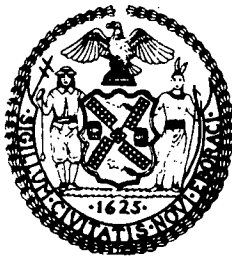


**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 9, 1983

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



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

[No. 5]

**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, MARCH 9, 1983

Calendar No. 5

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Roll Call; approval of minutes	1
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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 23, 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:

WEDNESDAY, MARCH 9, 1983

No. 1

**APPROVAL OF MINUTES OF
Special Meeting of February 2, 1983**

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 23, 1983
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF THE BRONX

Nos. 2, 3, and 4

[Zoning map change, selection and acquisition of property for the construction of a new multi-service sanitation complex.]

No. 2

CB 6

C 830005 PSX

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 and acquisition of property** located at the Cross Bronx Expressway and 175th and 176th Streets between Prospect and Marmion Avenues (Block 2953, Lots 24, 58, 64, 21, 22, 23, 41, 43, and part of 50) Borough of the Bronx for the construction of a new Community District 6 Multi-Service Sanitation Complex which will include the District Garage, the Borough Office, Broom Depot and Salt Shed.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 3

CB 6

C 830021 ZMX

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. 3d, changing from an R7-1 District to an M1-2 District**, property bounded by East 175th Street, a line 90 feet easterly of Prospect Avenue, a line 194 feet northerly of East 175th Street, 190 feet southerly of East 176th Street, a line 190 feet easterly of Prospect Avenue, East 176th Street, a line 147 feet westerly of Marmion Avenue, a line 140 feet southerly of East 176th Street, Marmion Avenue, a line 119 feet northerly of East 175th Street, and a line 147 feet westerly of Marmion Avenue, Borough of the Bronx as shown on a diagram dated December 27, 1982.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 4

CB 6

C 830468 ZMX

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter involving an amendment to the Zoning Map, Section No. 3d, rezoning an existing R7-1 District to an M1-2 District bounded by the Cross Bronx Expressway/East 176th Street, Marmion Avenue, East 175th Street, and Prospect Avenue, Borough of the Bronx, and subject to the conditions of CEQR Declaration E-2, as shown on a diagram dated February 1, 1983.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 5

CB 2

C 830369 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 7-A Leasing Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
1096 West Farms Road	2751	8

This application was submitted by the Department of Housing Preservation and Development on November 30, 1982 and amended January 4, 1982.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 6

CB 7

C 830339 PSX

[Proposed site selection and acquisition of 3309 Bainbridge Avenue for the use of the Bronx Historical Society.]

IN THE MATTER OF the site selection and acquisition by the City of New York of 3309 Bainbridge Avenue, Block 3338 Lot 54 to be utilized as a research library and accessory administrative offices for the Bronx County Historical Society, replacing facilities now located in and endangering the Valentine-Varion House, a national historic landmark.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 7 and 8

[Proposed elimination of street volumes and delineation of foundation easements in FDR Drive to accommodate a 36 story Rockefeller University Faculty House, and approval of private construction of a ramp and walkway.]

No. 7

CB 8

C 821256 MMM

IN THE MATTER OF a map modification showing the eliminating, discontinuing and closing volumes of street and public easement space and delineating the approximate location of foundation easements for the Rockefeller University in the area generally bounded by the East River, East 62nd Street, York Avenue and the northerly line of a Public Easement twenty feet north of East 63rd Street, Borough of Manhattan CD #8, in accordance with Map No. 30081, dated December 28, 1982, revised on January 12, 1983 and signed by the Borough President.

Two additional Non-ULURP City Planning Commission actions are required as related items. These related actions are:

- 1 — A Zoning Authorization to Rockefeller University as a large scale community facility and related findings pursuant to Section 79-00 of the Zoning Resolution (N 821257 ZAM), and,
- 2 — Approval of construction for faculty housing within airspace over the FDR Drive, pursuant to the 1973 Agreement (N 821259 CMM)

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 8

CB 8

C 821258 PIM

IN THE MATTER OF approval of private construction of a ramp and walkway in public space connecting East 63rd Street and the East River walkway, and the East River walkway from the ramp to approximately East 65th Street, pursuant to Section 229 of the New York City Charter and Section 7 of the 1973 Agreement between the City and the Rockefeller University, in conjunction with construction of faculty housing for the Rockefeller University, in demapped airspace over the FDR Drive.

Two additional Non-ULURP City Planning Commission actions are required as related items. These related actions are:

- 1 — A Zoning Authorization to Rockefeller University as a large scale community facility and related findings pursuant to Section 79-00 of the Zoning Resolution (N 821257 ZAM), and
- 2 — Approval of construction for faculty housing within airspace over the FDR Drive, pursuant to the 1973 Agreement (N 821259 CMM)

Resolution for adoption scheduling March 23, 1983 for a public hearing.

NOTICE

CB 8

Borough of Manhattan

On March 23, 1983 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 Rockefeller University Faculty Housing to be located above the FDR Drive between E. 62nd and E. 63rd Streets pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF QUEENS

No. 9

CB 12

N 830545 HAQ

IN THE MATTER OF an application relating to the disposition of City-owned property, pursuant to the Urban Development Action Area Act.

Approval of three separate matters is requested:

- 1) The designation of City-owned property located in the Borough of Queens:

Address	Block	Lot
142-05 Rockaway Boulevard	12036	99

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property under the City Spaces Program.

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

Resolution for adoption scheduling March 23, 1983 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 10, 11 and 12

[A map change, grant of special permits and amendment of the zoning map involving a large-scale residential development.]

No. 10

CB 1

C 820380 MMR

IN THE MATTER OF a map change eliminating the lines and grades of Stewart Avenue from Victory Boulevard to North Gannon Avenue, Bellhaven Place from Stewart Avenue to a point 100 feet easterly therefrom and delineating a sewer easement from Bellhaven Place to Willowbrook Road, in accordance with Map No. 4038, dated September 20, 1982, and signed by the Borough President.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 11

CB 1

C 820430 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. 20d, establishing within an existing R3-2 District, a C2-1 District bounded by Victory Boulevard, a line 255 feet east of Willowbrook Road, a line 150 feet south of Victory Boulevard, and a line 230 feet east of Willowbrook Road, Borough of Staten Island, as shown on diagram dated January 3, 1983.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 12**CB 1****C 820382 ZSR**

IN THE MATTER OF an application, pursuant to Sections 78-312(c) and 78-312(f) of the Zoning Resolution, for the **grant of special permits** involving a large-scale residential development within the area bounded generally by Willowbrook Road, Victory Boulevard, Decatur Avenue and North Gannon Avenue.

Plans of the proposed development may be seen in Room 1517 at 2 Lafayette St.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

BOROUGH OF BROOKLYN

No. 13**CB 3****N 830546 HAK**

IN THE MATTER OF an application relating to the **disposition of City-owned property**, pursuant to the Urban Development Action Area Act.

Approval of three separate matters is requested:

- 1) The designation of City-owned property located in the Borough of Brooklyn:

Address	Block	Lot
408 Kosciusko Street	1606	30

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property under the City Spaces Program.

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

Resolution for adoption scheduling March 23, 1983 for a public hearing.

No. 14

CB 6**C 830178 ZMK**

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. 16a and 16c**, changing an existing M1-1 District to an R6 District on property bounded by Columbia Street, Kane Street, DeGraw Street, Tiffany Place, a line 140 feet northerly of DeGraw Street, a line 100 feet easterly of Columbia Street and establishing within the proposed R6 District, a C1-3 District bounded by Columbia Street, Kane Street, DeGraw Street, a line 100 feet easterly of Columbia Street, Borough of Brooklyn, and subject to the conditions of CEQR Declaration E-1, as shown on a diagram dated December 1982.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

CITYWIDE

No. 15

N 830469 ZRY

[Text change to incorporate environmental requirements into the zoning resolution relating to certain zoning map amendments initiated by the City Planning Commission.]

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, relating to new Section 11-15 concerning environmental requirements.

Matter in Bold Type is new;

Matter in italics is defined in Section 12-10.

11-15-Environmental Requirements

The designation (E) where shown on the *zoning map* indicates that environmental requirements have been established which are hereby incorporated into the provisions of this resolution. The said environmental requirements are set forth in the City Environmental Quality Review (CEQR) Declaration related to a specific *zoning map* amendment initiated by the City Planning Commission.

The CEQR Declarations are on file with the Departments of City Planning and Environmental Protection. A listing of such CEQR Declarations is appended to the zoning maps.

Resolution for adoption scheduling March 23, 1983 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 16

CB 12

C 830447 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 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.

(On February 16, 1983, Cal. No. 19, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CB 3

C 830373 HDX

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 20, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CB 3

C 830443 HDX

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 21, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CB 7

C 830445 HDX

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 22, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 6, 9, 11

C 820772 BFX

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 23, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CB 2-4 and 6-12

C 830392-401 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 71 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	6
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	3
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.

(On February 16, 1983, Cal. No. 24, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 22

CB 13:

C 830370 HDM

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 12, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CB 12:

C 830371 HDM

PUBLIC HEARING:

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
280 Mott Street	508	17

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

(On February 16, 1983, Cal. No. 13, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CB 9

C 830372 HDM

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 14, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CB 9

C 830444 HDM

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 15, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 10

C 830446 HDM

PUBLIC HEARING:

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.

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

Close the hearing.

No. 27

CB 12

C 830375 HAM

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 required:

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

Address	Block	Lot
631 Edgcombe 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.

(On February 16, 1983, Cal. No. 17, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CB 3, 7, 9, 12

C 830388-391 PPM

PUBLIC HEARING:

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

(On February 16, 1983, Cal. No. 18, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CB 8

C 830500 ZSM

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 52, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CB 3

C 830547 HAM

PUBLIC HEARING:

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:

Address	Block	Lot
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.

(On February 16, 1983, Cal. No. 53, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CB 3

C 830588 HUM

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 58, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 32

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.]

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 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.

(On February 16, 1983, Cal. No. 5, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CB 13

C 830182 MMQ

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 6, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

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

C 830418, 420-422, 424-427 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 38 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830418 PPQ	1	4
830420 PPQ	3	1
830421 PPQ	4	3
830422 PPQ	7	3
830424 PPQ	10	6
830425 PPQ	12	1
830426 PPQ	13	3
830427 PPQ	14	17

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 February 16, 1983, Cal. No. 7, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

(On February 16, 1983, Cal. No. 7, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 35 and 36

[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. 35

CB 7

C 821254 ZMQ

CONTINUED 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) on property bounded by the Northerly boundary line of the right-of-way of the Cross Island Parkway; the United States pierhead line in Little Bay; the United States pierhead-bulkhead line in Long Island Sound; and the Northeastern shoreline of Fort Totten as shown on a diagram dated February 17, 1983; and
- (b) changing from a R3-1 District to a C3 District the property bounded by the Northerly boundary line of the right-of-way of the Cross Island Parkway and its easterly prolongation; the United States pierhead line in Little Bay and its easterly prolongation from the point of its merger with the United States pierhead-bulkhead line; and a line three hundred (300) feet easterly of and parallel to the bulkhead line in Little Bay as shown on a diagram dated February 17, 1983.

(On February 2, 1983, Cal. No. 8, the Commission scheduled February 16, 1983 for a public hearing. On February 16, 1983, Cal. No. 29, the hearing was continued to March 9, 1983.)

Close the hearing.

No. 36

CB 7

N 821255 ZRQ

CONTINUED 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 TOTTON 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 en-

forcement 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. On February 16, 1983, Cal. No. 30, the Commission continued the hearing March 9, 1983.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 37

CB 1, 2, 3

C 830428-430 PPR

PUBLIC HEARING:

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.

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

Close the hearing.

No. 38

CB 3

C 830472 PPR

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 3, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CB 3

C 821062 ZMR

[Zoning map change from a C4-1 District to an R3-2 District in order to conform with the existing character of the area.]

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 No.

33b, changing from a C4-1 District to an R3-2 District property bounded by the northerly street line of Hargold Street, Bloomingdale Road, Veterans Road East and a line connecting the intersection of the center line of Veterans Road East and the westerly prolongation of the northerly street line of Englewood Avenue with a point on the northerly street line of Hargold Avenue midway between Gladwin Street and Gaynor Street as shown on a diagram dated November 29, 1982.

(On February 16, 1983, Cal. No. 5, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

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.]

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 4, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 41

CB 3

C 830439 HAK

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 8, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CB 5

C 830442 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 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.

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

Close the hearing.

No. 43

CB 8

C 830374 HDK

PUBLIC HEARING:

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.

(On February 16, 1983, Cal. No. 10, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 44

CB 1-12, 14-16 and 18

C 830402-417 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 401 City-owned properties, pursuant to Section 401-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
803402 PPX	1	100
830403 PPX	2	51
830404 PPX	3	48
830405 PPX	4	5
830406 PPX	5	31
830407 PPX	6	44
830408 PPX	7	72
830409 PPX	8	25
830410 PPX	9	1
830411 PPX	10	2
830412 PPX	11	2
830413 PPX	12	3
830414 PPX	14	1
830415 PPX	15	5
830416 PPX	16	10
830417 PPX	18	1

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 February 16, 1983, Cal. No. 11, the Commission scheduled March 9, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 45

CB 2

C 830364 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 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. On February 16, 1983, Cal. No. 37, the hearing was closed.)

For consideration.

No. 46

CB 8

N 830067 ZAX

[Request to construct a one-family dwelling in the Special Natural Area District of the Bronx.]

IN THE MATTER OF an application pursuant to Section 105-421 and 105-423 of the Zoning Resolution from Bernard and Linda Wiener for the grant of authorizations involving modification of existing topography and the removal of trees in order to construct a one-family dwelling on property located on the north side of West 248th Street, 298.43 feet west of Independence Avenue (Block 5937, Lot 115) in an R1-2 district within the Natural Area District (NA-2), Borough of the Bronx.

Plans for this proposed one-family dwelling are on file with the City Planning Commission and may be seen in Room 1514 at 2 Lafayette Street, Manhattan.

For consideration.

BOROUGH OF MANHATTAN

No. 47

CB 8

C 821175 ZSM

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. On February 16, 1983, Cal. No. 36, the hearing was closed.)

For consideration.

No. 48

CB 2

C 821102 ZAM

[An authorization to allow an on-site, enclosed accessory off-street parking facility, with a maximum capacity of 3 spaces, in an existing building.]

IN THE MATTER OF an application, from William Monaghan requesting an authorization pursuant to Section 13-451 of the Zoning Resolution for an accessory parking facility with a capacity of three cars in the cellar of the existing building known as 161 Perry Street, located on the north side of Perry Street between West Street and Washington Street.

For consideration.

BOROUGH OF QUEENS

Nos. 49 and 50

[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. 49

CB 13

C 820525 PSQ

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. On February 16, 1983, Cal. No. 27, the hearing was closed.)

For consideration.

No. 50**CB 13****C 820792 ZMQ**

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. On February 16, 1983, Cal. No. 28, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 51**CB 1, 2, 6, 7, 12****C 830064 BFK**

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. On February 16, 1983, Cal. No. 31, the hearing was closed.)

For consideration.

No. 52
CB 3**C 830363 HAK**

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. On February 16, 1983, Cal. No. 32, the hearing was closed.)

For consideration.

No. 53

CB 5

N 830440 HAK

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. On February 16, 1983, Cal. No. 34, the hearing was closed.)

For consideration.

No. 54

CB 5

N 830441 HAK

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. On February 16, 1983, Cal. 35, the hearing was closed.)

For consideration.