

DISPOSITION SHEET - PUBLIC MEETING OF Weds., March 23, 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 830443	HDX		Law. Rept. Adopt
2	C820395	ZMR		Sched. 4/6/83	48	C 830445	HDX		" " "
3	N821064	ZRR		" "	49	C 820772	BFX		Laid Over
4	C 830521	PPQ		" "	50	C 830392	401 PPX		Report Adopted
5	C 830317	ZMM		" "	51	C 830439	HAK		Law. Rept. Adopt
6	N 830288	ZRM		" "	52	C 830442	HAK		" " "
7	C 830485	PPM		" "	53	C 830374	HDK		" " "
8	C 830504	PPM		" "	54	C 830402	417 PPK		" " "
9	C 830532	HAM		" "	55	C 830522	PPQ		Sched. 4/6/83
10	C 830505	510 PPX		" "	56	C 830177	GFK		Sched. 4/6/83
11	C 830511-514, 518	PPK		" "	57				
12	N 830814	HAK		" "	58				
13	C 820380	MMR		Hearing Closed					
14	C 820430	ZMR		" "					
15	C 820382	ZSR		" "					
16	N 830545	HAQ		" "					
17	C 821256	MMM		" "					
18	C 821258	PIM		" "					
	EIS			" "					
19	C 830005	PSX		" "					
20	C 830021	ZMX		" "					
21	C 830468	ZMX		" "					
22	C 830369	HDX		" "					
23	C 830339	PSX		" "					
24	N 830546	HAK		" "					
25	C 830178	ZMK		" "					
26	N 830469	ZRY		" "					
27	C 830428	430 PPR		Law. Rept. Adopt					
28	C 830472	PPR		" " "					Meeting Adjourned at
29	C 821062	ZMR		" " "					
30	N 821063	ZRR		" " "					
31	C 800539	MMR		" " "					
32	C 800062	ZSR		" " "					Present: H. Sturz, Chairman
33	N 830191	ZAR		" " "					
34	C 820479	ZMQ		Laid Over					M. Ballant, Vice Chairman
35	C 830418, 420-422, 424-427	PPQ		Law. Rept. Adopt					M. Bond, Commissioner
36	C 821254	ZMQ		" " "					
37	N 821255	ZRQ		" " "					J. Dulino, "
38	C 830370	HDM		" " "					S. Motley, "
39	C 830371	HDM		" " "					T. Teah, "
40	C 830372	HDM		" " "					
41	C 830444	HDM		" " "					
42	C 830446	HDM		" " "					
43	C 830375	HAM		" " "					
44	C 830388	391 PPM		" " "					
45	C 830447	HAX		" " "					
46	C 830373	HDX		" " "					Mtg. Adjourned at 10:50 A.M.

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF MARCH 23, 1983

MATTERS NOT ON THE PRINTED CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

IA PUBLIC HEARING ON THE FOLLOWING MATTERS HAVE BEEN SCHEDULED FOR  
WEDNESDAY, AT 10:00 A.M., ON APRIL 6, 1983, IN CITY HALL MANHATTAN

BOROUGH OF QUEENS

No. 55

CB 14

C 830522 PPQ

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

ULURP #	C.B.	Block	Lot	Location
830522PPQ	14	16310	9	Southwest corner of Neponsit Ave. and Beach 145th. Street

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

DISPOSITION: Resolution adopted scheduling April 6, 1983 as the date for a public hearing.

BOROUGH OF BROOKLYN

CB 14

C 830177 GFK

*[Proposed consent to construct, maintain and use a pedestrian bridge over and  
across Lawrence Avenue between Ocean Parkway and Seton Place, Borough of Brooklyn.]*

IN THE MATTER OF an application by United Cerebral Palsy of New York City Community  
Mental Retardation Services Co., Inc. and United Cerebral Palsy of New York City, Inc.  
for consent to construct, maintain and use a pedestrian bridge 11 feet in width (outside  
dimension) and about 64 feet in length over and across Lawrence Avenue for the sole and  
exclusive benefit of the petitioners' facilities in a new building at 160 Lawrence Avenue  
and an existing building at 175 Lawrence Avenue by serving as a connection between these  
two buildings, said bridge to have a minimum clearance of 14.17 feet above the roadway  
of the street and located about 360 feet west of Ocean Parkway, in an R5 Zoning District  
within the Ocean Parkway Special District, Community District No. 14, Borough of Brooklyn  
as shown on a revised Plan submitted by the Bureau of Franchises to the Department of  
City Planning in late December, 1982 to accompany the application dated August 19, 1982  
with the understanding that line 4 on p.2 be changed to read as follows: "That your  
petitioners desire to construct and maintain one enclosed pedestrian bridge (eleven feet  
in width) over Lawrence Avenue".

DISPOSITION: RESOLUTION ADOPTED SCHEDULING APRIL 6, 1983 AS THE DATE FOR A PUBLIC  
HEARING.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

of

**The City of New York**

---

**CITY PLANNING COMMISSION**

---

**WEDNESDAY, MARCH 23, 1983**

---

**MEETING AT 10. A.M.**

in the

**CITY HALL**



**Edward I. Koch, Mayor**

**City of New York**

[No. 6]

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

**Prepared by Lory R. Alcala, Calendar Officer**

## CITY PLANNING COMMISSION

---

### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.
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 23, 1983

### Calendar No. 6

	Page
Roll Call; approval of minutes .....	1
I. Scheduling April 6, 1983 .....	1
II. Public Hearings .....	12
III. Reports .....	19

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  
April 6, 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 23 1983

---

No. 1

---

APPROVAL OF MINUTES OF  
Special Meeting of February 16, 1983

---

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, APRIL 6, 1983  
STARTING AT 10 A.M.  
in CITY HALL, MANHATTAN**

---

**BOROUGH OF STATEN ISLAND**

---

No. 2

CB 2

C 820395 ZMR

*[Zoning map change establishing a C1-2 District in order to construct a two-story commercial building.]*

**IN THE MATTER OF** a zoning change, pursuant to Sections 197-c & 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 27b, establishing within an existing R3-1 District a C1-2 District bounded by Cannon Boulevard, a line 100 feet northwesterly of Hylan Boulevard, a line 100 feet northeasterly of Cannon Boulevard and Hylan Boulevard as shown on a diagram dated January 17, 1983.

Resolution for adoption scheduling April 6, 1983 for a public hearing.

---

No. 3

CB 3

N 821064 ZRR

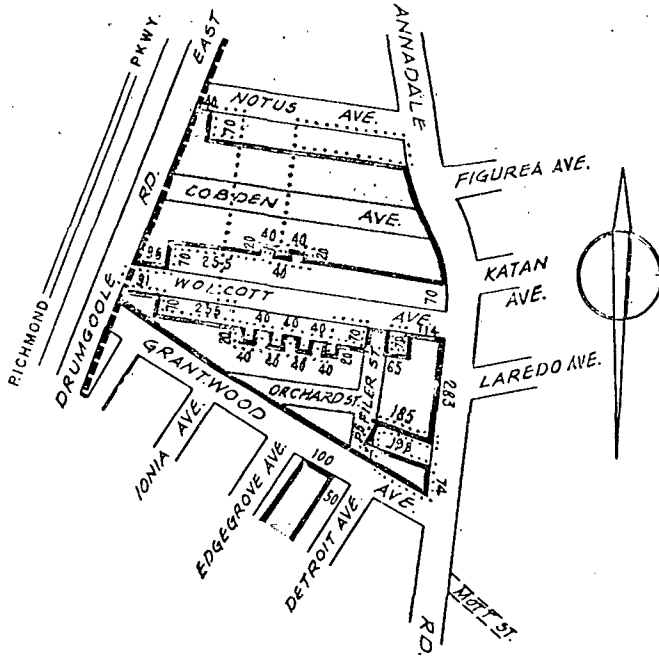
*[Modification of Designated Open Space boundary in the Special South Richmond Development District.]*

**IN THE MATTER OF** an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter 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, as shown on diagram dated January 12, 1983.

---

C.D. 3

N621064ZRR



CITY PLANNING COMMISSION  
CITY OF NEW YORK

### DIAGRAM SHOWING PROPOSED

CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-200 OF ZONING  
RESOLUTION, IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAP

### 33c

BOROUGH OF  
STATEN ISLAND

New York, January 12, 1983

SCALE IN FEET  
0 50 100 150 200

*Solomon Weiss*  
Director of Technical Review  
*John J. P. B.*  
Chief Engineer

#### NOTE:

- indicates Zoning District boundary of open space network.
- ..... The area enclosed by the fine dotted line delineates areas added to and deleted from designated open space network within the Special South Richmond Development District.
- indicates area of open space network.
- — — — — indicates a 20 Foot Setback if there is no parking within the setback, 35 Foot Setback if parking is provided within the setback.

---

## BOROUGH OF QUEENS

---

No. 4

CB 12

C 830521 PPQ

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 3 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
830521 PPQ	12	10203	137	North side of Sayres Ave., 120 feet west of 166th Street.
		10125	114	Northeast corner of 108th Ave. and 157th Street.
		12152	59,60	West side of New York Blvd., 75 feet north of 110th Avenue.

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

**Resolution for adoption scheduling April 6, 1983 for a public hearing.**

---

## BOROUGH OF MANHATTAN

---

No. 5

CB 7

C 830317 ZMM

**IN THE MATTER OF** a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter involving an amendment of the Zoning Map, Section No. 8c, changing from an R8 District to an R7-2 District, the property on the south side of West 68th Street for a depth of 100 feet beginning at a point 100 feet east of Columbus Avenue and ending at a point 200 feet west of Central Park West as shown on a diagram dated December 13, 1982.

**Resolution for adoption scheduling April 6, 1983 for a public hearing.**

---

No. 6

CB 4, 5, 6, 7, 8

N 830288 ZRM

*[Proposed zoning Text Amendments relating to district plan elements and other related design matters in the Special Midtown District.]*

**IN THE MATTER OF** amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Sections 81-04, 81-14, 81-141, 81-231, 81-43, 81-44, 81-45, 81-451, 81-454, 81-47, 81-472, 81-748 and 81-82, as follows:

Matter in Bold Type is new:

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

Matter in italics is defined in Section 12-10.

**ARTICLE VIII**  
**Special Purpose Districts**  
**Chapter 1 Special Midtown District**

\* \* \*

**81-04**  
**Subdistricts**

\* \* \*

The subdistricts are also subject to all other regulations of the *Special Midtown District* and the *underlying districts*, except as otherwise specifically provided in the subdistrict regulations themselves.

\* \* \*

**81-14**  
**Modification of Sign and Frontage Regulations in [Underlying C5 Districts] the Fifth Avenue Subdistrict.**

**81-141**  
**Special sign regulations**

For all existing and new *uses* in [underlying C5 Districts,] the **Fifth Avenue Subdistrict**, the aggregate *surface area* of all *signs* in ground floor windows is restricted to not more than one-third of the window area. Below a level of 10 feet above *curb level*, *signs* shall not be permitted on the exterior of any *building*.

\* \* \*

**81-231**  
**Standards for urban plazas**

\* \* \*

(c) **Restrictions on orientation**

\* \* \*

1. [No.] **Where the major portion of an urban plaza fronts on [with] only one street line, [frontage] such major portion is not [is] permitted to front on a north facing street line of a zoning lot unless such plaza is contiguous to an open area fronting on a south facing street line on an adjoining zoning lot to form a "through block plaza" meeting the requirements of this chapter.**

\* \* \*

2. **No major portion of an urban plaza shall only front on a west-facing street line or an east-facing street line if the zoning lot also has frontage on a south-facing street line [greater than] 40 feet or more in length.**
3. **An urban plaza which is located on an intersection of two streets must have its major portion as defined in paragraph (d) front on the south-facing street line. [; or in the case of an]. In the case of a zoning lot having frontage on a south facing street line of less than 40 feet, or having its frontage at the intersection of a north-facing street line with either an east or west-facing street line, the major portion must front on the east or west-facing street line.**

\* \* \*

## (1) Plaque

\* \* \*

In addition, a logo for public space which conforms to the standards established by the City Planning Commission shall be incorporated within the plaque or placed separately at a prominent location within the urban plaza or on bounding wall of the plaza, either location to be within 20 feet of the *street line*. The logo shall be located between 3 and 8 feet above curb level, have a minimum dimension of 18 inches on any side and be directly visible from the sidewalk.

## 81-43

## Street Wall Continuity along Designated Streets

On designated *streets* where *street wall* continuity is required (see Map 3), the [vertical] surface of the *street wall* of a new *development* or *enlargement*, for the minimum length and height set forth in this Section, shall be within 10 feet of the *street line* or within 10 feet of a permitted arcade's supporting columns at the *street line*, except that on 57th Street, 42nd Street, 34th Street and Fifth Avenue, no *street wall* setback below a height of 85 feet is permitted. The length of the *street wall* subject to setback restrictions shall be at least 80 percent of the length of the *front lot line* along the specified *street*, measured at the specific heights or anywhere above the specific heights indicated on the following table.

\* \* \*

## 81-44

## Curb Cut Restrictions

Along all avenues in Midtown and along 57th, 53rd, 42nd and 34th Streets, no driveway curb cuts for parking facilities or loading berths shall be permitted [Exceptions may be made by the Department of Buildings where there are no alternative means of access to off-street loading berths from other *streets* bounding the *zoning lot*. In the case of such exceptions, the maximum width of the curb cuts shall be 20 feet. No exceptions shall be permitted on Fifth Avenue. These curb cut requirements shall be in addition to any other applicable City rules or regulations concerning driveway curb cuts.] except for the following:

- (a) The Commissioner of Buildings may approve a curb cut where there are no alternative means of access to off-street loading berths from other *streets* bounding the *zoning lot*; or
- (b) The City Planning Commission may authorize curb cuts where such curb cuts are needed for required loading berths. Such loading berths must be adjacent to a fully enclosed maneuvering area on the *zoning lot* at least equal in area to the area of the required loading berth and arranged so as to permit head-in and head-out truck movements to and from the *zoning lot*. The City Planning Commission will refer such applications to the Department of Traffic for their comment.

Where a curb cut is permitted as indicated above, the maximum width of such curb cut shall be 20 feet. These curb cut requirements shall be in addition to any other applicable City rules or regulations concerning driveway curb cuts.

The above exceptions do not apply to Fifth Avenue. No curb cuts shall be permitted along Fifth Avenue.

\* \* \*

## 81-45

## Provision of Pedestrian Circulation Space

\* \* \*

The pedestrian circulation space provided shall be of one or more of the following types: sidewalk widening, arcade, corner arcade, corner circulation space, *building entrance recess area*, through *block* connection or subway stair relocation.

\* \* \*

81-451

#### Design standards for pedestrian circulation spaces

##### (a) Sidewalk Widening

\* \* \*

- (1) Dimensions: A sidewalk widening shall have a width no less than 5 feet nor greater than 10 feet measured perpendicular to the *street line*, and shall be contiguous along its entire length to a sidewalk. Except for the permitted interruptions, as set forth in subparagraph (2), a sidewalk widening is permitted on a *narrow street* only if it has a length of at least 100 feet. [and extends along the full length of the *front lot line* except along any portion of such *front lot line* on which an existing *building* is located, and] It shall extend along the full length of the *front lot line* except for the portion of the *front lot line* interrupted by an existing *building* which is located at a *side lot line*, or in the case of a full block frontage, located at the intersection of two *streets*. In all cases the minimum length of the sidewalk widening on a *narrow street* must be 100 feet. A sidewalk widening is permitted on a *wide street* only if it extends along the full length of the *street line* between intersecting *streets*, except where an existing sidewalk widening with which the new sidewalk widening connects is already provided on an adjacent *zoning lot* and the width of the new sidewalk widening matches that of the existing sidewalk widening and the new and existing sidewalk widenings together extend along the full length of the *street line* between intersecting *streets*.

\* \* \*

##### (c) Arcade

An arcade is a continuous covered space which adjoins and extends along a *front lot line*, is at the same elevation as the adjoining sidewalk, is open for its entire length to the sidewalk except for columns and is accessible to the public at all times. An arcade shall meet the following requirements:

- (1) Dimensions: An arcade with columns shall have a minimum clear width of 10 feet exclusive of all columns and a maximum width of 15 feet. An arcade shall have a clear height of not less than 12 feet.

On an *interior lot* or a *through lot* fronting on a *narrow street*, an arcade is permitted only if: (a) it has a continuous unobstructed minimum length of [at least] 100 feet, [and extends along the full length of the *front lot line* except along any portion of such *front lot line* on which an existing building is located.] or with the exception of the width of driveways for the required loading berths located at the *side lot line* of the *zoning lot*, the full length of the new *building* frontage, whichever is greater, and (b) the entire *front lot line* shall be unobstructed for the same depth of the arcade, except for that portion of the *front lot line* occupied by an existing *building*.

On a *narrow street* frontage of a *corner lot*, an arcade is permitted only if it extends for the full length of the *street* frontage, with the exception of a *driveway* for a *required loading berth* located at the *side lot line* of the *zoning lot*, or provides unobstructed pedestrian flow along such entire frontage in combination with one or more of the following other spaces with which it connects at one or both ends: an intersecting *street*, or an intersecting sidewalk widening, a corner arcade, a *plaza*, an urban plaza, a through *block* connection, a through *block* galleria or a relocated subway entrance.

\* \* \*

- (4) Specific prohibitions: No vehicular driveways, except as permitted under Section 81-451 (c) (1), parking spaces, passenger drop-offs, loading berths or trash storage facilities are permitted with an arcade, nor shall such facilities be permitted immediately adjacent to an arcade.

#### 81-454

#### Modification of Design Standards of pedestrian circulation spaces within existing buildings

The City Planning Commission may authorize a modification of certain design standards, as indicated, for the required pedestrian circulation spaces listed below, to be provided within or under an existing *building* to remain on a *zoning lot*.

- (a) Arcade: Minimum width, minimum height
- (b) Corner circulation space or corner arcade: Minimum depth, minimum width of clear path, minimum height.
- (c) Entrance recess area: Minimum length, minimum depth from street line, minimum height, clear space between building columns and *building* wall.
- (d) Through *block* connection: Minimum width of unobstructed path, minimum height, curb level relationship.

The Commission may authorize a modification of the above design standards only when the following conditions are met;

- (a) a modification is needed because of the inherent structural constraints of the existing *building*
- (b) the modification is limited to the minimum needed because of the inherent structural constraints of the existing *building*
- (c) the pedestrian circulation space being modified shall be equal in area, and substantially equivalent in quality and effectiveness to the required space.

#### 81-47

#### Off-Street Relocation of a Subway Stair

Where a *development* or *enlargement* is constructed on a *zoning lot* which fronts on a sidewalk containing a stairway, entrance or entrances into a subway and such *zoning lot* contains 5,000 square feet or more of *lot area*, [such *development* or *enlargement* shall relocate the stairway entrance or entrances to the subway onto the *zoning lot*] the existing entrance or entrances shall be relocated from the street onto the *zoning lot*. The new entrance or entrances shall be provided in accordance with the provisions of this Section. These provisions are in accordance with New York City Transit Authority's Station Planning Guidelines (Revised, 1975 and as may subsequently be revised).

\* \* \*

81-472

Relocated subway stair as a pedestrian circulation space

One and a half times the area of the [existing] new stair entrance measured at *street* level shall count toward the minimum area of pedestrian circulation space set forth in Section 81-45 (Provision of Pedestrian Circulation Space).

\* \* \*

81-748

Floor area bonus for through block galleries

\* \* \*

## (i) Skylights

## (1) Design standard:

Skylights shall be provided having a minimum surface area equal to at least 75 percent of the through block galleria, and skylights shall cover [At] at least 50 percent of the galleria's area as measured in plan [shall be lighted by such skylight] and shall be unobstructed from the skylights [itself] up to the sky.

## (2) Modification of design standard: The City Planning Commission may authorize a modification of the minimum area of a skylight for a through block galleria under the following conditions:

- (i) The through block galleria contains a minimum area of 6000 square feet.
- (ii) The minimum height of the through block galleria is at least double its average width.
- (iii) The exterior bounding walls of the through block galleria are open or glazed above a height of 30 feet so as to permit additional natural light into the space. The total amount of such open or glazed area, including the skylight, shall be equal to at least 75% of the area of the through block galleria.

## 81-80 SPECIAL REGULATIONS FOR FIFTH AVENUE SUBDISTRICT

\* \* \*

81-82

Special Regulations on Permitted and Required Uses

\* \* \*

- (e) The following special *sign* regulations apply to existing as well as new establishments or uses [./]:
  - (1) The aggregate area of all *signs* in ground floor store windows are restricted to not more than one-third of the window area. Below a level of 10 feet above curb level, *signs* shall not be permitted on the exterior of *any building*.
  - (2) The display of banners or pennants from the exteriors of *buildings* is prohibited.

For the purposes of this Section, any *signs*, including banners and pennants, which do not comply with the above regulations may be continued for one year after the effective date of this Section, provided that after the expiration of that period such *non-conforming sign* shall terminate; a *sign* which the Chairman of the City Planning Commission certified as an integral part of the *building* shall not be required to terminate.

Resolution for adoption scheduling April 6, 1983 for a public hearing.

## No. 7

CB 1

C 830485 PPM

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

ULURP#	C.B.	Block	Lot	Location
830485 PPM	1	Adj. to 32	999	Under the South Street Viaduct (F.D.R. Drive) directly south of Old Slip.

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

**Resolution for adoption scheduling April 6, 1983 for a public hearing.**

## No. 8

CB 12

C 830504 PPM

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

ULURP #	C.B.	Block	Lot	Location
830504 PPM	12	2110	16, 17	South side of 163rd St., 250 feet east of Amsterdam Avenue

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

**Resolution for adoption scheduling April 6, 1983 for a public hearing.**

## No. 9

CB 7

C 830532 HAM

**IN THE MATTER OF** a housing plan and project, pursuant to Article 2 and Article 5 of the New York State private Housing Finance Law, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, and;

**IN THE MATTER OF** an application relating to the disposition of City-owned property, Site 9 in the West Side Urban Renewal Area, pursuant to the Urban Development Action Area Project (UDAAP), Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

These matters would facilitate the construction of 162 units of rental housing with underground parking for 50 cars and approximately 6,700 square feet of commercial space in a 16-story building, descending to 12 stories along the Avenue and four stories on the 95th Street side. Eighty per cent of the housing units will be market rate and 20% will be assisted under the section 8 program.

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

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

Address	Block	Lot
105-7 West 96th St.	1226	27
720-2 Columbus Ave.	1226	29
724 Columbus Ave.	1226	31
726 Columbus Ave.	1226	32
728 Columbus Ave.	1226	33
730 Columbus Ave.	1226	34
732 Columbus Ave.	1226	35
734 Columbus Ave.	1226	36

- 2) An Urban Development Area Project for such property.  
 3) The disposition of such properties to Columbia Associates.

These applications were submitted by the Department of Housing Preservation and Development on January 19, 1983.

Resolution for adoption scheduling April 6, 1983 for a public hearing.

### BOROUGH OF THE BRONX

No. 10

CB 1, 3, 4, 6, 7, 9

C 830505-510 PPX

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
830505 PPX	1	3
830506 PPX	3	3
830507 PPX	4	1
830508 PPX	6	3
830509 PPX	7	1
830510 PPX	9	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.

Resolution for adoption scheduling April 6, 1983 for a public hearing.

### BOROUGH OF THE BROOKLYN

No. 11

CB 1, 3, 4, 5, 16

C 830511-514,518 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 17 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830511 PPK	1	8
830512 PPK	3	1
830513 PPK	4	2
830514 PPK	5	5
830518 PPK	16	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.

**Resolution for adoption scheduling April 6, 1983 for a public hearing.**

---

**No. 12**

**CB 16**

**N 830814 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 requested:

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

Address	Block	Lot
<b>336 Hopkinson Avenue</b>	<b>1459</b>	<b>47</b>

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property through the Tenant Ownership Program (TOP) to tenants of City-owned 1 and 2 family homes to purchase the house they are currently renting from the City of New York.

This application was submitted by the Department of Housing Preservation and Development on February 18, 1983.

**Resolution for adoption scheduling April 6, 1983 for a public hearing.**

## II. PUBLIC HEARINGS

### BOROUGH OF STATEN ISLAND

Nos. 13, 14, 15

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

No. 13

CB 1

C 820380 MMR

#### PUBLIC HEARING:

**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.

(On March 9, 1983, Cal. No. 10, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CB 1

C 820430 ZMR

#### 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. 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.

(On March 9, 1983, Cal. No. 11, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CB 1

C 820382 ZSR

#### PUBLIC HEARING:

**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.

(On March 9, 1983, Cal. No. 12, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

## BOROUGH OF QUEENS

---

No. 16

CB 12

N 830545 HAQ

### PUBLIC HEARING:

**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.

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

Close the hearing.

---

## BOROUGH OF MANHATTAN

---

Nos. 17 and 18

*[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. 17

CB 8

C 821256 MMM

### PUBLIC HEARING:

**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)

(On March 9, 1983, Cal. No. 7, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

### No. 18

**CB 8**

**C 821258 PIM**

**PUBLIC HEARING:**

**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)

(On March 9, 1983, Cal. No. 8, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the 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 is being 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).

Close the hearing.

---

## BOROUGH OF THE BRONX

---

### Nos. 19, 20, and 21

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

#### No. 19

CB 6

C 830005 PSX

#### PUBLIC HEARING:

**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.

(On March 9, 1983, Cal. No. 2, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

#### No. 20

CB 6

C 830021 ZMX

#### 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. 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.

(On March 9, 1983, Cal. No. 3, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

#### No. 21

CB 6

C 830468 ZMX

#### 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 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.

(On March 9, 1983, Cal. No. 4, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

**No. 22**

**CB 2**

**C 830369 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 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.

(On March 9, 1983, Cal. No. 5, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

**No. 23**

**CB 7**

**C 830339 PSX**

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

**PUBLIC HEARING:**

**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.**

(On March 9, 1983, Cal. No. 6, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

---

**BOROUGH OF BROOKLYN**


---

**No. 24****CB 3****N 830546 HAK****PUBLIC HEARING:**

**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
480 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.

(On March 9, 1983, Cal. No. 13, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

**No. 25****CB 6****C 830178 ZMK****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. 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.

(On March 9, 1983, Cal. No. 14, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

## CITYWIDE

No. 26

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.]*

## 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, 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.

(On March 9, 1983, Cal. No. 15, the Commission scheduled March 23, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

---

### III. REPORTS

#### BOROUGH OF STATEN ISLAND

##### No. 27

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.

(On February 16, 1983, Cal. No. 2, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 37, the hearing was closed.)

For consideration.

##### No. 28

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.

(On February 16, 1983, Cal. No. 3, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 38, the hearing was closed.)

For consideration.

## No. 29

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.]*

**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. On March 9, 1983, Cal. No. 39, the hearing was closed.)

For consideration.

## No. 30

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.

(On February 16, 1983, Cal. No. 4, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 40, the hearing was closed.)

For consideration.

## Nos. 31, 32 and 33

*[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. 31

CB 3

C 800539 MMR

**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. On February 16, 1983, Cal. No. 25, the hearing was closed.)

For consideration.

## No. 32

CB 3

C 800062 ZSR

**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 146-unit large-scale residential development.

(On February 2, 1983, Cal. No. 4, the Commission scheduled February 16, 1983 for a public hearing. On February 16, 1983, Cal. No. 26, the hearing was closed.)

For consideration.

## No. 33

CB 3

N 830191 ZAR

**IN THE MATTER OF** an application from Richard Brody requesting a certification and an authorizations pursuant to Article VII, Chapter 8 and Article X, Chapter 7 of the Zoning Resolution involving a large-scale residential development within the Special South Richmond Development District on property bounded by Sprague Avenue, Surf Avenue, Loretto Street and the easterly prolongation of Clermont Avenue.

For consideration.

**BOROUGH OF QUEENS**

## No. 34

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.

(On February 16, 1983, Cal. No. 5, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 32, the hearing was closed.)

For consideration.

## No. 35

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

C 830418, 420-422, 424-427 PPQ

**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. On March 9, 1983, Cal. No. 34, the hearing was closed.)

For consideration.

---

### No. 36

CB 7

C 821254 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, 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. On March 9, 1983, Cal. No. 35, the hearing was closed.)

For consideration.

---

### No. 37

CB 7

N 821255 ZRQ

**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.

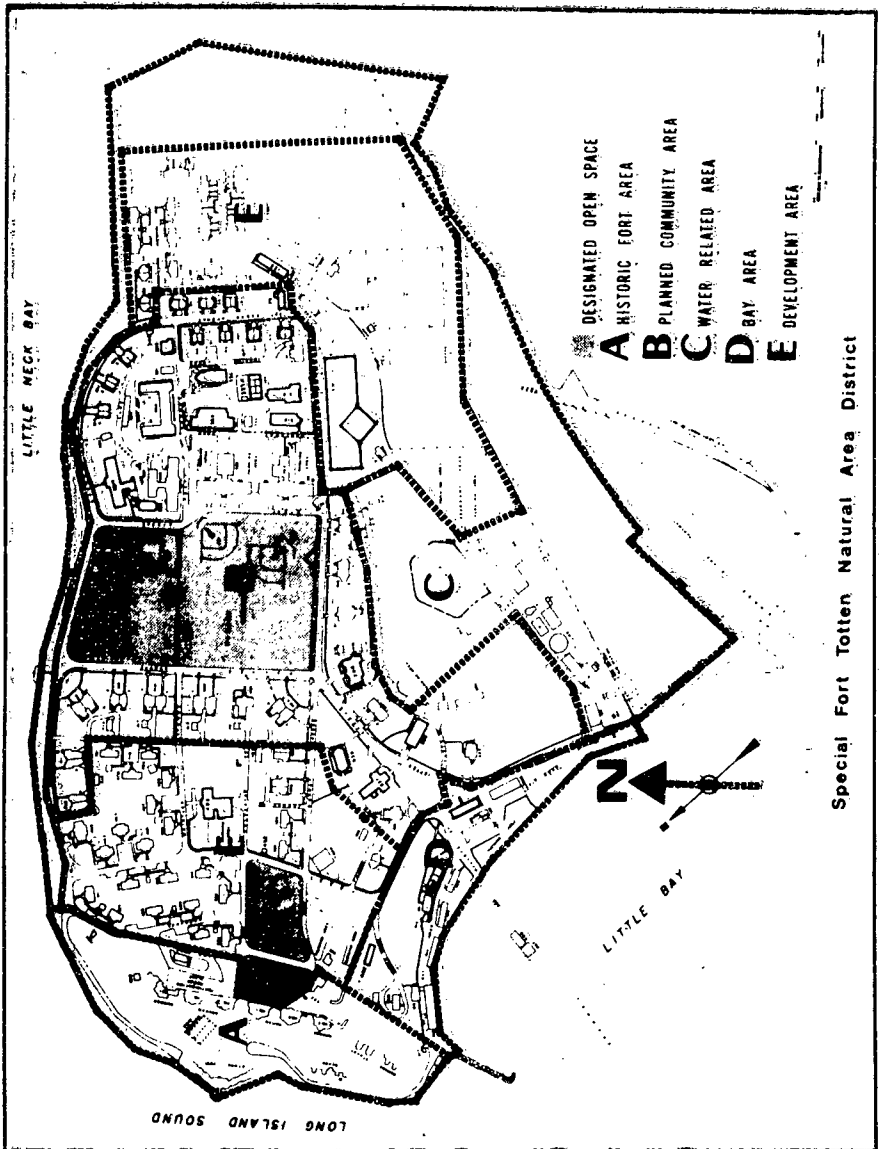
Any *development* used predominantly for *community facility uses* may be treated as a *large-scale community facility development*, and authorizations or special permits for such *development* may be granted in accordance with the provisions of Article VII, Chapter 9.

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. On February 16, 1983, Cal. No. 30, the Commission continued the hearing to March 9, 1983. On March 9, 1983, Cal. No. 36, the hearing was closed.)

**For consideration:**



## BOROUGH OF MANHATTAN

No. 38

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.

(On February 16, 1983, Cal. No. 12, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 22, the hearing was closed.)

**For consideration.**

No. 39

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
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. On March 9, 1983, Cal. No. 23, the hearing was closed.)

**For consideration.**

## No. 40

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.

(On February 16, 1983, Cal. No. 14, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 24, the hearing was closed.)

**For consideration.**

## No. 41

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.

(On February 16, 1983, Cal. No. 15, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 25, the hearing was closed.)

**For consideration.**

**No. 42****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.

(On February 16, 1983, Cal. No. 16, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 26, the hearing was closed.)

**For consideration.**

**No. 43****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.

(On February 16, 1983, Cal. No. 17, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 27, the hearing was closed.)

**For consideration.**

## No. 44

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 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. On March 9, 1983, Cal. No. 28, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF THE BRONX**


---

## No. 45

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.

(On February 16, 1983, Cal. No. 19, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 16, the hearing was closed.)

**For consideration.**

---

**No. 46****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.

(On February 16, 1983, Cal. No. 20, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 17, the hearing was closed.)

**For consideration.**

---

**No. 47****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.

(On February 16, 1983, Cal. No. 21, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 18, the hearing was closed.)

**For consideration.**

---

## No. 48

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.

(On February 16, 1983, Cal. No. 22, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 19, the hearing was closed.)

**For consideration.**

## No. 49

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.

(On February 16, 1983, Cal. No. 23, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 20, the hearing was closed.)

**For consideration.**

## No. 50

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 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. On March 9, 1983, Cal. No. 21, the hearing was closed.)

For consideration.

## BOROUGH OF BROOKLYN

### No. 51

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.

(On February 16, 1983, Cal. No. 8, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 41, the hearing was closed.)

For consideration.

## No. 52

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.

(On February 16, 1983, Cal. No. 9, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 42, the hearing was closed.)

**For consideration.**

## No. 53

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.

(On February 16, 1983, Cal. No. 10, the Commission scheduled March 9, 1983 for a public hearing. On March 9, 1983, Cal. No. 43, the hearing was closed.)

**For consideration.**

## No. 54

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 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. On March 9, 1983, Cal. No. 44, the hearing was closed.)

For consideration.