

Lory R. Alcalá, Calendar Officer, 566-8510

DISPOSITION SHEET - PUBLIC MEETING OF Weds., April 6, 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.	48	N 830470	ZAR		Law. Rept. Adopt.
2	C 830524	HPK		Sched. 4/20/83	49	N 830569	ZDK		Law. Rept. Adopt.
3	C 830525	HPK		" "	50				
4	C 830432	HDK		" "	51				
5	C 830497	HAK		" "	52				
6	N 820451	ZRK		" "	53				
7	C 830544	HDX		" "	54				
8	C 830342	ZSM		" "	55				
9	C 830529	ZMM		" "	56				
10	N 830530	ZRM		" "	57				
11	C 830147	BFQ		" "	58				
12	C 801084	MMQ		" "	59				
13	C 830187	PPQ		" "	60				
14	C 801094	ZMQ		" "	61				
15	C 820194	MMQ		" "	62				
16	C 830180	MMQ		" "	63				
17	C 830519	PPQ		" "	64				
18	C 830520	PPQ		" "	65				
19	C 820757	ZSR		" "	66				
20	C 830511-514, 518	PPK		Hearing Closed	67				
21	N 830814	HAK		" "	68				
22	C 830177	GFK		Cont. to 4/20/83	69				
23	C 830505-508, 510	PPX		Hearing Closed	70	Meeting adjourned at 1:45 PM			
24	C 830317	ZMM		" "	71				
25	N 830288	ZRM		" "	72				
26	C 830485	PPM		" "	73				
27	C 830504	PPM		" "	74	Present:			
28	C 830532	HAM		" "	75				
29	C 830521	PPQ		" "	76	* H. Sturz, Chairman			
30	C 830522	PPQ		Cont. to 4/20/83	77	M. Gallent, Vice "			
31	C 820395	ZMR		Hearing Closed	78	M. Bond, Commissioner			
32	N 821064	ZRR		" "	79	* J. Mulino, "			
33	N 830546	HAK		Law. Rept. Adopt	80	H. Hornstein, "			
34	C 830178	ZMK		" " "	81	* S. Motley, "			
35	N 830469	ZRY		" " "	82				
36	C 830005	PSX		" " "	83				
37	C 830021	ZMX		Filed by CPC	84				
38	C 830468	ZMX		Law. Rept. Adopt	85				
39	C 830369	HDX		" " "	86				
40	C 830339	PSX		" " "	87				
41	C 820772	BFX		Laid Over	88				
42	N 830380	ZAM		Law. Rept. Adopt	89				
43	C 820479	ZMQ		Laid Over	90	* Present for adoption of Cal no. 49 not present for all other items adopted.			
44	N 830545	HAQ		Law. Rept. Adopt	91				
45	C 820380	MMR		Laid Over	92				
46	C 820430	ZMR		Laid Over	93				
47	C 820382	ZSR		Laid Over	94				

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF APRIL 6, 1983

MATTERS NOT ON THE PRINTED CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

IIIA R E P O R T S

BOROUGH OF BROOKLYN

No. 49

CB 13

N 830569 ZDK

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

For consideration

DISPOSITION..... FAVORABLE REPORT ADOPTED.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

of

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, APRIL 6, 1983**

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

in the

**CITY HALL**



**Edward I. Koch, Mayor**

**City of New York**

[No. 7]

**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**

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*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.**

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**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, APRIL 6, 1983**

**Calendar No. 7**

	Page
Roll Call; approval of minutes .....	1
I. Scheduling April 20, 1983 .....	1
II. Public Hearings .....	13
III. Reports .....	25

**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 20, 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, APRIL 6, 1983

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No. 1

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APPROVAL OF MINUTES OF  
Meeting of February 28, 1983

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, APRIL 20, 1983  
STARTING AT 10 A.M.  
in CITY HALL, MANHATTAN**

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**BOROUGH OF BROOKLYN**

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No. 2

CB 9

C 830524 HPK

**IN THE MATTER OF a housing plan and related disposition of City-owned property, pursuant to 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.**

The proposed project provides for the rehabilitation of two 4-story buildings with 42 dwelling units of family housing under the Substantial Section 8 Program. These buildings are located on Eastern Parkway in the Crown Heights Section, which was designated a Scenic Landmark in 1979 and is slated for reconstruction.

The properties proposed for disposition are located as follows:

Address	Block	Lot
700 East New York Ave.	4795	10
702 East New York Ave.	4795	13

This application was submitted by the Department of Housing Preservation and Development on January 17, 1983.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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No. 3

CB 9

C 830525 HPK

**IN THE MATTER OF a housing plan and project and related disposition of City-owned property, pursuant to Article 5 of the New York State Private Housing Finance Law, as adopted by the City Planning Commission.**

The proposed project provides for the rehabilitation of two 4-story buildings with 42 dwelling units of family housing under the Substantial Section 8 Program. These

buildings are located on Eastern Parkway in the Crown Heights Section, which was designated a Scenic Landmark in 1979 and is slated for reconstruction.

The properties proposed for disposition are located as follows:

Address	Block	Lot
992 Eastern Parkway	1395	21
1004 Eastern Parkway	1395	24

This land disposition application was submitted by the Department of Housing Preservation and Development on January 17, 1983.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

**Nos. 4 and 5**

*[Designation and disposition of three City-owned properties for a rental housing project.]*

**No. 4**

**CB 17**

**C 830432 HDK**

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

The proposed rental housing project, tentatively known as Lenox Road-Rockway Parkway, would provide 74 renovated low income units with 5% of the units specifically designed for the physically handicapped and is located as follows:

Address	Block	Lot
1142 Lenox Road (aka 334 Rockaway Parkway)	4671	7
1144 Lenox Road (aka 333 Rockaway Parkway)	4672	1
1145 Lenox Road (aka 331 Rockaway Parkway)	4652	45

This application was submitted by the New York City Housing Authority on December 6, 1982.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

**No. 5**

**CB 17**

**C 830497 HAK**

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

Approval of three separate matters is required:

1) The designation of City-owned properties located:

Address	Block	Lot
1142 Lenox Road (aka 334 Rockaway Parkway)	4671	7



1144 Lenox Road (aka 333 Rockaway Parkway)	4672	1
1145 Lenox Road (aka 331 Rockaway Parkway)	4652	45

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such properties to a developer to be selected by the New York City Housing Authority.

This application was submitted by the Department of Housing Preservation and Development on January 11, 1983.

Resolution for adoption scheduling April 20, 1983 for a public hearing.

### No. 6

CB 12

N 820451 ZRK

*[Zoning Text Amendment establishing optional R5 and R6 regulations concerning one, two and three family residence in the Borough Park section of Brooklyn.]*

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 Optional regulations for the development or enlargement of one, two or three family residence in the portion of Community Board #12, Brooklyn, bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street, and Fort Hamilton Parkway in the R5 and R6 districts only, as follows:

Matter in **Bold Type** is new;

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

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

23-145

#### Optional Provisions for Certain R5 and R6 Districts in Brooklyn

Within the area bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street, and Fort Hamilton Parkway in Community Board #12 in the borough of Brooklyn, special optional regulations as set forth in this section are applicable for the *development* or *enlargement*, on an *interior* or *through lot*, of a *building* used exclusively as a one, two or three family residence if such *development* or *enlargement* complies with all of the provisions of this Section. Except as modified by express provisions of this section the underlying district regulations remain in effect.

- a. **Floor Area, Lot Coverage, Open Space, Lot Area Per Room and Height Factor Regulations.**

The maximum *floor area* shall not exceed 1.8 in R5 Districts and 1.95 in R6 Districts. Notwithstanding the definition of *floor area* in Section 12-10, the *lowest story* of a *residential building* shall be included in the definition of *floor area*, and floor space used for *accessory* off-street parking spaces shall be included in the definition of *floor area* unless such spaces are located in a *cellar*.

The *lot coverage* of *buildings* shall not exceed 60 percent in R5 District and 65 percent in R6 Districts.

The regulations of Article II, Chapter 3, relating to *floor area ratio*, *open space ratio*, *lot area per room* and *height factor* are hereby made inapplicable.

**b. Building Height**

No *residential building* shall exceed a height of 35 feet above *curb level*, or 3 *stories*, whichever is less.

**c. Front Yards**

In R5 Districts the following *front yard* regulations are applicable. A *front yard* shall be provided with a depth of 5 feet. However, if the depth of the *front yard* exceeds 10 feet, there shall be a minimum depth of 18 feet. In R6 districts a *front yard* is not required. However, if there is a balcony which projects into a *front yard*, such *front yard* shall have a minimum depth of 5 feet.

**d. Side Yards**

In R5 districts the following *side yard* regulations shall apply:

- i) Where an existing *building* on an adjacent *zoning lot* is located on the common *side lot line*, no *side yard* is required. However, if an open area extending along such common *side lot line* is provided, it shall be at least 8 feet wide.
- ii) Where an existing *building* on an adjacent *zoning lot* is located less than 8 feet from but not on the common *side lot line*, a *side yard* at least 4 feet wide is required. However, in no case shall the distance between a new or *enlarged building* and an existing *building* across a common *side lot line* on an adjacent *zoning lot* be less than 8 feet.
- iii) Where an adjacent *zoning lot* is vacant or where an existing *building* on an adjacent *zoning lot* is located more than 8 feet from the common *side lot line*, a *side yard* at least 4 feet wide is required.

**e. Outer Court and Minimum Distance Between Legally Required Windows and Wall or Lot Lines.**

In R6 Districts the *outer court* provisions of Sec. 23-84 are modified as follows: An *outer court* shall have a minimum width of 10 feet and a depth of not more than twice the width.

Where a *residential development* is attached, along a common *side lot line*, to a portion of an existing or new *residential building* on an adjacent *zoning lot*, there may be a joint *outer court* across such common *side lot line* with a minimum width of 10 feet. The requirements of Section 23-86 are hereby made inapplicable.

**f. Balconies**

Unenclosed balconies shall comply with the provisions of Section 23-13 and 23-44 except to the extent modified in this Section. Balconies may project a maximum of 5 feet into the *front yard* and a maximum of 6 feet into the *rear yard*. They may be located at or higher than the floor level of the second *story* provided that such balcony is located not lower than 7 feet above *curb level* or 7 feet above the adjacent natural grade, whichever is higher.

**g. Off-Street Parking in R5 and R6 Districts.**

No *accessory off-street parking* is required in R5 and R6 districts.

Resolution for adoption scheduling April 20, 1983 for a public hearing.

## BOROUGH OF THE BRONX

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No. 7

CB 4

C 830544 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 unoccupied residential property would be disposed of to an Article V Housing Fund Corporation for the purpose of providing 57 dwelling units of family housing under the Section 8 rent subsidy program in the Highbridge section.

The project, tentatively known as Woodycrest II Apartments, will consist of the gut rehabilitation of one building located as follows:

Address	Block	Lot
1235-7 Woodycrest Avenue	2515	31

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

Resolution for adoption scheduling April 20, 1983 for a public hearing.

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## BOROUGH OF MANHATTAN

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No. 8

CB 12

C 830342 ZSM

**IN THE MATTER OF** an application, pursuant to Section 74-67 of the Zoning Resolution, to allow accessory parking for a proposed police station for the 34th Precinct to extend into an adjacent residence district; the station to be located on the westerly side of Broadway, between West 182nd Street and West 184th Street, Borough of Manhattan.

Resolution for adoption scheduling April 20, 1983 for a public hearing.

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Nos. 9 and 10

*[Zoning text amendment and zoning map change to create a transition district between the high densities of midtown and the area to the north.]*

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No. 9

CB 5,7

C 830529 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 and No. 8d changing from a C5-2 District to a C5-2A District, property bounded by a line 100 feet west of Lexington Avenue, a line midway between East 54th Street and East 55th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 56th Street and East 57th Street, as shown on a diagram dated January 31, 1983.

Resolution for adoption scheduling April 20, 1983 for a public hearing.

No. 10

CB 5, 6

N 830530 ZRM

[Proposed zoning text amendments establishing a new C5-2A Restricted Central Commercial District which is proposed to be mapped along Lexington Avenue.]

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 11-12, 33-01, 33-122, 33-123, 33-125, 34-01, 34-114, 35-01 and 35-25 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.

11-12

Establishment of Districts

\* \* \*

C5-2 District Restricted Central Commercial District

**C5-2A District Restricted Central Commercial District**

C5-3 District Restricted Central Commercial District.

\* \* \*

33-01

Applicability of this Chapter

\* \* \*

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Section 33-120.5, 33-123, 33-131, and 33-151.

All **C5-2A** Districts shall comply with the regulations of C5-2 Districts except as set forth in Sections 33-122, 33-123, 33-125.

\* \* \*

33-122

Commercial building in all other Commercial Districts

In the districts indicated, the maximum *floor area ratio* for a *commercial building* shall not exceed the *floor area ratio* set forth in the following table:

MAXIMUM FLOOR AREA RATIO

\* \* \*

		C6-4
		C5-2 C6-8
10.00		C4-7 C5-7 C6-8
12.00		C5-2A
		C6-6
		C5-3 C6-7
15.00		C5-5 C6-9

## 33-123

Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts.

In the districts indicated, the maximum *floor area ratio* for a *community facility building* or for a *building* used for both *commercial* and *community facility uses* shall not exceed the *floor area ratio* set forth in the following table:

## MAXIMUM FLOOR AREA RATIO

									C6-3
									C5-1 C6-4
									C1-8 C2-7 C4-6 C5-2 C6-5
	10.00								C1-9 C2-8 C4-7 C5-4 C6-8
	12.00								C5-2A
									C6-6
									C5-3 C6-7
	15.00								C5-5 C6-9

\* \* \*

## 33-125

## Special Provisions for C5-2A Districts

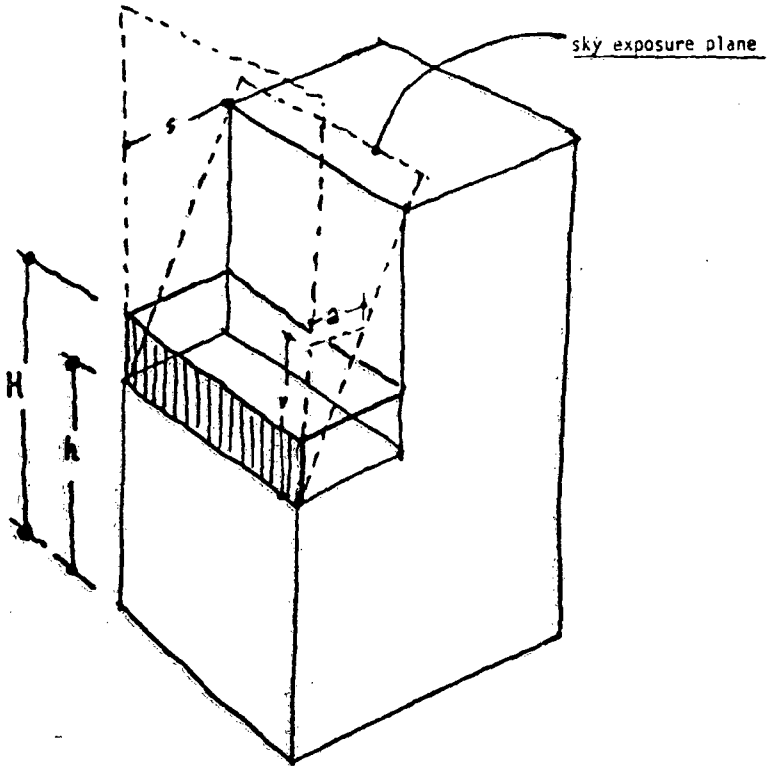
In a C5-2A District, the provisions of Sections 33-120.5 (Maximum limit on floor area ratio), 33-43 (Maximum Height of Front Wall and Required Setback), 33-44 (Alternate Front Setback), 33-45 (Tower Regulations), and 33-47 (Modification of Height and Setback Regulations) shall be inapplicable to any *development* or *enlargement*. No *floor area* bonuses are permitted. The following regulations shall apply to all such *developments* or *enlargements*.

## A. Mandatory Street Walls

The *street wall* of a *development* or *enlargement* having a frontage on a *wide street* shall be within 10 feet of the *street line*, or within 10 feet of a permitted arcade's supporting columns at the *street line*, for a height of 85 feet above the *curb level* or the full height of the *building*, whichever is less. The length of the mandatory *street wall* shall be at least 80 percent of the length of the *front lot line* along the *wide street*.

## B. Height and Setback

Between a height of 85 feet and 120 feet above *curb level* a *street wall* may extend vertically without a setback. Above a height of 120 feet all *street walls* shall be set back. The *initial setback distance* shall be 20 feet on a *narrow street* and 15 feet on a *wide street*. Above a height of 120 feet, the *building* shall not penetrate the *sky exposure planes* of 4.2 to 1 on a *narrow street* and 5.6 to 1 on a *wide street*. The *sky exposure planes* shall begin at a height of 85 feet above *curb level*.



$h$  is the height of  
sky exposure plane  
above street line

$s$  is the initial  
setback distance

$v$  is the vertical distance

$a$  is the horizontal distance

$H$  is maximum permitted street wall  
height along a wide street (120 feet)

ILLUSTRATION OF SKY EXPOSURE PLANE  
SECTION 33-123

### C. Narrow Street Frontages

The mandatory *street wall* and height and setback requirements shall also apply to all *developments* or *enlargements* along all *street lines* of *narrow streets* within 50 feet of their intersection with the *street lines* of *wide streets*. For the next 50 feet along the *street line* of a *narrow street*, the mandatory *street wall* and height and setback requirements are optional.

### D. Provision of Pedestrian Circulation Space

All *developments*, or *enlargements* of more than 50 percent of the *floor area* existing on the *zoning lot* on (the effective date of this amendment) shall provide a minimum of:

- (i) one square foot of pedestrian circulation space for every 300 square feet of *new floor area*, or
- (ii) 200 square feet of pedestrian circulation space, whichever is greater. The provisions of this paragraph shall not apply to a *zoning lot* which is an *interior lot* with frontage length of less than 80 feet.

The pedestrian circulation space shall be one or more of the following types:

- for *corner lots*—sidewalk widening, arcade, corner arcade or corner circulation space.
- for *interior lots*—sidewalk widening, arcade, or *building entrance recess area*.

Such pedestrian circulation spaces shall meet the requirements set forth in Section 81-451 (Design standards for pedestrian circulation spaces) except that references to Urban Plazas, Subway Connections, And Through *Block Connections* shall not be applicable within C5-2A Districts. Sidewalk widenings, arcades, and corner arcades shall not be subject to the standards set forth in Section 12-10 (Definitions).

Owners of property on which pedestrian circulation spaces are provided shall be responsible for the maintenance of such spaces.

### E. Retail Continuity

On *wide streets*, for any *developments* or *enlargements* fronting on such *streets*, *uses* located on the ground floor level or within 5 feet of *curb level* shall be limited to retail, personal service or amusement *uses* permitted by the district regulations but not including *uses* in Use Groups 6-B, 6-E, 9-B, 10-B, and 11 or automobile showrooms or plumbing, heating or ventilating equipment showrooms. Museums and libraries shall be permitted. A *building's street frontage* shall be allocated exclusively to such *uses* except for lobby or entrance space, or one or more of the following pedestrian circulation spaces subject to the mandatory *street wall* requirements of paragraph A above: corner circulation spaces, corner arcades or building entrances recess areas conforming to the requirements and design standards of Section 81-451.

In no event shall the amount of *street frontage* on a *wide street* occupied by lobby space or entrance space or a *building entrance recess* exceed the greater of 40 feet or 25 percent of the *building's total street frontage* exclusive of any frontage occupied by a corner circulation space or a corner arcade.

Store fronts for the permitted ground floor *uses* shall be not more than 10 feet from the *street line* or, where an arcade is provided with supporting columns at the *street line*, not more than 10 feet from the supporting columns.

34-01  
Applicability of this Chapter

\* \* \*

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Section 34-12

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Sections 34-114.

34-114

**Special Provisions for C5-2A Districts**

In C5-2A Districts, the maximum *floor area ratio* for a *residential building* shall not exceed 12.0. The *bulk* regulations set forth in Section 33-125 shall apply to all *developments or enlargements*.

35-01  
Applicability of this Chapter

\* \* \*

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Section 35-25.

35-25

**Special Provisions for C5-2A Districts**

In C5-2A Districts, the maximum *floor area ratio* for a *mixed building* shall not exceed 12.0. The *bulk* regulations set forth in Section 33-125 shall apply to all *developments or enlargements*.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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**BOROUGH OF QUEENS**

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No. 11

CB 2, 3 and 4

C 830147 BFQ

**IN THE MATTER OF** an application from the Triboro Coach Corporation for a modification of the omnibus franchise contract dated January 21, 1974, to add the following streets to route Q-53 in Queens:

"Also along Broadway between Roosevelt Avenue and 61st Street; thence along 61st Street between Broadway and 39th Avenue."

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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Nos. 12 and 13

[Mapping action and land disposition to facilitate the sale of City-owned property.]

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## No. 12

CB 13

C 801084 MMQ

**IN THE MATTER OF a map change** application, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, to eliminate, discontinue and close a Public Place at the northwest corner of Springfield Boulevard and 97th Avenue, in accordance with Map No. 4766, dated August 3, 1982 and signed by the Borough President.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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## No. 13

CB 13

C 830187 PPQ

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

The property, a former Public Place, located at the northwest corner of Springfield Boulevard and 97th Avenue, Block 10771, Lots 54 and 67.

The application was submitted by the Division of Real Property on September 9, 1982.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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## No. 14

CB 12

C 801094 ZMQ

**IN THE MATTER OF a zoning change**, pursuant to Section 197-c and 200 of the New York City Charter involving an amendment of the Zoning Map, Section No. 18d, changing from an R3-2 District to an M1-1 District, the property bounded by Baisley Boulevard South, 132nd Avenue, Grannat Place, and 133rd Avenue.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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## No. 15

CB 12

C 820194 MMQ

**IN THE MATTER OF a map change** application, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, to eliminate Cranston Street from 132nd Avenue to 133rd Avenue and Hague Place from Baisley Boulevard South to 133rd Avenue including the layout of a turnaround area on 133rd Avenue at Baisley Boulevard South, and the widening of 133rd Avenue between Cranston Street and Baisley Boulevard South, in accordance with Map No. 4773, dated October 12, 1982 and signed by the Borough President.

**Resolution for adoption scheduling April 20, 1983 for a public hearing.**

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 No. 16

CB 2

C 830180 MMQ

*[Proposed elimination of an unnecessary street to facilitate the expansion of G. Schirmer, Inc.]*

**IN THE MATTER OF** a map showing the elimination, discontinuance and closing of 49th Street between 48th Avenue and 50th Avenue and 48th Avenue east of 49th Street, in accordance with Map No. 4774, dated December 23, 1982, and signed by the Borough President.

Resolution for adoption scheduling April 20, 1983 for a public hearing.

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 No. 17

CB 1

C 830519 PPQ

**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
830519 PPQ	1	884	12	East side of 22nd Street, 181 feet north of Astoria Blvd.

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 20, 1983 for a public hearing.

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 No. 18

CB 12

C 830520 PPQ

**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
830520 PPQ	12	10155	1	165-02 Jamaica 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 20, 1983 for a public hearing.

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**BOROUGH OF STATEN ISLAND**


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 No. 19

CB 1

C 820757 ZSR

**IN THE MATTER OF** a Special Permit pursuant to Section 74-922 of the Zoning Resolution to permit the construction of a supermarket greater than 10,000 square feet in a Shopping Center within an M1-1 District on property bounded by the Staten Island Rapid Transit, the easterly prolongation of the northerly street line of Baltic Street, Bay Street and a line 1,004.39 feet southerly from Hannah Street.

Resolution for adoption scheduling April 20, 1983 for a public hearing.

## II. PUBLIC HEARINGS

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### BOROUGH OF BROOKLYN

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No. 20

CB 1, 3, 4, 5, 16

C 830511-514,518 PPK

**PUBLIC HEARING:**

**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.

(On March 23, 1983, Cal. No. 11, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 21

CB 16

N 830814 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:

Address	Block	Lot
336 Hopkinson Avenue	1459	47

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.

(On March 23, 1983, Cal. No. 12, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 22

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.]*

**PUBLIC HEARING:**

**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".

(On March 23, 1983, Cal. No. 56, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

**BOROUGH OF THE BRONX**

No. 23

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

C 830505-508,510 PPX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 11 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
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.

(On March 23, 1983, Cal. No. 10, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

**BOROUGH OF MANHATTAN**

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No. 24

CB 7

C 830317 ZMM

**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. 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.

(On March 23, 1983, Cal. No. 5, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

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.]*

**PUBLIC HEARING:**

**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, 81-45I, 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 Sub-district**, 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 a] 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*; and
- (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

\* \* \*

- (c) 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.

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

Close the hearing.

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No. 26

CB 1

C 830485 PPM

## PUBLIC HEARING:

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

ULURP#	C.B.	Block	Lot	Location
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.

(On March 23, 1983, Cal. No. 7, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 27

CB 12

C 830504 PPM

**PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
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.

(On March 23, 1983, Cal. No. 8, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 28

CB 7

C 830532 HAM

**PUBLIC HEARING:**

**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.

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

Close the hearing.

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## BOROUGH OF QUEENS

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No. 29

CB 12

C 830521 PPQ

**PUBLIC HEARING:**

**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	10208	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.

(On March 23, 1983, Cal. No. 4, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 30

CB 14

C 830522 PPQ

**PUBLIC HEARING:**

**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
830522 PPQ	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.

(On March 23, 1983, Cal. No. 55, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF STATEN ISLAND**

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No. 31

CB 2

C 820395 ZMR

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

**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. 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 north-easterly of Cannon Boulevard and Hylan Boulevard as shown on a diagram dated January 17, 1983.

(On March 23, 1983, Cal. No. 2, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 32

CB 3

N 821064 ZRR

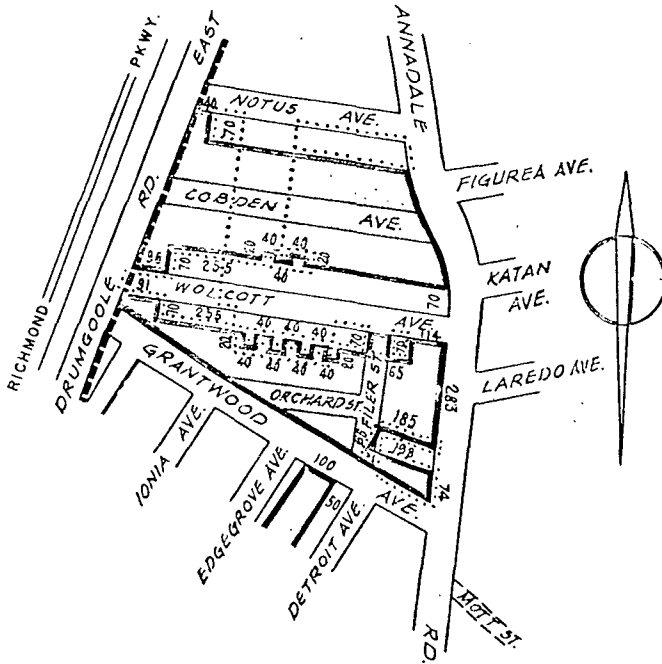
*[Modification of Designated Open Space boundary in the Special South Richmond Development District.]*

**PUBLIC HEARING:**

**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



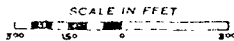
CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
**DIAGRAM SHOWING PROPOSED**  
 CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-200 OF ZONING  
 RESOLUTION, IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAP

**33c**

BOROUGH OF  
 STATEN ISLAND

New York, January 12, 1983

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



- NOTE:**
- indicates Zoning District boundary of open space network.
  - ..... The area enclosed by the line 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.

(On March 23, 1983, Cal. No. 3, the Commission scheduled April 6, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

### III. REPORTS

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#### BOROUGH OF BROOKLYN

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No. 33

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
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. On March 23, 1983, Cal. No. 24, the hearing was closed.)

For consideration.

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No. 34

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.

(On March 9, 1983, Cal. No. 14, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 25, the hearing was closed.)

For consideration.

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#### CITYWIDE

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No. 35

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.

(On March 9, 1983, Cal. No. 15, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 26, the hearing was closed.)

For consideration.

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## BOROUGH OF THE BRONX

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Nos. 36, 37, and 38

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

No. 36

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.

(On March 9, 1983, Cal. No. 2, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 19, the hearing was closed.)

For consideration.

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No. 37

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.



(On March 9, 1983, Cal. No. 3, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 20, the hearing was closed.)

For consideration.

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No. 38

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.

(On March 9, 1983, Cal. No. 4, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 21, the hearing was closed.)

For consideration.

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No. 39

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.

(On March 9, 1983, Cal. No. 5, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 22, the hearing was closed.)

For consideration.

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No. 40

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.

(On March 9, 1983, Cal. No. 6, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 23, the hearing was closed.)

For consideration.

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No. 41

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. On March 23, 1983, Cal. No. 49, the report was laid over.)

For consideration.

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**BOROUGH OF MANHATTAN**

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No. 42

CB 5

N 830380 ZAM

*[An authorization to allow the enlargement and rearrangement of an existing public parking lot with a capacity of 67 cars with no increase in parking space.]*

**IN THE MATTER OF** an application from Marbern Industries Inc., requesting an authorization pursuant to Section 13-452 of the Zoning Resolution, for an enlargement and rearrangement of an existing 67 car public parking lot within a C6-7 District located on the south side of West 47th Street, 288 feet west of Avenue of the Americas, Borough of Manhattan.

For consideration.

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**BOROUGH OF QUEENS**

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No. 43

CB 4

C 820479 ZMQ

*[Zoning map change to establish an R6 District, within 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. On March 23, 1983, Cal. No. 34, the report was laid over.)

For consideration.

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No. 44

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.

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

For consideration.

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**BOROUGH OF STATEN ISLAND**

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Nos. 45, 46 and 47

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

No. 45

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.

(On March 9, 1983, Cal. No. 10, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 13, the hearing was closed.)

For consideration.

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**No. 46****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.

(On March 9, 1983, Cal. No. 11, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 47****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.

(On March 9, 1983, Cal. No. 12, the Commission scheduled March 23, 1983 for a public hearing. On March 23, 1983, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 48****CB 2****N 830470 ZAR**

*[Request to construct sixteen (16) one family dwellings in the Special Natural Area District of Staten Island.]*

**IN THE MATTER OF** an application, pursuant to Sections 105-420 and 105-423 of the Zoning Resolution, from Lichtner Associates, for the grant of authorizations involving modifications of topography, alteration of botanic environment or removal of trees in order to construct sixteen (16) one-family dwelling units on property located on the north side of Wooddale Avenue, 246.04' west of Ridge Avenue (Block 860, Lot 85) in the NA-1 District, Borough of Staten Island.

Plans for the proposed sixteen (16) one-family dwellings are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

**For consideration.**