

Lory R. Alcala, Calendar Officer, 566-8510

DISPOSITION SHEET - PUBLIC MEETING OF Weds. May 11, 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				Sched. 6/1/83	48	C 830565	HDK			Hearing Closed
2	C 830596	HAK			" "	49	C 830566	HDK			" "
3	C 830811	HOK			" "	50	C 830598	PPK			" "
4	C 830813	PPK			" "	51	N 830884	HGK			Cont to 6/1/83
5	C 820872	ZMK			" "	52	C 830883	HUK			" "
6	C 830146	ZMK			" "	53	C 830862	PNK			" "
7	C 830492	ZMK			" "	54	C 830866	HLK			" "
8	C 830820	HAK			" "	55	C 830867	ZMK			" "
9	C 830450	HUK			" "	56	C 830868	ZSK			" "
10	C 830821	HAK			" "		NOTICE				" "
11	C 830839	HDK			" "	57	C 830148	PNX			" "
12	C 830841	HDK			" "	58	C 810190	BFM			" "
13	C 830488	PSX			" "	59	C 830593	HDM			" "
14	C 830823	HAX			" "	60	C 830579	HDM			" "
15	C 830683	MMX			" "	61	C 830349	GFM	(RUC)		" "
16	C 830827	HAX			" "	62	C 830358 C 830359	HPH HAM			" "
17	N 830834	HGX			" "	63	C 830562	HAM			" "
18	C 830835	HUX			" "	64	C 830567	HDM			" "
19	C 830812	HAX			" "	65	C 830387	ZSM			" "
20	C 830114	HGX			" "		NOTICE				" "
21	C 830594	HDX			" "	66	C 830597	PPQ			" "
22	C 830822	HAX			" "	67	C 830599	PPQ			" "
23	C 830825	HAX			" "	68	C 830232	MMR			" "
24	C 830834	HAX			" "	69	C 830177	GFK			fav. Rept. Adopted
25	C 830869	HUM			" "	70	N 820451	ZRK			Laid Over
26	C 830356	MMM			" "	71	C 830524	HPK			fav. Rept. Adopted
27	N 830891	ZRM			" "	72	C 830525	HPK			" " "
28	C 830840	HDM			" "	* 73	C 830511-514, 518	PPK			" " "
29	C 830816	HAM			" "	74	C 830544	HDX			" " "
30	C 830529	ZMM			" "	75	N 830533	ZAM			" " "
31	N 830530	ZRM			" "	76	C 830522	PPQ			" " "
32	C 830818	HAM			" "	77	C 830147	BFQ			" " "
33	C 830842	HDM			" "	78	C 801084	MMQ			" " "
34	C 830817	HAM			" "	79	C 830187	PPQ			" " "
35	N 830989	ZRM			" "	80	C 801094	ZMQ			Laid Over
36	C 830034	PSQ			" "	81	C 820194	MMQ			Laid Over
37	C 830495	ZMQ			" "	82	C 830180	MMQ			fav. Rept. Adopted
38	C 830832	HAQ			" "	83	C 830519	PPQ			" " "
39	C 830828	HAQ			" "	84	C 830520	PPQ			" " "
40	C 830829	HAQ			" "	85	C 820757	ZSR			" " "
41	C 830561	ZMR			" "	86	N 830568	ZDR			" " "
42	C 830830	HAK			" "	87	C 820395	ZMR			Unfavorable
43	C 830432	HOK	(RUC)		Hearing Closed	88	N 820072	ZAR			fav. Rept. Adopted
44	C 830497	HAK	(RUC)		" "	89	C 830945	HDM			Sched 6/1/83
45	C 830431	HOK			" "	90	C 830971	HUK			" "
46	C 830523	HAK			" "	91	C 830378	HOK			" "
47	C 830564	HDK			" "	92	C 830542	HAK			" "

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF MAY 11, 1983

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

IA S C H E D U L I N G

BOROUGH OF MANHATTAN

No. 89

CB 3

C 830945 HDM

IN THE MATTER of the disposition of City-owned properties, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The properties are to be disposed to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The two properties are 283-285 East 4th Street (Block 387, Lot 41) and 606 East 11th Street (Block 393, Lot 10) Borough of Manhattan.

This application was submitted by the Department of Housing Preservation and Development on March 21, 1983.

Resolution adopted scheduling June 1, 1983 for a public hearing.

BOROUGH OF BROOKLYN

No. 90

CB 16

C 830971 HUK

IN THE MATTER of the Fifteenth Amendment to the Central Brooklyn Urban Renewal Plan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The proposed amendment provides as follows:

1. Acquisition of parcels in Brownsville for purposes of construction of single family homes for low and moderate income families which are designated as sites: 126, 127; 128, 129 and 130. These sites primarily contain vacant land and vacant buildings which are City-owned pursuant to In Rem tax foreclosure.
- 2) The designation of Q parcel for: Lots 11 and 28 of Block 3812 and Lot 33 of Block 3813. These parcels are privately-owned which we have deleted from site consolidation.
- 3) The change of land use designation from residential to alternate uses which permits residential or commercial development will primarily effect the Southern frontage of Livonia Avenue to include the following parcels: Lots 17 through 27 of block 3811; lots 17 through 26 block 3812; Lots 11 through 30 of block 3813; and lots 20 through 27 of block 3814.
- 4) The change of land use designation from parks and open space for blocks 3829 and 3830, respectively, to alternate uses which will permit residential development or permit the blocks to remain at their present uses.

This amendment was submitted by the Department of Housing Preservation and Development on March 31, 1983.

Resolution adopted scheduling June 1, 1983 for a public hearing.

Nos. 91 and 92

[New York City Housing Plan and Project and disposition of City-owned property for the construction of 72 dwelling units.]

No. 91

CB 5

C 830378 HOK

IN THE MATTER OF a New York City Housing Authority Plan and Project, pursuant to Section 150 of the Public Housing Law of New York State, the New York City Charter and the Uniform Land Use Reveiw Procedure as adopted by the City Planning Commission.

The proposed Turn-key rental housing project, tentatively known as Belmont-Sutter, would provide for the construction of 72 new dwelling units for individuals and families with low income, on a site comprising the entire block bounded by Belmont Avenue, Jerome Avenue, Sutter Avenue and Barbey Street (block 4029, lot 1), the Borough of Brooklyn.

This plan and project was submitted by the New York City Housing Authority on December 1, 1982

Resolution adopted scheduling June 1, 1983 for a public hearing.

No. 92

CB 5

C 830542 HAK

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

Approval of three separate matters is requested:

- 1) The designation as an Urban Development Action Area of City-owned property located in the Borough of Brooklyn.

ADDRESS

BLOCK

LOT

4029

1

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

This application was submitted by the Department of Housing Preservation and Development on January 21, 1983.

Resolution adopted scheduling June 1, 1983 for a public hearing.

REPORTS

BOROUGH OF STATEN ISLAND

No. 93

CB 2

N 830321 ZCR

(Request to construct one (1) two-car framed garage in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Section 105-421 of the Zoning Resolution from Dennis D. Dell'Angelo, A.I.A., for the grant of authorizations involving modification of existing topography to construct one (1) two-car framed garage on property located on the north side of Mace Street, 200.00' west of Aultman Avenue (Block 2280, Lot 7).

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

DISPOSITION.....FAVORABLE REPORT ADOPTED.

No. 94

CB 6

N 830863 ZCM

IN THE MATTER OF the upgrading of the existing residential plaza located at 1043 Second Avenue, Borough of Manhattan, known as Brevard Park, pursuant to Section 38-26 of the Zoning Resolution of the City of New York, to add an open air cafe and kiosk.

The site is located on the western portion of the zoning lot situated between East 54th and East 55th Street, that fronts on Second Avenue, that is also known as Tax Block 1328, Lots 17-21.

DISPOSITION.....FAVORABLE REPORT ADOPTED.

CITY PLANNING COMMISSION PUBLIC HEARING, May 11, 1983

Hearings - All closed except;

- 43 C830432HOK - Rockaway Parkway Rehabs - RUC
- 44 C830497HAR - " " - "
- 61 C830349GFM - Electrical Conduits - RUC

Reports - All favorable except;

- 80 C801094ZMQ - Airgate - Lay over
- 81 C820194MMQ - Airgate - "
- 87 C820395ZMR -Hylan Blvd. - Disapproval

Added Reports

- 93 ~~94~~ N830321ZCR - 251 Mace St.- favorable
- 94 ~~95~~ N830863ZCM - Brevard Park - favorable

Added Scheduling

- 89 C830945HDM - E. 4th St. LDA - for hearing 6/1
- 90 C830971HUK - Nehemiah URP - "
- 91 C830378HOK - Sutter/Belmont - "
- 92 C830542HAK - " "
- 93 ~~C810031MMK - Malta Street - "~~

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

CITY PLANNING COMMISSION

WEDNESDAY, MAY 11, 1983

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



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

[No. 9]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

HOWARD B. HORNSTEIN,

R. SUSAN MOTLEY,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, MAY 11, 1983

Calendar No. 9

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

The next regular public meeting of the City Planning Commission is scheduled for
June 1, 1983, in City Hall, Room 16, 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, MAY 11, 1983

No. 1

**APPROVAL OF MINUTES OF
Special Meeting of March 21, 1983
and Regular Meeting of March 23, 1983**

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 1, 1983
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF BROOKLYN

Nos. 2 & 3

[A rental housing project and the disposition of five buildings.]

No. 2

CB 16

C 830596 HAK

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

Approval of three separate matters is requested:

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

Address	Block	Lot
1180-82 East New York Avenue	3508	34
1200 East New York Avenue	3508	36
1196 East New York Avenue	3508	38
672 Ralph Avenue	3508	42
682 Ralph Avenue	3508	46
692 Ralph Avenue	3508	50
698 Ralph Avenue	3508	54

- 2) An Urban Development Action Area Project for such properties,
- 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 February 14, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 3

CB 16

C 830811 HOK

IN THE MATTER OF a rental housing project, in the Brownsville section, Borough of Brooklyn, 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 Ralph Avenue Rehabilitation Project, would provide approximately 123 renovated low income units with 5% of the units specifically designed for the physically handicapped and is located as follows:

Address	Block	Lot
1180-82 East New York Avenue	3508	34
1200 East New York Avenue	3508	36
1196 East New York Avenue	3508	38
672 Ralph Avenue	3508	42
682 Ralph Avenue	3508	46
692 Ralph Avenue	3508	50
698 Ralph Avenue	3508	54

This application was submitted by the New York City Housing Authority on February 17, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 4

CB 4

C 830813 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 34 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
830813 PPK	4	34

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 June 1, 1983 for a public hearing.

No. 5

CB 2

C 820872 ZMK

[Zoning map change from an M1-1 District to an R7-1 District to permit the renovation and conversion of an existing vacant industrial building to a residential use.]

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. 16c, changing from an M1-1 District to an R7-1 District property bounded by DeKalb Avenue, a line 500 feet easterly of St. James Place, a line 122 feet southerly of DeKalb Avenue and a line 700 feet easterly of St. James Place, Borough of Brooklyn, as shown on a diagram dated March 14, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 6

CB 12

C 830146 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 No. 22c, changing from R6 and C1-3 Districts to a C4-3 District property bounded by 51st Street, 13th Avenue, 50th Street and a line 150 feet westerly of 13th Avenue, Borough of Brooklyn, as shown on a diagram dated March 14, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 7

CB 12

C 830492 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 No. 22c, changing from R6 and C1-3 Districts to a C4-3 District property bounded by 50th Street, 13th Avenue, 49th Street and a line 150 feet northerly of 13th Avenue, Borough of Brooklyn, as shown on a diagram dated March 14, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 8

CB 13

C 830820 HAK

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

Approval of three separate matters is requested:

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

On the blocks bounded by Neptune and Mermaid Avenues and 33rd and 37th Streets (Block 7004, Lot 30, Block 7005, Lot 25, Block 7006, Lot 22); Sites 30, 31 and 32 in the Coney Island Urban Renewal Area.

- 2) An Urban Development Action Area Project for such property.

- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

Nos. 9 and 10

[Sixth Amendment to the Atlantic Terminal Urban Renewal Plan and the disposition of properties.]

 No. 9

CB 2

C 830450 HUK

IN THE MATTER OF the 6th Amendment to the Atlantic Terminal Urban Renewal Plan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed amendment to the Atlantic Terminal Urban Renewal Plan provides as follows:

- 1) A change in land use on Site 16 from institutional to residential
- 2) The acquisition of property comprising a new Site (Site 21) for residential purposes. (The northerly side of Greene Avenue, between Carlton Avenue Cumberland Street, Block 2119, Lot 1).
- 3) Various minor changes and corrections

This amendment was submitted by the Department of Housing Preservation and Development on February 9, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

 No. 10

CB 2

C830821 HAK

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

Approval of three separate matters is requested:

- 1) The designation of City-owned properties located:
On the blocks bounded by Vanderbilt, Gates, Fulton, Carlton and Greene Avenue (Block 1957, Lot 1, Block 1958, Lots 11, 13, 14, 15, 16, 17, 50, Block 1959, Lots 71, 72, 73, 74, 75, 76, 77, 78, 79 and 80).
- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

 No. 11

CB 16

C 830839 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 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 is being managed under the Rehab Bureau Program of the Division of Alternative Management Programs (DAMP).

The properties proposed for disposition are located as follows:

Address	Block	Lot
535 Howard Avenue	1476	6
563 Howard Avenue	1476	1

This application was submitted by the Department of Housing Preservation and Development on February 25, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 12

CB 7

C 830841 HDK

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 vacant 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 Demonstration Homesteading Project Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
759 40th Street	915	45

This application was submitted by the Department of Housing Preservation and Development on February 25, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

BOROUGH OF THE BRONX

No. 13

CB 1

C 830488 PSX

IN THE MATTER OF an application pursuant to Section 197-c of the New York City Charter for acquisition of 466-472 Grand Concourse, (Block 2343, Lot 24) for administrative offices for Hostos Community College, the City University of New York. The property is an existing facility in use on a lease basis for Hostos Community College administrative offices.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 14

CB 2

C 830823 HAX

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

Approval of three separate matters is requested:

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

On the blocks bounded by Longwood Avenue, Kelly Street, East 156th Street, and Prospect Avenue (Block 2688, Lots 55, 57, 59, 61, 65, Block 2695, Lots 17, 19, 21, 23, Block 2701, Lots 33, 35, 37 and 39).

- 2) An Urban Development Action Area Project for such property.

- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 15

CB 2

C 830683 MMX

[Mapping action to facilitate the development of the Kelly Street Park.]

IN THE MATTER OF a map change establishing a park bounded by Dawson Street, Intervale Avenue, Beck Street, and Longwood Avenue and showing the elimination, discontinuance and closing of Kelly Street between Intervale Avenue and Longwood Avenue, in accordance with Map 11990, dated January 18, 1983, and signed by the Borough President.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 16

CB 2

C 830827 HAX

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

Approval of three separate matters is requested:

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

On the blocks bounded by Prospect Avenue, Beck Street, St. Johns Avenue and Southern Boulevard (Block 2683, Lots 4, 6, 8, 10, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 26, Block 2684, Lots 3, 4, 9, 12, 16, 20, 22, 24, 26, 30, 32, 34, 36, 38 and 45).

- 2) An Urban Development Action Area Project for such property.

- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

Nos. 17, 18, 19 and 20

[Proposed rehabilitation of 250 dwelling units in four buildings and the development of one vacant lot for open space on University Avenue.]

No. 17

CB 5

N 830834 HGX

IN THE MATTER OF the rescindment of an Urban Renewal Designation for the University Heights I Urban Renewal Area, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law).

The Urban Renewal Area rescindment comprises two sites in the Borough of The Bronx located as follows:

Site I is located on the westerly side of University Avenue between West Tremont and West Burnside Avenues—Part of Tax Block #2879, Lots 43 and 41; 1865 and 1875 University Avenue.

Site II is located on the northerly part of the block bounded by West Burnside Avenue, University Avenue, West Tremont Avenue and Andrews Avenue South (part of tax block #2879, Lots 33, 32, 30 and 28; 1865, 1911-1921 and 1925 University Avenue; 1884-94 Andrews Avenue South; and 110-114 West Burnside Avenue.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 18

CB 5

C 830835 HUX

IN THE MATTER OF the rescindment of an Urban Renewal Plan for the University Heights I Urban Renewal Area, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State.

The Urban Renewal Plan for the University Heights I Urban Renewal Area provided for the acquisition and rehabilitation of four buildings located in the block bounded by University Avenue, West Tremont Avenue, Andrews Avenue South and West Burnside Avenue.

The specific properties are:

Block 2879	Lot 43	1865 University Avenue
Block 2879	Lot 41	1875 University Avenue
Block 2879	Lot 33	1895 University Avenue
Block 2879	Lot 32	1911-21 University Avenue

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

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 19

CB 5

C 830812 HAX

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

Approval of three separate matters is requested:

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

Address	Block	Lot
1925 University Avenue	2879	30
1921 University Avenue	2879	32
1895 University Avenue	2879	33
1875 University Avenue	2879	41
1865 University Avenue	2879	43

- 2) An Urban Development Action Area Project for such properties,
 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 February 18, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 20

CB 5

C 830114 HOX

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 University Avenue Rehabilitation Project would provide approximately 250 dwelling units for low income families, with five percent of the units to be equipped to meet the Department of Housing and Urban Development (HUD) criteria for the physically handicapped.

The proposed rental housing project is located as follows:

Address	Block	Lot
1925 University Avenue	2879	30
1921 University Avenue	2879	32
1895 University Avenue	2879	33
1875 University Avenue	2879	41
1865 University Avenue	2879	43

This application was submitted by the New York City Housing Authority on August 12, 1982.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 21**CB 6****C 830594 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.

These partially 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.

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 Rehab Bureau Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
681 East 181st Street	3083	68

This application was submitted by the Department of Housing Preservation and Development on February 10, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 22**CB 9****C 830822 HAX**

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

Approval of three separate matters is requested:

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

On the block bounded by Commonwealth, Gleason, St. Lawrence and Watson Avenues (Block 3752, Lot 13).

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 23**CB 9****C 830825 HAX**

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

Approval of three separate matters is requested:

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

On the block bounded by Theriot, Seward, Taylor and Lafayette Avenues (Block 3599, Lots 1 and 41).

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 24

CB 11

C 830824 HAX

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

Approval of three separate matters is requested:

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

On the block bounded by Morris Park Avenue, Amethyst Street, Rhineland Avenue and Victor Street (Block 4048, Lot 14).

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 25, 26 and 27

[Proposed map change and zoning Resolution Amendment to implement development of the South Seaport Museum Complex.]

No. 25

CB 1

C 830869 HUM

IN THE MATTER OF the 6th Amendment to the Brooklyn Bridge Southeast Urban Renewal Plan, Community Board #1, Borough of Manhattan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed Amendment to the Brooklyn Bridge Southeast Urban Renewal Plan would facilitate redevelopment of the South Street Seaport Project parcels 5, 6, 7, 9 and 13. This Amendment would provide for the closing, eliminating and discontinuing of Restricted Use Fulton, Front and Water Streets as well as portions of South Street—the sidewalk area adjacent to parcels 7 and 9—above a lower limiting lane.

This amendment was submitted by the Department of Housing Preservation and Development on March 4, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 26

CB 1

C 830356 MMM

IN THE MATTER OF a map change, in two sheets, showing the elimination, discontinuance, and closing of volumes of Fulton, Front, Water and South Streets above a lower limiting plane located approximately 6 inches below the present street surface; the reestablishment of a portion of South Street between Beekman Street and Fletcher Street; the elimination of Restricted Use Street designations; and, the delineation of easements for public pedestrian circulation, utilities and maintenance thereof, in accordance with a Department of City Planning map dated March 14, 1983 and signed by the Chairman of the City Planning Commission.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 27

CB 1

N 830891 ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Article VIII, Chapter 8 (Special South Street Seaport District) for the purpose of including within the definition of "street" for zoning purposed the volumes of space located above certain sub-surface streets shown on the City Map which are designated pedestrian ways as follows:

Matter in Bold Type is new;

Matter in italics is defined in Section 12-10 or 88-02.

Chapter 8 Special South Street Seaport District

* * *

88-02

Definitions

* * *

Street

(a) A *street* as defined in Section 12-10; or

(b) A way, designed or intended for general public use, which:

(i) performs the pedestrian functions usually associated with a way shown on the City Map;

(ii) remains open and unobstructed from its lowest level to the sky, except for transitory fixtures or objects unattached to the real property encompassed by such way; and

(iii) is a designated pedestrian way, pursuant to Section 88-08.

A *street* as defined in subdivision (b) hereof shall satisfy and apply to all references to *streets* provided elsewhere in the Zoning Resolution.

* * *

88-08

Designated Pedestrian Ways

The volumes situated above the sub-surface *streets* shown on the City Map and listed herein below are designated pedestrian ways and governed by subdivision (b) of the definition of *street* as set forth in Section 88-02:

1. Fulton Street, between Water Street and South Street.
2. Water Street, between Fulton Street and Beekman Street.
3. Front Street, between Fulton Street and Beekman Street, and between John Street and Fulton Street.
4. South Street (the 18 foot-wide strip thereof located on the northwesterly side), between Beekman Street and John Street.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 28

CB 3

C 830840 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 vacant 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 Demonstration Homesteading Project Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
220 East 10th Street	451	21

This application was submitted by the Department of Housing Preservation and Development on February 25, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 29

CB 3

C 830816 HAM

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

Approval of three separate matters is requested:

- 1) The designation of City-owned properties located on Site 2B within the Seward Park Extension Urban Renewal Area:

Address	Block	Lot
394-406 Grand Street	346	1 (part of)
a/k/a 141-150 Clinton Street		

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

Nos. 30 and 31

[Zoning map change to create a transition district between the high densities of midtown and the area to the north and proposed zoning text amendments relating to such new district, C5-2A, Restricted Central Commercial District.]

No. 30

CB 5, 6

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 Nos. 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 June 1, 1983 for a public hearing.

No. 31

CB 5, 6

N 830530 ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Sections 11-12, 33-01, 33-122, 33-123, 33-125, 34-01, 34-114, 35-01 and 35-25.

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 buildings 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

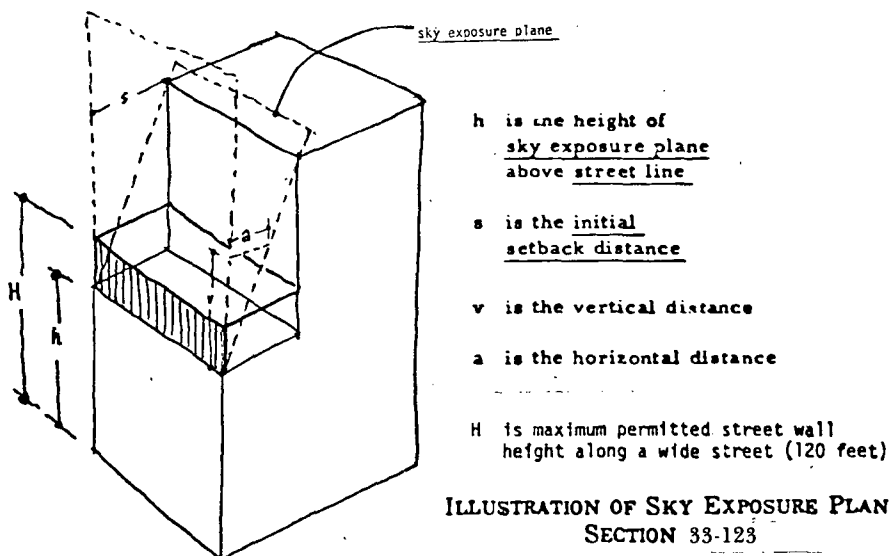
In a C5-2A District, the provisions of Sections 33-120.5 (Maximum limit on floor area ratio), 33-43 (Maximum Height of Front Wall and Required Setback), 33-44 (Alternate Front Setback), 33-45 (Tower Regulations), and 33-47 (Modification of Height and Setback Regulations) shall be inapplicable to any *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*.



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 or personal service *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 June 1, 1983 for a public hearing.

No. 32

CB 7

C 830818 HAM

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

Approval of three separate matters is requested:

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

On the block bounded by Frederick Douglass Boulevard, West 109th Street, Manhattan Avenue and Cathedral Parkway (Block 1845, Lot 18, 36)—Site 5, Cathedral Parkway Urban Renewal Area.

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 33

CB 7

C 830842 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 Rehab Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
145-147 West 105th St.	1860	13

This application was submitted by the Department of Housing Preservation and Development on February 25, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 34

CB 10

C 830817 HAM

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

Approval of three separate matters is requested:

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

On the block bounded by Frederick Douglass Boulevard, West 111st Street, Manhattan Avenue and Cathedral Parkway (Block 1846, Lots part of 6, 18, 19, 20, 21, 22, 24, 25)—Site 4 in the Cathedral Parkway Urban Renewal Area.

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 35

CB 1, 2

N 830989 ZRM

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, extending until August 31, 1983, the date for filing applications to grandfather certain illegal residential uses.

Matter in Bold Type is new;

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

Matter in italics is defined in Section 12-10.

11-28

Alteration Application Filed Prior to Effective Date of Amendment C 821182 ZMM Rezoning the Area between Canal Street, Baxter Street, White Street and Broadway.

In the *manufacturing* district located in the area between Canal Street, Baxter Street, Walker Street, Centre Street, White Street and Broadway, *residential use* shall not be permitted. However,

[all *residential* units which were occupied on August 31, 1982, shall be permitted to remain provided that *residential* occupancy was permitted for such units on July 1, 1982 and that an alteration application to permit such use is filed with the Department of Buildings prior to or within six months of December 16, 1982 and a temporary or permanent certificate of occupancy is received not later than two years after December 16, 1982. Such units shall comply with the regulations applicable to the *buildings* in which such unit is located on July 1, 1982.]

- a. all *dwelling units* for which an alteration application to permit such *use* was filed with the Department of Buildings prior to December 16, 1982, and a temporary or permanent certificate of occupancy is obtained not later than December 16, 1984, shall be a permitted *use*; and

- b. *dwelling units* which the Chairman of the City Planning Commission determines were occupied on August 31, 1982 shall be a permitted *use* provided that a complete application to permit such *use* is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than August 31, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of residential occupancy shall be deemed to permit *residential use* as-of- right for such *dwelling unit*.

42-14D

Special Uses in M1-5A and M1-5B Districts

1. *Joint living-working quarters for artists* in buildings in M1-5A and M1-5B Districts provided:
- f. In any *building* which as a result of zoning map change CP-23167 is zoned M1-5B any existing occupancy of a *Joint living-work quarters for artists* which cannot meet the qualifications of the Department of Cultural Affairs may remain as a lawful *use*. This lawful *use* is non-transferable and ceases immediately upon the vacating of such space. Such occupants must register with the Department of Cultural Affairs prior to [July 31, 1982] August 31, 1983 in order to preserve their lawful status in their existing space.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

BOROUGH OF QUEENS

Nos. 36 and 37

[Acquisition of private property located at 52-10 58th Place and proposed zoning map change to permit the construction of a Department of Sanitation Repair Shop.]

No. 36

CB 2

C 830034 PSQ

IN THE MATTER OF an application by the Department of Sanitation under the provisions of Section 197-c of the New York City Charter for the acquisition of private property located at 52-10 58th Place (Block 2347, Lots 47, 49, 51, 53 & 55) for the construction of a new three level maintenance facility with underground parking for sanitation personnel.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 37

CB 2

C 830495 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 No. 13c, changing from an M1-1 District to an M1-2 District property bounded by 58th Street, 52nd Avenue, 58th Place and 52nd Road, as shown on a diagram dated March 7, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 38**CB 3****C 830832 HAQ**

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

Approval of three separate matters is requested:

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

On the block bounded by Astoria and Northern Boulevards and 110th and 111th Streets (Block 1704, Lots 10, 172, 181)—p/o Site 2 within the Corona-East Elmhurst Urban Renewal Area.

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 39**CB 4****C 830828 HAQ**

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

Approval of three separate matters is requested:

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

On the block bounded by Christie Avenue, 101st Street, Radcliff Avenue and 99th Street (Block 1931, Lot 1).

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 40**CB 13****C 830829 HAQ**

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

Approval of three separate matters is requested:

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

On the blocks bounded by South Conduit Avenue, Springfield Boulevard, 145th Road and 184th Street (Block 13330, Lots 25, 27, 29, 31, 32, 34, 35, 36, 41, 43, 45, Block 13329, Lots 1, 3, 5, 7, 15, 17, 18, 24, 26, 28, Block 13328, Lots 44, 46, 49, 52, 54, 58, 60 and 61).

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 41

CB 1

C 830561 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, eliminating from within an R3-2 District, C1-1 and C2-1 Districts bounded by Victory Boulevard, a line 230 feet easterly of Willowbrook Avenue (the former centerline of Stewart Avenue), North Gannon Avenue, and a line 190 feet easterly of Willowbrook Avenue (the former westerly line of Stewart Avenue), Borough of Staten Island, as shown on a diagram dated March 14, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

No. 42

CB 1

C 830830 HAR

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

Approval of three separate matters is requested:

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

On the block bounded by Narrows Road, Neckar Avenue, Steuben Street and Pierce Street (Block 2897, Lot 1).

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a private/public organization to develop the site.

This application was submitted by the Department of Housing Preservation and Development on February 22, 1983.

Resolution for adoption scheduling June 1, 1983 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

Nos. 43 and 44

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

No. 43

CB 17

C 830432 HOK

CONTINUED PUBLIC HEARING:

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.

(On April 6, 1983, Cal. No. 4, the Commission scheduled April 20, 1983 for a public hearing. On April 20, 1983, Cal. No. 32 the hearing was continued to May 11, 1983.)

Close the hearing.

No. 44

CB 17

C 830497 HAK

CONTINUED PUBLIC HEARING:

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.

(On April 6, 1983, Cal. No. 5, the Commission scheduled April 20, 1983 for a public hearing. On April 20, 1983, Cal. No. 33, the hearing was continued to May 11, 1983.)

Close the hearing.

Nos. 45 and 46

[Disposition of nine (9) buildings for a proposed New York City Housing Authority Plan and Project.]

No. 45

CB 8

C 830431 HOK

PUBLIC HEARING:

IN THE MATTER OF a New York City Housing Authority Plan and 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 Procedures as adopted by City Planning Commission.

The proposed rental housing project, tentatively known as the Park Rock Rehabilitation Project would be acquired upon completion and would provide a maximum of 134 rental units for low income families in the Crown Heights section.

The properties comprising the project are In-Rem and are located as follows.

Address	Block	Lot
1468 Park Place	1373	34
1474 Park Place	1373	37
1480 Park Place	1373	40
1484 Park Place	1373	43
1521 Sterling Place	1373	49
216-18 Rochester Ave.	1373	46
228-230 Rochester Ave.	1379	39
232 Rochester Ave.	1379	41
234 Rochester Ave.	1379	43

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

(On April 20, 1983, Cal. No. 16, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

CB 8

C 830523 HAK

PUBLIC HEARING:

IN THE MATTER OF an application relating to the **disposition of 9 buildings** located in the Crown Heights section 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
1468 Park Place	1373	34
1474 Park Place	1373	37
1480 Park Place	1373	40
1484 Park Place	1373	43
1521 Sterling Place	1373	49
216-18 Rochester Avenue	1373	46
228-230 Rochester Avenue	1379	39
232 Rochester Avenue	1379	41
234 Rochester Avenue	1379	43

- 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.

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

(On April 20, 1983, Cal. No. 13, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CB 1

C 830564 HDK

PUBLIC HEARING:

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

These 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 (HDP) and is being managed under the Rehab Bureau Program of the Division of Alternative Management Programs (DAMP).

The properties proposed for disposition are located as follows:

Address	Block	Lot
601 Metropolitan Avenue	2757	34
605 Metropolitan Avenue	2757	33

This application was submitted by the Department of Housing Preservation and Development on January 31, 1983.

(On April 20, 1983, Cal. No. 14, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48

CB 7

C 830565 HDK

PUBLIC HEARING:

IN THE MATTER 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 Rehab Bureau Program of the Division of Alternative Management Program (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
230 53rd Street	813	19

This application was submitted by the Department of Housing Preservation and Development on January 31, 1983.

(On April 20, 1983, Cal. No. 15, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 49

CB 4

C 830565 HDK

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 Leasing Bureau Program of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

Address	Block	Lot
2 Stanwix Street	3171	10

This application was submitted by the Department of Housing Preservation and Development on January 31, 1983.

(On April 20, 1983, Cal. No. 16, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 50

CB 1

C 830598 PPK

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
830598 PPK	1	2922	20,21	s/s/o Powers St., 290 feet east of Bushwick 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 April 20, 1983, Cal. No. 17, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 51, 52, 53, 54, 55, and 56

[An amendment to the Atlantic Terminal Urban Renewal Plan and designation of an addition to same, disposition of two City-owned properties, lease of City-owned properties, zoning map change and Special Permit to facilitate expansion of a plant for the New York Daily News.]

No. 51

CB 2, 8

N 830884 HGK

PUBLIC HEARING:

IN THE MATTER OF the designation of an addition to the Atlantic Terminal Urban Renewal Area, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State.

The proposed addition comprises Site 21, the property on the northerly side of Greene Avenue, between Carlton Avenue and Cumberland Street block 2119, lot 1.

(On April 20, 1983, Cal. No. 57, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 52**CB 2, 8****C 830883 HUK****PUBLIC HEARING:**

IN THE MATTER OF the 7th Amendment to the Atlantic Terminal Urban Renewal Plan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed Amendment to the Atlantic Terminal Urban Renewal Plan would permit automobile parking and vehicle storage as interim uses on Site 3.

This amendment was submitted by the Department of Housing Preservation and Development on March 14, 1983.

(On April 20, 1983, Cal. No. 56, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 53**CB 2, 8****C 830862 PNK****PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
830862 PNK	8	1128	60	North side of Dean Street, 200 feet west of Carlton Avenue
		1128	65, 68, 70	North side of Dean Street, 300 feet west of Carlton 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 April 20, 1983, Cal. No. 55, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 54**CB 2, 8****C 830866 HLK****PUBLIC HEARING:**

IN THE MATTER OF a lease 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.

The property proposed to be leased is located in the Atlantic Terminal Urban Renewal Area within the area bounded by Fulton Street, Carlton Avenue, Atlantic Avenue and South Oxford Street (Block 2005 and 2006).

The proposal was submitted on behalf of the New York News, Inc. for the purpose of interim automobile parking and commercial vehicle storage.

This application was submitted by the Department of Housing Preservation and Development on March 4, 1983.

(On April 20, 1983, Cal. No. 52, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 55

CB 2, 8

C 830867 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 No. 16c, by

- a) changing from an R7-2 District to an M1-4 District property bounded by Atlantic Avenue, the southerly prolongation of the easterly street line of former South Oxford Street, a line 200 feet north of Atlantic Avenue, and Carlton Avenue; and by
- b) establishing within an existing R7-2 District a C2-3 District property bounded by a line 100 feet south of Fulton Street, Carlton Avenue, a line 200 feet north of Atlantic Avenue, the easterly street line of South Oxford Street and its southerly prolongation, a line 285 feet south of Hanson Place and a line 100 feet east of South Oxford Street; and by
- c) changing from an R7-2 District to an R-6 District property bounded by the centerline of South Oxford Street and its southerly prolongation, a line 285 feet south of Hanson Place, the easterly street line of South Oxford Street and its southerly prolongation and a line 475 feet south of Hanson Place, Borough of Brooklyn, as shown on a diagram dated March 14, 1983.

(On April 20, 1983, Cal. No. 53, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 56

CB 2, 8

C 830868 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application from the Department of Housing Preservation and Development requesting a special permit, pursuant to Section 74-512 of the Zoning Resolution for a public parking lot with more than 150 spaces to be located on a portion of Site 3 (property generally bounded by Carlton Street, Atlantic Avenue, South Oxford Street and its southerly prolongation and Fulton Street) in a C2-3 Zoning District within the Atlantic Terminal Urban Renewal Area.

(On April 20, 1983, Cal. No. 54, the Commission scheduled May 11, 1983, for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE**CB 2, 8****Borough of Brooklyn**

On May 11, 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 Daily News Plant renovation and expansion as well as related traffic and circulation plans at Pacific Street and at Atlantic Avenue and Dean Street, Brooklyn, pursuant to State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

Close the hearing.

BOROUGH OF THE BRONX

[Negotiated disposition of City property to facilitate construction of manufactured single family houses.]

No. 57**CB 3****C 8301-8 PNK**

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 #	C.B.	Block	Lot	Location
830148 PNK	3	2939	3, 5, 7, 9, 11, 22, 24, 30, 32, 36 & 40	The block bounded by Crotona Park East Charlotte St., Boston Road and Wilkins 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 April 20, 1983, Cal. No. 51, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN**No. 58****CB 1, 2****C 810190 BFM****PUBLIC HEARING:**

IN THE MATTER OF an application from Boulevard Transit Lines, Inc. requesting a franchise to traverse certain streets in the Borough of Manhattan in connection with an omnibus service between Bayonne and Jersey City and lower Manhattan via Holland Tunnel.

(On April 20, 1983, Cal. No. 5, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 59

CB 3

C 830593 HDM

PUBLIC HEARING:

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

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

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

The property proposed for disposition is located as follows:

Address	Block	Lot
534-36 East 11th Street	404	21

This application was submitted by the Department of Housing Preservation and Development on February 10, 1983.

(On April 20, 1983, Cal. No. 6, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 60

CB 4

C 830579 HDM

PUBLIC HEARING:

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

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

These properties are under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD). 695 9th Avenue is being managed under the Leasing Bureau Program and 326 West 45th Street is being managed under the Rehab Bureau of the Division of Alternative Management Program (DAMP).

The properties proposed for disposition are located as follows:

Address	Block	Lot
695 9th Avenue	1057	35
a/k/a 400-2 West 48th St.		
326 West 45th Street	1035	46

This application was submitted by the Department of Housing Preservation and Development on February 4, 1983.

(On April 20, 1983, Cal. No. 7, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 61

CB 5

C 830349 GFM

[Proposed 10 year renewal of consent to operate and maintain electric conduits and 12 lampposts located in and on sidewalk areas extending south and west from the southwest corner of West 48th Street and Avenue of the Americas.]

PUBLIC HEARING:

IN THE MATTER OF an application by Demeter Real Estate Corp. B.V. to continue to operate and maintain existing electric conduits and 12 lampposts which run in and on the sidewalk extending west on West 48th Street and south on Avenue of the Americas from the southwest corner of the streets' intersection, serving to illuminate the entirely commercial (C6-6) complex (within the Theatre Sub District) of an existing open corner plaza (including subway entrance), two story building fronting Avenue of the Americas, and 7 story building fronting West 48th Street, all adjacent to applicant's 45 story tower, and a small portion of another adjacent office building furthest west on West 48th Street:

Present applicant purchased the property, on the west side of Avenue of the Americas between West 47th and West 48th Streets including the office building, known as the Celanese Building, from the original owner, Tyroc, Inc. (or Rock Americas, Inc. after 10/21/70) who was granted the ten year consent adopted on 11/10/72, on 2/20/80 and was thereby the "successor in interest."

(On April 20, 1983, Cal. No. 8, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 62

CB 7

C 830358 HPM

C 830359 HAM

PUBLIC HEARING:

IN THE MATTER OF a housing plan and project and related disposition of City-owned properties, 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 (C 830358 HPM).

IN THE MATTER OF an application relating to the disposition of ten properties, 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
123-5 West 89th Street	1220	17
100 West 90th Street	1220	34
104 West 90th Street	1220	36
106 West 90th Street	1220	37
108 West 90th Street	1220	38
110 West 90th Street	1220	39
112 West 90th Street	1220	40
114 West 90th Street	1220	41
116 West 90th Street	1220	42
Vacant Land	1220	part of 19
101 West 89th Street	1220	29
a/k/a 600-614 Columbus Avenue		

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

The proposed new housing development tentatively known as Columbus Townhouse, Site 35 of the West Side Urban Renewal Area, would provide for a 12 story building with a penthouse containing 166 rental units and will include a community room of 1,000 square feet, an open recreation space of 2,350 square feet and a laundry room all located at the penthouse level. The building will also include 14,355 square feet of retail commercial space and a two-level 58 car underground parking garage. In addition, twenty-three townhouse type buildings containing up to 3 co-operative or condominium units (69) as well as a community garden and park of approximately 17,800 square feet will be provided.

The plan and project and related land disposition and UDAAP application was submitted by the Department of Housing Preservation and Development on November 23, 1982 (C 830359 HAM).

(On April 20, 1983, Cal. No. 9, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 63

CB 11

C 830562 HAM

PUBLIC HEARING:

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

Approval of three separate matters is requested:

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

Address	Block	Lot
1685 Lexington Avenue	1633	53

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to Taller Boriqua Puerto Rican Workshop under the City Spaces Program.

This application was submitted by the Department of Housing Preservation and Development on January 27, 1983.

(On April 20, 1983, Cal. No. 10, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 64

CB 9

C 830567 HDM

PUBLIC HEARING:

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

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

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

The property proposed for disposition is located as follows:

Address	Block	Lot
552-54 West 141st Street	2072	55

This application was submitted by the Department of Housing Preservation and Development on January 31, 1983.

(On April 20, 1983, Cal. No. 11, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 65

CB 5

C 830387 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application for a special permit pursuant to Section 74-52 of the Zoning Resolution to permit a 120 space public garage within a C5-2.4 (MID) District for property located at 32-50 West 53rd Street, 27-49 West 52nd Street.

(On April 20, 1983, Cal. No. 50, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE**CB 5****Borough of Manhattan**

On May 11, 1983 at 10:00 a.m. in City Hall, New York, New York a public hearing is being held by Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed 120 car public parking garage and related development at 40 West 53rd Street, Manhattan pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

Close the hearing.

BOROUGH OF QUEENS**No. 66****CB 12****C 830597 PPQ****PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
830597 PPQ	12	10130	31	s/s/o 107th Ave., 100 feet west of 154th 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 April 20, 1983, Cal. No. 3, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 67**CB 3****C 830599 PPQ****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
830599 PPQ	3	1428	1, 2	s/e corner of 98th St. and 32nd 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 April 20, 1983, Cal. No. 4, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 68**CB 3****C 830232 MMR**

[Proposed elimination of a mapped portion of Blue Heron Park and establishment of a mapped addition to Blue Heron Park.]

PUBLIC HEARING:

IN THE MATTER OF a map change eliminating and enlarging Blue Heron Park in the vicinity of Amboy Road and May Place, in accordance with Map No. 4043 dated February 9, 1983 and signed by the Borough President.

The map was referred by the Office of the Borough President on February 10, 1983.

(On April 20, 1983, Cal. No. 2, the Commission scheduled May 11, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 69

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".

(On March 23, 1983, Cal. No. 56, the Commission scheduled April 6, 1983 for a public hearing. On April 6, 1983, Cal. No. 22, the hearing was continued to April 20, 1983. On April 20, 1983, Cal. No. 35, the hearing was closed.)

For consideration.

No. 70

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.

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 not less than 5 feet. However, if the depth of the *front yard* exceeds 10 feet, such *front yard* shall have a depth of not less than 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.
 - iv) In R6 Districts a side yard is not required. However, when a building is 62 feet in depth or more an eight foot *side yard* or an *outer court* as set forth in paragraph e of this section 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. These provisions can substitute for *side yard* requirements in the R6 (d. iv).

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.

(On April 6, 1983, Cal. No. 6, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 34, the hearing was closed.)

For consideration.

No. 71

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.

(On April 6, 1983, Cal. No. 2, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 30, the hearing was closed.)

For consideration.

No. 72**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.

(On April 6, 1983, Cal. No. 3, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 31, the hearing was closed.)

For consideration.

No. 73**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.

(On March 23, 1983, Cal. No. 11, the Commission scheduled April 6, 1983 for a public hearing. On April 6, 1983, Cal. No. 20, the hearing was closed. On April 20, 1983, Cal. No. 48, the report was laid over.)

For consideration.

BOROUGH OF THE BRONX

No. 74

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.

(On April 6, 1983, Cal. No. 7, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 29, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 75

CB 7

N 830533 ZAM

IN THE MATTER OF an application from the Department of Housing Preservation and Development, requesting an authorization, pursuant to Section 78-311(e) of the Zoning Resolution, involving Site 9 within the block bounded by Columbus Avenue, West 96th Street, Amsterdam Avenue, and West 95th Street, within a previously-approved large-scale residential development (CP-18505) designated as the West Side Urban Renewal Area, Borough of Manhattan, CB #7.

For consideration.

BOROUGH OF QUEENS

No. 76

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
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. On April 6, 1983, Cal. No. 30, the hearing was continued to April 20, 1983. On April 20, 1983, Cal. No. 27, the hearing was closed.)

For consideration.

No. 77

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."

(On April 6, 1983, Cal. No. 11, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 19, the hearing was closed.)

For consideration.

Nos. 78 and 79

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

No. 78

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.

(On April 6, 1983, Cal. No. 12, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 20, the hearing was closed.)

For consideration.

No. 79

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 is 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.

(On April 6, 1983, Cal. No. 13, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 21, the hearing was closed.)

For consideration.

Nos. 80 and 81

[Zoning map change and street map change in order to construct an airfreight warehouse facility.]

 No. 80

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, as shown on a diagram dated January 31, 1983.

(On April 6, 1983, Cal. No. 14, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 22, the hearing was closed.)

For consideration.

 No. 81

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.

(On April 6, 1983, Cal. No. 15, the Commission scheduled April 20, 1983, for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 23, the hearing was closed.)

For consideration.

 No. 82

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.

(On April 6, 1983, Cal. No. 16, the Commission scheduled April 20, 1983, for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 24, the hearing was closed.)

For consideration.

No. 83**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.

(On April 6, 1983, Cal. No. 17, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 25, the hearing was closed.)

For consideration.

No. 84**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.

(On April 6, 1983, Cal. No. 18, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 26, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND**No. 85****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.

(On April 6, 1983, Cal. No. 19, the Commission scheduled April 20, 1983 for a public hearing which has been duly advertised. On April 20, 1983, Cal. No. 18, the hearing was closed.)

For consideration.

No. 86

CB 3

N 830568 ZDR

[Request to modify existing restricted declaration to allow modification of topography in excess of two feet on building lots.]

IN THE MATTER OF an application, pursuant to Article 2 of a restricted declaration, as amended, executed on July 29, 1975, August 5, 1977, August 29, 1977 and October 18, 1980, for the modification of said restrictive declaration to allow modification of topography in excess of two feet permitted by the declaration.

For consideration.

 No. 87

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 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 northeasterly 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. On April 6, 1983, Cal. No. 31, the hearing was closed.)

For consideration.

 No. 88

CB 3

N 820072 ZAR

IN THE MATTER OF an application from J.J.F. & L. Development, requesting a certification and 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 within the area bounded generally by Lyle Court, Corona Avenue, Boyce Avenue, and Cotter Avenue, Borough of Staten Island, CB #3.

For consideration.