

SPECIAL MEETING OF *Monday, June 6, 1983* TIME:

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 830543	HOX		Sched. for 6/22/83		
2	C 831050	HAX		" " "		
3	C 830582	HOX		" " "		
4	C 831051	HAX		" " "		
5	C 830883	HUK		7av. Rept. Adopted		
6	C 830862	PNK		" " "		
7	C 830866	HLK		" " "	} Daily News	
8	C 830867	ZMK		" " "		
9	C 830868	ZSK		" " "		
10	N 820451	ZRK		" " "	Baro Park	
11	C 801094	ZMQ		" " "	Airgate	
12	C 820194	MMQ		" " "	"	
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						

SPECIAL MEETING OF THE CITY PLANNING COMMISSION - Monday, June 6, 1983
Held in the 15th floor Conference Room, 2 Lafayette Street, New York, NY
at p.m.

I S C H E D U L I N G

BOROUGH OF THE BRONX

Nos. 1 and 2

(Disposition of City-owned property for a proposed rental housing project.)

No. 1

CB 5

C 830543 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 designated as the Macombs Road Area Rehab. Sites would provide for the rehabilitation of 5 buildings containing 157 dwelling units in the Borough of The Bronx.

<u>Address</u>	<u>Block</u>	<u>Lot</u>
1635 Macombs Road	2876	25
1647 " "	2876	194
1665 " "	2876	185
1669 " "	2876	184
65 Featherbed Lane	2876	31

DISPOSITION: Resolution adopted scheduling June 22, 1983 as the date for a public hearing.

No. 2

CB 5

C 831050 HAX

IN THE MATTER OF an application relating to the disposition of City-owned 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 required:

1) The designation of City-owned property located:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
1635 Macombs Road	2876	25
1647 " "	2876	194
1665 " "	2876	185
1669 " "	2876	184
65 Featherbed Lane	2876	31

2) An Urban Development Action Area Project for such property, and

3) The disposition of such property to the New York City Housing Authority.

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

DISPOSITION: Resolution adopted scheduling June 22, 1983 as the date for a public hearing.

Nos. 3 and 4

(Disposition of City-owned property for a proposed rental housing project.)

No. 3

CB 5

C 830582 H0X

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 designated as the Harrison Avenue Rehab. sites would provide for the rehabilitation of 5 buildings containing 190 dwelling units in the Borough of the Bronx as follows:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
1925-35 Harrison Avenue	2868	144
1920 " "	2869	110
1930 " "	2869	116
1934 " "	2869	122
1886 " "	2869	77

This application was submitted by the New York City Housing Authority on February 4, 1983. //

DISPOSITION: Resolution adopted scheduling June 22, 1983 as the date for a public hearing.

No. 4

CB 5

C 831051 HAX

IN THE MATTER OF an application relating to the disposition of City-owned 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 required:

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

<u>Address</u>	<u>Block</u>	<u>Lot</u>
1925-35 Harrison Avenue	2868	144
1920 " "	2869	110
1930 " "	2869	116
1934 " "	2869	122
1886 " "	2869	77

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

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

DISPOSITION: Resolution adopted scheduling June 22, 1983 as the date for a public hearing.

II R E P O R T S

BOROUGH OF BROOKLYN

Nos. 5, 6, 7, 8, and 9

[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. 5

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. On May 11, 1983, Cal. No. 52, the hearing was closed.)

DISPOSITION.....FAVORABLE REPORT ADOPTED.

No. 6

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. On May 11, 1983, Cal. No. 53, the hearing was closed.)

DISPOSITION.....FAVORABLE REPORT ADOPTED.

No. 7

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. On May 11, 1983, Cal. No. 54, the hearing was closed.)

DISPOSITION:.....FAVORABLE REPORT ADOPTED.

No. 8

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. On May 11, 1983, Cal. No. 55, the hearing was closed.)

DISPOSITION:.....FAVORABLE REPORT ADOPTED.

No. 9

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. On May 11, 1983, Cal. No. 56, the hearing was closed.)

DISPOSITION.....FAVORABLE REPORT ADOPTED.

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

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Optional regulations for the development or enlargement of one, two or three family residence in the portion of Community Board #12, Brooklyn, bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street, and Fort Hamilton Parkway in the R5 and R6 districts only, as follows:

Matter in **Bold Type** is new;

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

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

23-145

Optional Provisions for Certain R5 and R6 Districts in Brooklyn

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

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

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

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

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

- b. Building Height

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

- c. Front Yards

In R5 Districts the following *front yard* regulations are applicable. A *front yard* shall be provided with a depth of 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.

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. On May 11, 1983, Cal. No. 70, the report was laid over, On June

1, 1983 Cal. No. 100, the report was laid over.]

DISPOSITION.....FAVORABLE REPORT ADOPTED.

BOROUGH OF QUEENS

Nos. 11 and 12

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

No. 11

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. On May 11, 1983, Cal. No. 80, the report was laid over.)

DISPOSITION.....FAVORABLE REPORT ADOPTED.

No. 12

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. On May 11, 1983, Cal. No. 81, the report was laid over.)

DISPOSITION.....FAVORABLE REPORT ADOPTED.