

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	Minutes			Approved	48	C831100	HAM		Hearing Closed
2	C810448	PSX		Sched. 8/31/83	49	C831098	HAM		" "
3	C810472	ZMX		" "	50	C821090	ZSM		" "
4	C810479	MMX		" "	51	C830274	ZSM		" "
5	C831169+176	PPX		" "	52	N831082	ZRY	RUC	" "
6	C831211	HDX		" "	53	C830324	BFY		" "
7	C831177+187	PPK		" "	54	C830463	PPK		Said Over
8	C831191+193	PPR		" "	55	C830540	ZMK		fav. Rpt. Adopted
9	C831150	HAQ		" "	56	N830541	ZRK		" " "
10	C831188+190	PPQ		" "	57	C821079	HAK		" " "
11	C820994	MMQ		" "	58	C830013	HAK		" " "
12	C820995	ZMQ		" "	59	C830910-912	714, 915	PPK	" " "
13	C831226	ZSQ		" "	60	C830965	PSR		fav. Rpt. Adopted
14	C830860	PSM		" "	61	C830462	MMR		" " "
15	C831166+168	PPM		" "	62	C830527	PSR		" " "
16	C831097	HAM		" "	63	N830029	ZRR		" " "
17	C830238	HLX	RUC	Hearing Closed	64	N830132	ZRR		" " "
18	C830573	HOX		" "	65	N830990	RAR		" " "
19	C831092	HAX		" "	66	C790802	ZMG		Said Over
20	C830273	MMX	RUC	" "	67	C810350	MMG		Said Over
21	C821241	ZMX	RUC	" "	68	C820452	MMG	-	fav. Rpt. Adopted
22	C831049	HOX	RUC	" "	69	C830936	PPQ		" " "
23	C831210	HAX	RUC	" "	70	C830325	GFM		" " "
24	C830876	ZMX		" "	71	C830121	GFM		" " "
25	C830979	ZMX		" "	72	C830137	GFM		" " "
26	N831251	HGX	RUC	" "	73	C830151	GFM		" " "
27	C831252	HUX	RUC	" "	74	C830838	GFM		" " "
28	C831253	HDX		Cont. to 8/31/83	75	N830311	RAR		fav. Rpt. Adopted
29	C831254	ZMX	RUC	Hearing Closed	76	Present: Chairman Sturz Vice " Ballant Commissioner Bond " Bulino " Hornstein " Molloy " Teah			
30	C830948	HDK		" "	77				
31	C831026	PPK		" "	78				
32	C831047	PPK		" "	79				
33	C831048	PPK		" "	80				
34	N831018	HGK		" "	81				
35	C831019	HVK		" "	82				
36	C831020	HDK		" "	83				
37	C800543	MMR	RUC	" "	84	R: Cal. 26, 27, 28, 29 = H. Sturz & S. Molloy did not participate			
38	C830837	ZSR		" "	85				
39	N831152	ZRR		Cont. to 8/31/83	86	R: Cal. No. 29 = T. Teah voted "yes" on Rule 105 and "No" on fav. Report.			
40	N830332	ZRR		Hearing Closed	87				
41	C821103	ZMQ		Cont. to 8/31/83	88				
42	C831031	MMQ	RUC	Hearing Closed	89				
43	C830039	ZSM		" "	90				
44	C831080	HDM	RUC	" "	91				
45	C831070	HDM		" "	92				
46	C830437	MMM	RUC	" "	93				
47	C831099	HAM		" "	94				

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION

PUBLIC MEETING OF AUGUST 10, 1983

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

IIIA R E P O R T S

BOROUGH OF STATEN ISLAND

CB 3

N 830311 RAR

(Request for authorization for modification of existing topography on I. S. 75 Retention Basin Site in the Designated Open Space area in the South Richmond Special District.)

IN THE MATTER of an application pursuant to zoning Section 107-65 for modification of existing topography, South Richmond Special District Regulation from Board of Education for granting of an authorization for change in topography on (P/O Lots 36, 42, 45, 47, Block 6290) (Lot 9, 13, 16, 18, 21, 51, 53, 54, 60, 62, 66, P/O 8, 24, 45, 68 Block 6289) for I. S. 75 Retention Basin Site.

For consideration.....DISPOSITION: FAVORABLE REPORT ADOPTED.

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

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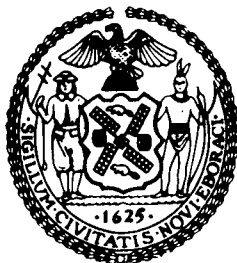
**CITY PLANNING COMMISSION**

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**WEDNESDAY, August 10, 1983**

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



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

**[No. 13]**

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

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

## CITY PLANNING COMMISSION

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

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

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

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**CALENDARS:** Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, 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.

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## CITY PLANNING COMMISSION

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

HERBERT STURTZ, *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.

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## ORDER OF BUSINESS AND INDEX

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WEDNESDAY, August 10, 1983

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### Calendar No. 13

Roll Call; approval of minutes .....	1
I. Scheduling July 13, 1983 .....	1
II. Public Hearings .....	8
III. Reports .....	28

Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 1614, 2 Lafayette Street, New York, N.Y. 10007

The next regular public meeting of the City Planning Commission is scheduled for  
August 31, 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 1614

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, AUGUST 10, 1983**

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**No. 1**

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**APPROVAL OF MINUTES OF  
Regular Meeting of June 1 and 22, 1983,  
and Special Meeting of June 6 and 27, 1983**

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, AUGUST 31, 1983  
STARTING AT 10 A.M.  
in CITY HALL, MANHATTAN**

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**BOROUGH OF THE BRONX**

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**Nos. 2, 3 and 4**

*[Proposed map change, zoning change, site selection and acquisition of property to enlarge and modernize a Department of Transportation maintenance facility.]*

**No. 2**

**CB 10**

**C 810448 PSX**

**IN THE MATTER OF** an application by the Department of Transportation under the provision of Section 197-c of the New York City Charter for the **selection and acquisition of property** generally bounded by the Hutchinson River, Peartree Avenue, Conner Street and Hutchinson Avenue, and including the beds of the Public Place located between Hutchinson Avenue and Co-op City Boulevard, and Conner Street between Peartree Avenue and Hutchinson Avenue, which are proposed to be eliminated under a related map change application (810479MMX), Block 5141 and Block 5256, Lots 195, and 133, for the expansion of a Department of Transportation maintenance facility.

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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**No. 3**

**CB 10**

**C 810472 ZMX**

**IN THE MATTER OF** a zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, **Section Nos. 2b and 2d, changing from an R6 District to an M1-1 District** property bounded by Peartree Avenue, Conner Street, a line 100 feet west of a Public Place, a line 100 feet south of Conner Street, the westerly boundary line of a Public Place, and the westerly prolongation of the southerly boundary line of a Public Place, as shown on a diagram dated June 6, 1983.

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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 No. 4

CB 10

C 810479 MMX

**IN THE MATTER OF** a map change showing the elimination of a **Public Place** between Hutchinson Avenue, and Co-op City Boulevard, and the elimination, discontinuance and closing of Conner Street between Peartree Avenue and Hutchinson Avenue, and the adjustment of grades necessitated thereby, in accordance with Map. No. 11989, dated September 9, 1982, and signed by the Borough President.

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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 No. 5

CB 1, 2, 3, 4, 5, 6, 9, 12

C 831169-176 PPX

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 148 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
831169 PPX	1	37
831170 PPX	2	15
831171 PPX	3	26
831172 PPX	4	2
831173 PPX	5	30
831174 PPX	6	34
831175 PPX	9	3
831176 PPX	12	1

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

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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 No. 6

CB 6

C 831211 HDX

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

The property proposed for disposition (2068-72-78 Bathgate Avenue, block 3045, Lot 19) is being managed under the Leasing Bureau Program of the Division of Alternative Management Programs.

The proposed disposition would provide 40 residential units in one 5-story Old Law building.

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

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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## BOROUGH OF BROOKLYN

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No. 7

**CB 1, 2, 3, 4, 5, 6, 7, 8, 11, 16, 18**

**C 831177-187 PPK**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 280 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
831177 PPK	1	97
831178 PPK	2	27
831179 PPK	3	18
831180 PPK	4	94
831181 PPK	5	15
831182 PPK	6	12
831183 PPK	7	1
831184 PPK	8	6
831185 PPK	11	1
831186 PPK	16	8
831187 PPK	18	1

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

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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## BOROUGH OF STATEN ISLAND

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No. 8

**CB 1, 2, 3**

**C 831191-193 PPR**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of seven (7) City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
831191 PPR	1	174	14	60 Broadway
		571	19	Westside of St. Paul's Avenue,
				355.08 feet north of Cebra Avenue
		1227	61	2990 Richmond Terrace
831192 PPR	2	3066	284	Eastside of Wadsworth Avenue, 291
				feet south of Harbor View Place
		1632	100	Southside of Fahy Avenue, 478 feet
831193 PPR	3	7929	67	Eastside of Aspenwall Street, 180
				feet south of Summit Road
		4802	11	Southwest corner of Cedar Grove
				Avenue and Fox Beach Avenue

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

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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# **BOROUGH OF QUEENS**

## **No. 9**

**CB 3**

**C 831150 HAQ**

**IN THE MATTER OF** an application relating to the disposition of four properties located 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
	1428	1 & 2
	1701	46 & 104

The following properties have been previously approved for disposition under the Uniform Land Use Review Procedure and are part of the redevelopment project:

Block #	Lot #
1426	27
1426	28
1427	26
1427	27
1427	28
1429	48
1697	48
1697	49
1698	15
1698	16
1698	23
1715	51
1715	52
1717	15
1717	16
1719	43
1719	44
1726	46
1726	49
1736	13
1736	16
1744	55
1744	56
1748	61
1748	63
1750	9
1751	39

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

This application was submitted by the Department of Housing Preservation and Development on May 16, 1983.

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

## No. 10

CB 3, 7, 14

C 831188-190 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of 11 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
831188 PPQ	3	1380	157	Interior lot bounded by Lots 26, 27, 58 and 156. Part of Old Bowery Road.
		1701	104	100 feet from southeast corner of 106th Street and 32nd Avenue.
830189 PPQ	7	1833	230	Southwest corner of Van Wyck Expwy Extension and Northern Blvd.
831190 PPQ	14	15561	23	e/s B. 20th Street, 180 feet s/o Mott Avenue
		15561	26	1048 Beach 20th Street
		15684	59	s/s Egmont Place
		15685	46	s/s Dunbar Street
		15685	47	n/s Egmont Place
		15829	30	Beach 40th Street
		15915	37	30 B. 68th Street
		15954	131	Southeast corner B. 38th Street and Norton Basin

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 August 10, 1983 for a public hearing.

## Nos. 11, 12 and 13

*[Proposed map change, rezoning and grant of a special permit involving a public parking facility to facilitate the development of a new Hilton Hotel on Ditmars Boulevard near LaGuardia Airport.]*

## No. 11

CB 3

C 820994 MMQ

IN THE MATTER OF map change showing the elimination of 24th Avenue from 102nd Street to Ditmars Boulevard, 24th Road from Curtis Street to Ditmars Boulevard, and a portion of Curtis Street starting at a point 320 feet north of 25th Avenue and running northerly therefrom and, the discontinuing and closing of 24th Avenue from 102nd Street to Ditmars Boulevard, along with a change in street grades incidental thereto, and the layout of a sewer easement, in accordance with Map No. 4780, dated May 23, 1983, and signed by the Borough President. The map was referred by the Board of Estimate on May 26, 1983 (added item No. 7).

Resolution for adoption scheduling August 10, 1983 for a public hearing.

## No. 12

CB 3

C 820995 ZMQ

**IN THE MATTER OF** a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 9c and 10a, changing from an R3-2 District to a C4-2 District property bounded by Ditmars Boulevard, 23rd Road, a line at right angles to 23rd Road distant 69 feet northeasterly from the intersection of 23rd Road and 102nd Street, a line at right angles to 102nd Street distant 44 feet southeasterly from the intersection of 102nd Street and 23rd Road, 102nd Street, 24th Avenue, Ericsson Street, a line at right angles to Ericsson Street distant 87 feet southeasterly from the intersection of Ericsson Street and 24th Avenue, Curtis Street, a line at right angles to Curtis Street distant 88 feet northwesterly from the intersection of Curtis Street and 25th Avenue, a line 95 feet northeasterly of Curtis Street; and a line passing through two points: One on the last-named course distant 35 feet southeasterly from the intersection of the last-named course with the previous course and the other on Ditmars Boulevard distant 106 feet northwesterly from the intersection of Ditmars Boulevard and 25th Avenue, as shown on a diagram dated June 6, 1983.

Resolution for adoption scheduling August 10, 1983 for a public hearing.

## No. 13

CB 3

C 831226 ZSQ

**IN THE MATTER OF** an application, pursuant to Section 74-512 of the Zoning Resolution, from C.S.M.C. of Miami, Florida for the grant of a special permit involving a public parking facility for 350 parking spaces for the Hilton Hotel on property bounded by Ditmars Boulevard, 25th Avenue, 23rd Road, 102nd Street and Curtis Street.

Plans for this proposed public parking garage are on file with the City Planning Commission and may be seen in Room 1517, 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling August 10, 1983 for a public hearing.

## BOROUGH OF MANHATTAN

## No. 14

CB 4

C 830860 PSM

**IN THE MATTER OF** an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the selection and acquisition of property located at 603 West 23rd Street (Block 669, Lot 17) for the construction of a Sanitation Borough Repair Shop.

Resolution for adoption scheduling August 10, 1983 for a public hearing.

## No. 15

CB 10, 11, 12

C 831166-168 PPM

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

ULURP #	C.B.	Block	Lot	Location
831166 PPM	10	1848	55, 56	Southside of W. 116th Street, 119 feet west of 8th Avenue

831167 PPM	11	1785	146	214 East 121st Street
831168 PPM	12	2110	101	Northside of West 163rd Street, 200 feet east of Amsterdam Avenue

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

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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**No. 16**

**CB 12**

**C 831097 HAM**

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

Approval of three separate matters is required:

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

Address	Block	Lot
494-96 West 158th Street	2108	60
578 Academy Street—	2220	29
(This property is within the North Washington Heights Urban Renewal Area)		

- 2) An Urban Development Action Area Project for such property, and
- 3) The disposition of such property to a developer to be selected following an evaluation of a Request For Proposal by HPD, which includes consultation with Community Board #12.

This application was submitted by the Department of Housing Preservation and Development on May 6, 1983.

**Resolution for adoption scheduling August 10, 1983 for a public hearing.**

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## II. PUBLIC HEARINGS

### BOROUGH OF THE BRONX

#### No. 17

CB 9

C 830238 HLX

#### CONTINUED PUBLIC HEARING:

**IN THE MATTER OF** a lease application for **City-owned property** within the James J. Lyons Industrial Urban Renewal Area, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure. The property comprises part of Lot 1 in Block 3579, Borough of The Bronx.

The leasee is to be Explo Inc., the sole vendor of blasting type explosives for the construction industry in New York City.

This lease application was submitted on September 21, 1982 on behalf of the Office of Economic Development.

(On June 1, 1983, Cal. No. 22, the Commission scheduled June 22, 1983 for a public hearing. On June 22, 1983, Cal. No. 65, the hearing was continued to July 13, 1983. On July 13, 1983, Cal. No. 49, the hearing was continued to August 10, 1983.)

Close the hearing.

#### Nos. 18 and 19

*[Proposed rental housing project and the designation and disposition of City-owned properties.]*

#### No. 18

CB

C 830573 HOX

#### 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 designated as the Boynton Avenue Rehabilitation Project, would provide up to 82 units of housing through the rehabilitation of three residential buildings along with the demolition of an adjacent building for development of the project's open space. The properties proposed for redevelopment are as follows:

Address	Block	Lot	
1057 Boynton Avenue	3714	36	
1052 Boynton Avenue	3715	27	(To be developed as open space)
1048 Boynton Avenue	3715	25	
1044 Boynton Avenue	3715	23	

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

(On July 13, 1983, Cal. No. 11, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 19

CB 9

C 831092 HAX

## PUBLIC HEARING:

**IN THE MATTER OF** an application relating to the **designation and disposition of City-owned 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:

Address	Block	Lot
1057 Boynton Avenue	3714	36
1052 Boynton Avenue	3715	27
1048 Boynton Avenue	3715	25
1044 Boynton Avenue	3715	23

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

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

(On July 13, 1983, Cal. No. 12, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 20

*[Proposed elimination of unneeded streets to facilitate the consolidation and future expansion of the New York Bus Service.]*

CB 10

C 830273 MMX

## PUBLIC HEARING:

**IN THE MATTER OF** a map change showing the proposed elimination of the following mapped streets: **Heathcote Avenue** between Givan and Tillotson Avenues; **Givan Avenue** between Conner Street and Hutchinson Avenue; the proposed elimination, discontinuance and closing of the following mapped streets: **Hutchinson Avenue** between Conner Street and Givan Avenue; **Pinkney Avenue** between Givan and Tillotson Avenues; **Peartree Avenue** between Conner Street and Tillotson Avenue; and the delineation of a 40-foot-wide sewer easement in the beds of Hutchinson and Pinkney Avenues, extending from DOT Maintenance Facility site to Tillotson Avenue, and the adjustment of grades necessitated thereby, in accordance with Map No. 11992, dated May 24, 1983, and signed by the Borough President.

(On July 13, 1983, Cal. No. 13, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 21

CB 10

C 821241 ZMX

## PUBLIC HEARING:

**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. 4b, establishing within an existing R4 District, a C1-2 District bounded by Middletown Road**, a line 245 feet westerly of Mayflower Avenue, a line midway between Middletown Road and Roebing Avenue, and a line 150 feet easterly of Hutchinson River Parkway, as shown on a diagram dated May 23, 1983.

(On July 13, 1983, Cal. No. 14, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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 Nos. 22 and 23

*[Proposed rental housing project and disposition of City-owned properties.]*

## No. 22

CB 5

C 831049 HOX

## 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 the City Planning Commission.

The **proposed rental housing project** tentatively known as the Morris Heights Rehabilitation project, would provide 321 dwelling units for low-income families in five buildings, each of which is 6 stories in height.

The properties are as follows:

Address	Block	Lot
1669 University Avenue	2878	90
1705 Andrews Avenue	2878	169
1473-1475 Popham Avenue	2877	202
1472-1474 Montgomery Ave.	2878	5
1489-1491 Montgomery Ave.	2877	233

This plan and project was submitted by the New York City Housing Authority on April 22, 1983.

(On July 13, 1983, Cal. No. 15, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 23

CB 5

C 831210 HAX

## PUBLIC HEARING:

**IN THE MATTER OF an application relating to the disposition of City-owned 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.



The proposed rental housing project tentatively known as the Morris Heights Rehabilitation project, would provide 321 dwelling units for low-income families in five buildings, each of which is 6 stories in height.

Approval of three separate matters is requested:

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

Address	Block	Lot
1669 University Avenue	2878	90
1705 Andrews Avenue	2878	169
1473-1475 Popham Avenue	2877	202
1472-1474 Montgomery Avenue	2878	5
1489-1491 Montgomery Avenue	2877	233

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

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

(On July 13, 1983, Cal. No. 16, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 24

*[Zoning map change from an existing R6 District to R5 and R4 Districts to reflect the density of existing developments.]*

**CB 9**

**C 830876 ZMX**

### **PUBLIC HEARING:**

**IN THE MATTER OF** a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving the amendment of the Zoning Map, Section No. 7a, from an existing R6 District to a R4 District on property bounded by Olmstead Avenue, Homer Avenue, Pugsley Avenue, Virgil Place, a line 200' east of Pugsley Avenue, Lafayette Avenue, Pugsley Avenue, Story Avenue, a line 90' west of Olmstead Avenue and Quimby Avenue and to a R5 District on property bounded by Olmstead Avenue, Seward Avenue, a line 270' west of Olmstead Avenue and Homer Avenue, as shown on a diagram dated June 6, 1983, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

(On July 13, 1983, Cal. No. 100, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 25

**CB 3**

**C 830979 ZMX**

### **PUBLIC HEARING:**

**IN THE MATTER OF** an application to amend the zoning map (Section 3d) to change from an R7-1 District to a C8-3 District an area on the easterly side of Minford Place between East 172nd Street and a point 125 feet south of East 173rd Street.

(On July 13, 1983, Cal. No. 101, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## Nos. 26, 27, 28 and 29

*[Zoning map change and Amendment of the South Bronx Urban Renewal Plan to facilitate the development of single family homes known as Charlotte Gardens.]*

## No. 26

CB 3

N 831251 HGX

## PUBLIC HEARING:

IN THE MATTER OF the designation, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the area bounded by Wilkins Avenue, Crotona Park East, Suburban Place and Boston Road, as an area appropriate for addition to the South Bronx Urban Renewal Area in the Borough of the Bronx.

(On July 13, 1983, Cal. No. 102, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 27

CB 3

C 831252 HUX

## PUBLIC HEARING:

IN THE MATTER OF the 14th Amendment of the South Bronx 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 would facilitate the development of a small homes project, known as Charlotte Gardens, on the Charlotte Street area of the South Bronx Urban Renewal Area.

The plan provides for the acquisition and redevelopment of the following publicly and privately-owned properties:

Site	Block	Lots
1	2939	57, 58, <u>59</u> , 60, 61, 62, 64, 66, 67, 69, 71, <u>73</u>
2	2967	1, 13, 15, 20, 24
3	2967	30, 32, 34, 36, 38, <u>39</u> , 57, 59, 60, 62, 64, 65, 66, 67, 68, 70, 71, 72, 73
4	2966	55, 77, 81, 86, 88, 89, 91, 93, 95, 96
5	2977	36, 40, 41, 42, 43, 45, 47, 49, 51, 53, 54, 57, 58, 59, 60, 61, 63, 66, 67, 68, <u>69</u> , <u>73</u> , <u>74</u> , <u>75</u> , 76, 77, 190, 200, <u>201</u>
6	2939	3, 5, 7, 9, 11, 22, 24, 26, 30, 32, 36, 40
7	2966	1, 22, 25
8	2977	1, 3, 5, <u>7</u> , 12, 15, <u>19</u> , 21, 23, 24, 25, 28
9	2965	63, 65, 67, 69
10	2965	16, 17, 24, 25, 26, 27, 28, 29, <u>32</u> , 33, 35

Underlined properties are privately owned. All others are publicly owned.

The 14th Amendment to the South Bronx Urban Renewal Plan was submitted by the Department of Housing Preservation and Development on June 2 and June 6, 1983.

(On July 13, 1983, Cal. No. 103, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 28**

**CB 3**

**C 831253 HDX**

**PUBLIC HEARING:**

**IN THE MATTER OF** the 14th Amendment of the South Bronx 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 would facilitate the development of a small homes project, known as Charlotte Gardens, on the Charlotte Street area of the South Bronx Urban Renewal Area.

The plan provides for the acquisition and redevelopment of the following publicly and privately-owned properties:

Site	Block	Lots
1	2939	57, 58, <u>59</u> , 60, 61, 62, 64, 66, 67, 69, 71, <u>73</u>
2	2967	1, 13, 15, 20, 24
3	2967	30, 32, 34, 36, 38, <u>39</u> , 57, 59, 60, 62, 64, 65, 66, 67, 68, 70, 71, 72, 73
4	2966	55, 77, 81, 86, 88, 89, 91, 93, 95, 96
5	2977	36, 40, 41, 42, 43, 45, 47, 49, 51, 53, 54, 57, 58, 59, 60, 61, 63, 66, 67, 68, <u>69</u> , <u>73</u> , <u>74</u> , <u>75</u> , 76, 77, 190, 200, <u>201</u>
6	2939	3, 5, 7, 9, 11, 22, 24, 26, 30, 32, 36, 40
7	2966	1, 22, 25
8	2977	1, 3, 5, <u>7</u> , 12, 15, <u>19</u> , 21, 23, 24, 25, 28
9	2965	63, 65, 67, 69
10	2965	16, 17, 24, 25, 26, 27, 28, 29, <u>32</u> , 33, 35

Underlined properties are privately owned. All others are publicly owned.

The 14th Amendment to the South Bronx Urban Renewal Plan was submitted by the Department of Housing Preservation and Development on June 2 and June 6, 1983.

(On July 13, 1983, Cal. No. 104, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 29**

**CB 3**

**C 831254 ZMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving the amendment of the Zoning Map, Section No. 3d, from an existing

R7-1, C1-4 & C2-4 district to an R1-2 district on property bounded by Minford Place, Jennings Street, a line connecting a point on the north side of Jennings Street, 100' east of Stebbins Avenue and a point on the south side of East 170 Street, 100' west of Wilkins Avenue, a line 100' west of Wilkins Avenue, a line 250' north of East 170th Street, Wilkins Avenue, Claremont Parkway, Crotona Park East, Suburban Place, and Boston Road, as shown on a diagram dated June 6, 1983, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

(On July 13, 1983, Cal. No. 105, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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## BOROUGH OF BROOKLYN

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No. 30

CB 1

C 830948 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.

574 South 2nd Street is a 6-story building with 41 residential units under HPD's Leasing Bureau; 231 Maujer Street is a 4-story building with 6 residential units and 1 manufacturing unit under HPD's Rehab. Bureau; 29 Bartlett Street is a 5-story Old Law walk-up building with 20 residential units and 2 commercial units under HPD's Leasing Bureau.

The property proposed for disposition is located as follows:

Address	Block	Lot
374 South 2nd Street	2424	18
231 Maujer Street	2790	31
29 Bartlett Street	2269	52

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

(On July 13, 1983, Cal. No. 17, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 31

CB 3

C 831026 PPK

### PUBLIC HEARING:

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 50 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
831026PPK	3	50

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, Room 1614, New York, N.Y. 10007.

(On July 13, 1983, Cal. No. 18, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 32**

**CB 1**

**C 831047 PPK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 39 City-owned properties**, pursuant to Section 197-c of the New York City Charter.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
831047PPK	1	39

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, Room 1614, New York, N.Y. 10007.

(On July 13, 1983, Cal. No. 19, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 33**

**CB 4**

**C 831048 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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
831048PPK	4	3322	16	88 Grove Street

List and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, Room 1614, New York, N.Y. 10007.

(On July 13, 1983, Cal. No. 20, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**Nos. 34, 35 and 36**

*[Disposition of City-owned property and the designation of the Carroll Gardens Urban Renewal Area.]*

**No. 34**

**CB 6**

**N 831018 HGK**

**PUBLIC HEARING:**

**IN THE MATTER OF** the designation as the **Carroll Gardens Urban Renewal Area**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law), the **area** comprising the easterly part of the block bounded by **Carroll Street, Bond Street, 1st Street and Hoyt Street (Block 451 Lots 25, 34-43)**.

(On July 13, 1983, Cal. No. 21, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

**No. 35****CB 6****C 831019 HUK****PUBLIC HEARING:**

**IN THE MATTER OF the Carroll Gardens Urban Renewal Area**, 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 Urban Renewal Area provides land for approximately 100 units of Section 202 housing for the elderly. Acquisition of only one vacant parcel (approximately 1600 sq. feet) is required.

The Urban Renewal area is **bounded by Carroll Street, Bond Street, 1st Street and the westerly boundary of Block 451, Lot 25.**

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

(On July 13, 1983, Cal. No. 22, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 36****CB 6****C 831020 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.

The proposed project is a six-story building with 101 units for senior citizens, constructed under Section 202 within the Carroll Gardens Urban Renewal Area, including off-street parking and open space. In addition to the properties proposed for this disposition, four parcels, lots 36, 37, 39 and 42 of Block 451, are already owned by the sponsor and are included in the project.

The property is located as follows:

<b>Address</b>	<b>Block</b>	<b>Lots</b>
<b>Bounded by Carroll Street, Bond Street, 1st Street and the westerly line of Lot 25, Block 451.</b>	<b>451</b>	<b>25, 38, 40 and 41</b>

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

(On July 13, 1983, Cal. No. 23, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

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**No. 37****CB 2****C 800543 MMR****PUBLIC HEARING:**

**IN THE MATTER OF a map change establishing as a park, property bounded by Kramer Street & Parkinson Avenue.** This site presently is developed as a playground, and is operated by the New York City Department of Parks & Recreation. Shown on Map No. 4029 dated January 28, 1982 and signed by the Borough President.

(On July 13, 1983, Cal. No. 24, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 38

CB 3

C 830837 ZSR

**PUBLIC HEARING:**

**IN THE MATTER OF** an application requesting a Special Permit, pursuant to Section 74-732 of the Zoning Resolution, for approval of a proposed private pumping station (No Treatment) in lieu of a previously approved sewage disposal plant, to serve a proposed development of 175 dwelling units on the southerly side of Arden Avenue, easterly of Sneden Avenue, Borough of Staten Island, in an R3-2 Zoning District.

(On July 13, 1983, Cal. No. 25, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 39

*[Proposed zoning text amendment for the suspension of school certification requirement in Section 107-123 of the Special South Richmond District.]*

CB 3

N 831152 ZRR

**PUBLIC HEARING:**

**IN THE MATTER OF** amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to section 107-123 (Public Schools), as follows:

Matter in **Bold Type** is new;

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

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

Article X

Chapter 7 Special South Richmond Development District

Section 107-123

Public Schools

\* \* \*

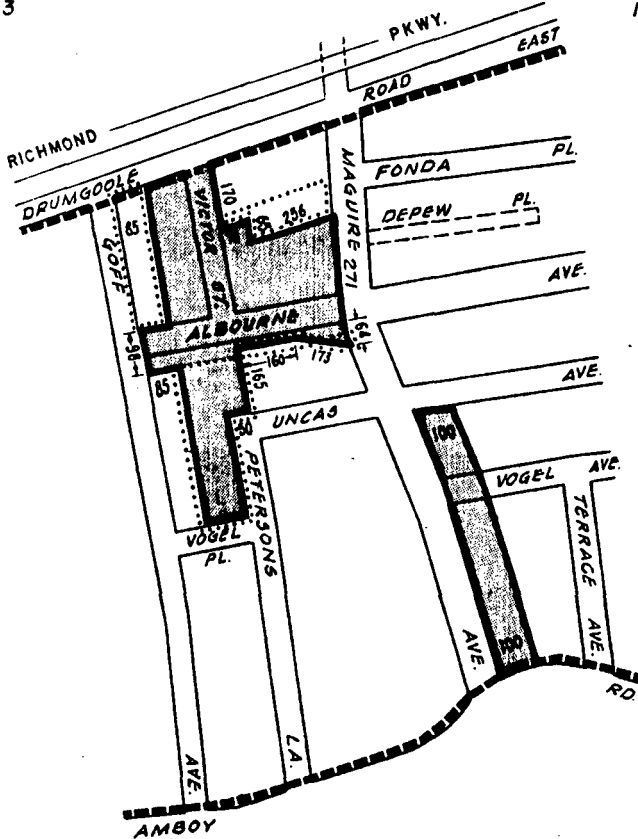
No certification concerning the availability of school seat capacity shall be required for any development or enlargement when the Chairman of the City Planning Commission shall certify to the Commissioner of Buildings that the overall utilization level of public elementary and intermediate schools in the *Special South Richmond Development District* is less than 95% of capacity. Each year the Chairman of the City Planning Commission shall notify the Commissioner of Buildings concerning the utilization level.

(On July 13, 1983, Cal. No. 26, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

C.D. 3

N830332ZRR



CITY PLANNING COMMISSION  
CITY OF NEW YORK

### DIAGRAM SHOWING PROPOSED

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

**33b**

BOROUGH OF  
STATEN ISLAND

New York.

*W. J. Maguire*  
Director of Technical Review

*Julius J. Guter*  
Chief Engineer

SCALE IN FEET



**NOTE:**

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

*H.C.*



**No. 40**

*[Modification of Designated Open space boundary in Special South Richmond Development District pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter.]*

**CB 3****N 830332 ZRR****PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter from the Staten Island Office of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space involving construction of 29 two-family detached homes on Goff Avenue, Maguire Court and Albourne Court, Borough of Staten Island.

(On July 13, 1983, Cal. No. 40, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF QUEENS**


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**No. 41**

*[Proposed zoning map change to bring existing uses into conformance and permit an extension to an existing commercial building.]*

**CB 7****C 821103 ZMQ****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. 10d**, establishing within an existing R2 District, a **C2-2 District** for property bounded by 171st Street, Northern Boulevard, Auburndale Lane, and a line 100 feet northerly of Northern Boulevard, as shown on a diagram dated May 23, 1983.

(On July 13, 1983, Cal. No. 27, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 42**


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*[Proposed change in legal grades to conform more closely to existing physical conditions and proposed acquisition of street parcels to facilitate street reconstruction.]*

**CB 1****C 831031 MMQ****PUBLIC HEARING:**

**IN THE MATTER OF** a map showing the change in street grades heretofore established within and abutting Oceania Street between Horace Harding Expressway and Northern Boulevard all in accordance with Map No. 4778, dated February 28, 1983 and signed by the Borough President.

(On July 13, 1983, Cal. No. 1, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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## BOROUGH OF MANHATTAN

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### No. 43

*[Request for a Special Permit to legalize the conversion to joint living-work quarters for artists in a loft building whose lot coverage exceeds 5,000 square feet in the SoHo, M1-5B district.]*

**CB 2**

**C 830039 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Section 74-711 of the Zoning Resolution, from the Landmarks Preservation Commission for the grant of a Special Permit involving the conversion to joint living-work quarters for artists of a loft building whose lot coverage exceeds 5,000 square feet on property located on the east side of West Broadway, between Broome and Spring Streets (383 West Broadway) within the SoHo, M1-5B district, Borough of Manhattan.

(On July 13, 1983, Cal. No. 2, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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### No. 44

**CB 3**

**C 831080 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.

The properties proposed for disposition are under HPD's Demonstration Homesteading Program. 309 East 4th Street is a 6-story New Law, walk-up building with 20 residential units; 702 East 5th Street is a 5-story New Law, walk-up building with 8 residential units.

The property proposed for disposition is located as follows:

Address	Block	Lot
309 East 4th Street	374	65
702 East 5th Street	374	8

This application was submitted by the Department of Housing Preservation and Development on April 29, 1983.

(On July 13, 1983, Cal. No. 3, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 45****CB 12****C 831070 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 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
500 West 159 Street	2117	34

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

(On July 13, 1983, Cal. No. 4, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 46**

*(A proposed map change to permit the extension of the pedestrian walkway of the Manhattan Bridge.)*

**CB 3****C 830437 MMM****PUBLIC HEARING:**

**IN THE MATTER OF a map change establishing roadway treatment along the east side of the Bowery, establishing grades, and laying out the lines of an easement for a pedestrian walkway leading to the Manhattan Bridge located in the general area bounded by the Bowery, Canal Street, Forsyth Street and Division Street**, in accordance with Map No. 30086, dated March 22, 1983 and signed by the Borough President. The map was referred by the Board of Estimate on April 14, 1983 Cal. No. 314).

(On July 13, 1983, Cal. No. 5, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 47****CB 10****C 831099 HAM****PUBLIC HEARING:**

**IN THE MATTER OF an application relating to the disposition of eleven (11) 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 property located:

Address	Block	Lot
198 Lenox Avenue	1718	69
1829 A.C. Powell Jr. Blvd.	1821	4
66-72 St. Nicholas Avenue	1823	47
aka 122 West 114 Street		
110 St. Nicholas Avenue	1825	64
1852 A.C. Powell Jr. Blvd.	1828	29
aka 201 West 112 Street		
2102 F. Douglass Blvd.	1829	62
2100 F. Douglass Blvd.	1829	63
1941 A.C. Powell Jr. Blvd.	1902	1
aka 157 West 117 Street		
2312 A.C. Powell Jr. Blvd.	1941	36
aka 200 West 136 Street		
2371-73 A.C. Powell Jr. Blvd.	2007	62
2574 A.C. Powell Jr. Blvd.	2034	36
aka 200 West 149 Street		

- 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 (HPD).

This application was submitted by the Department of Housing Preservation and Development on May 6, 1983.

(On July 13, 1983, Cal. No. 6, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 48

CB 7

C 831100 HAM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application relating to the **disposition of ten 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 property located:

Address	Block	Lot
63 West 104th Street	1840	109
61 West 104th Street	1840	10
59 West 104th Street	1840	11
53 West 104th Street	1840	12
58 West 106th Street	1841	56
60 West 106th Street	1841	57
149-51 W. 105 Street	1860	11
109 West 105th Street	1860	26
105 West 105th Street	1860	28
103 West 105th Street	1860	128

- 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 (HPD).

This application was submitted by the Department of Housing Preservation and Development on May 6, 1983.

(On July 13, 1983, Cal. No. 7, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 49**

**CB 11**

**C 831098 HAM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application relating to the disposition of twelve (12) buildings located in Community Board #11 Borough of Manhattan, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

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

Address	Block	Lot
2264 Second Avenue	1688	2
18 E. 109th Street	1614	62
16 E. 109th Street	1614	63
3-5 E. 109th Street	1615	5
7-9 E. 109th Street	1615	7
159 E. 102nd Street	1630	22
161 E. 102nd Street	1630	23
326-30 E. 116th Street	1687	38
279 Pleasant Avenue	1708	26
aka 466 E. 115th Street		
277 Pleasant Avenue	1708	125
407 E. 116th Street	1710	6
505 E. 118th Street	1815	5

- 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 (HPD).

This application was submitted by the Department of Housing Preservation and Development on May 6, 1983.

(On July 13, 1983, Cal. No. 8, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 50**

*[Request for a Special Permit to legalize the conversion to joint living-work quarters for artists of the second floor in a loft building whose lot coverage exceeds 5,000 square feet in the SoHo, M1-5B district.]*

CB 2

C 821090 ZSM

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Section 74-782 of the Zoning Resolution, from Patricia Kuwayama of Ironclad Artists, Inc., for the **grant of a Special Permit involving the conversion to joint living-work quarters for artists of a loft building whose lot coverage exceeds 5,000 square feet** on property located on an interior lot on the north side of Grand Street between Crosby and Lafayette Streets (136-140 Grand Street) within the SoHo, M1-5B district.

(On June 22, 1983, Cal. No. 12, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 33, the hearing was continued to August 10, 1983.)

Close the hearing.

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 No. 51

CB 2

C 830274 ZSM

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Section 74-711 of the Zoning Resolution, from Landmarks Preservation Commission for the **grant of a Special Permit involving the conversion to joint living-work quarters for artists of a loft building whose lot coverage exceeds 5,000 square feet** on property on the south side of Broome Street between Broadway and Mercer Street (443-451 Broome Street) within the SoHo, M1-5B district.

(On June 22, 1983, Cal. No. 13, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 34, the hearing was continued to August 10, 1983.)

Close the hearing.

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**CITYWIDE**


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No. 52

Citywide

N 831082 ZRY

*[Proposed zoning text amendment to existing regulations preventing the construction of "Sliver" buildings in R7-2, R8, R9, R10 Districts, related C1 and C2 Districts, R10 Infill and the Special Park Improvement District.]*

**PUBLIC HEARING:**

**IN THE MATTER OF** amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Sections 23-692, 23-146, 23-151, 33-125, 92-09 and 101-151, 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.

23-69

Limited in Height Districts

\* \* \*

23-692

## Additional Regulations for Narrow Buildings or Enlargements

In R7-2, R8, R9, R10 Districts, or in C1 or C2 Commercial Districts with equivalent *residential floor area ratio*, if the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 33-44 (Alternate front Setbacks) and 33-45 (Tower Regulations) shall be inapplicable.

Subject to applicable front height and setback regulations, or any height limitations of the underlying district, no such new or enlarged *building* shall exceed a height equal to the width of the abutting *street* on which it fronts or 100 feet, whichever is less. [For a corner building or enlargement:] When the *street walls* of a new *building* or enlargement front on two streets on a corner lot, the height of the *building* shall not exceed the width of the abutting *wide street* or 100 feet, whichever is less.

However, if the *street wall* of the new or enlarged *building* abuts a contiguous and fully attached existing *building street wall* that exceeds the height permitted above, such new or enlarged *building street wall* may reach the height of (i) the tallest of such abutting *building walls* if it fronts on a wide street or (ii) the lowest of such abutting *building walls* if it fronts on a narrow street provided that: (a) there shall be no penetration of the *sky exposure plane* required by the underlying district for any portion of such new or enlarged *building*; and (b) such height does not exceed any height limitation of the underlying district.

On a *through lot*, for such *developments* or enlargements, the provisions of paragraphs (b) and (c) in Section 23-522 (Required Rear Yard Equivalents) shall be inapplicable.

The provisions of this section shall apply to the *street* frontage of a new or enlarged *building* which is 45 feet or less, and up to a depth of 100 feet from the *street line*.

A *street wall* of a new *building* or enlargement fronting only on a narrow street, and abutting two existing buildings, shall be no closer to the street line than the street wall of the abutting building that is closest to the street line.

The provisions set forth in this section shall not apply to any development for which a special permit has been granted, prior to March 4, 1983, by the Board of Estimate pursuant to Section 74-95 (Housing Quality Developments).

\* \* \*

23-151

R10 Infill

\* \* \*

If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the height of such new or enlarged building shall not exceed [100 feet,] a height equal to the width of the abutting street on which it fronts or 100 feet, whichever is less. When the street walls of a new building or enlargement front on two streets on a corner lot, the height of such building shall not exceed the width of the abutting wide street or 100 feet, whichever is less. However, if the *street wall* of the new or enlarged *building* abuts a contiguous and fully attached existing building wall that exceeds [100 feet,] the height permitted above, such *street wall* of the new or enlarged *building* may reach (i) the height of the tallest of such abutting *building walls* if it fronts a wide street or (ii) the lowest of such abutting *building walls* if it fronts a narrow street. In addition, if the new building or enlargement fronts only a narrow street, and abuts two existing buildings, its street walls shall be no closer to the street line than the street wall of an abutting building that is closest to the street line.

\* \* \*

92-09

## Special Regulations for Narrow Buildings

If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the height of such new or enlarged *building* shall not exceed [100 feet,] a height equal to the width of the abutting wide street on which it fronts or 100 feet, whichever is less. When the street walls of a new *building* or enlargement front on two streets on a corner lot, the height of such *building* shall not exceed the width of the abutting wide street or 100 feet, whichever is less. However, if the *street wall* of the new or enlarged *building* abuts a contiguous and fully attached existing *building* wall that exceeds [100 feet,] the height permitted above, such *street wall*, of the new or enlarged *building* may reach (i) the height of the tallest of such abutting *building* walls if it fronts a wide street, or (ii) the lowest of such abutting *building* walls if it fronts a narrow street. In addition, if the new *building* or enlargement fronts only a narrow street, and abuts two existing *buildings*, its street walls shall be no closer to the street line than the street wall of the abutting *building* that is closest to the street line

\* \* \*

101-051

## Special Regulations for Narrow Buildings

If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the height of such new or enlarged *building* shall not exceed a height equal to the width of the abutting street on which it fronts or 100 feet, whichever is less. When the street walls of a new *building* or enlargement front on two streets on a corner lot, the height of the *building* shall not exceed the width of the abutting wide street or 100 feet, whichever is less. However, if the street wall of the new or enlarged *building* abuts a contiguous and fully attached existing *building* wall that exceeds the height permitted above, such street wall of the new or enlarged *building* may reach (i) the height of the tallest of such abutting *building* walls if it fronts a wide street or (ii) the lowest of such abutting *building* walls if it fronts a narrow street. In addition, if a *street wall* of the new *building* or enlargement fronts only a narrow street, and abuts two existing *buildings*, its street walls shall be no closer to the street line than the front wall of the abutting *building* that is closest to the street line.

\* \* \*

23-146

## Special Provisions for R9A District

## (1) Mandatory street walls

\* \* \*

- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section [23-147] 23-692 (Additional regulations for narrow *buildings* or enlargements) shall apply to such new *buildings* or enlargements.

\* \* \*

33-125

## Special Provisions for C1-8 Districts

## (1) Mandatory street walls

\* \* \*

- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section [23-147] 23-692 (Additional regulations for narrow *buildings* or enlargements) shall apply to such new *buildings* or enlargements.



(On July 13, 1983, Cal. No. 9, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 53

C 830324 BFY

Citywide

CB's K 6, 7, 10

M 1, 2, 3, 4, 5, 6

S.I. 1, 2, 3

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by Domenico Bus Service Inc. located at 71 New Hook Access Rd. Bayonne, New Jersey for **renewal and modification** of its franchise contract dated March 6, 1974 to **operate four (4) express omnibus routes from the Borough of Richmond to the Borough of Manhattan** and to add certain streets to routes Rm-1, Rm-2, Rm-3 and RBM-1 in the North portion of the routes in Manhattan.

(On July 13, 1983, Cal. No. 10, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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### III. REPORTS

#### BOROUGH OF BROOKLYN

##### No. 54

CB 1

C 830463 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of the following City-owned property:

Block	Lot	Location	Size	Type of Property
2885	1	Bounded by Maspeth, Kingsland, Debevoise Avenues and Jackson Street.	403' x 549' Irreg.	Greenpoint Hospital

pursuant to section 197-c of the New York City Charter.

(On June 22, 1983, Cal. No. 26, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 50, the hearing was closed.)

For consideration.

##### Nos. 55, 56 and 57

*[A rezoning, text change, and land disposition to facilitate the development of a mixed-use (residential-commercial) building on Atlantic Avenue.]*

##### No. 55

CB 2

C 830540 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. 16c changing from C6-1 District to a C6-1 District within the Special Atlantic Avenue District (AA) property bounded by the southerly street line of State Street, the westerly street line of Flatbush Avenue, the westerly street line of 4th Avenue, Atlantic Avenue, 3rd Avenue, a line midway between State Street and Atlantic Avenue and a line 240 feet westerly of 4th Avenue, as shown on a diagram dated April 18, 1983.

(On June 22, 1983, Cal. No. 27, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 51, the hearing was closed.)

For consideration.

##### No. 56

CB 2

N 830541 ZRK

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 104-063, 104-072 and Appendix A of the Special AA District concerning provisions for new development and enlargement, accessory off-street loading and specified building, type in the Special AA District 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.

104-063

Special provisions for new development and enlargement.

The *front wall* of any new *development* or *enlargement* shall be built to comply with the following standards:

- (a) The *front wall* shall extend along the full length of the Atlantic Avenue *street line*. It may be interrupted at the ground level by entrances or exits for off-street parking or loading spaces permitted under the provisions of Section 104-031 (Restricted Uses).

*Front wall* recesses are permitted for architectural purposes provided that the aggregate length at the level of any *story* does not exceed 25 percent of the length of the *front wall* where such recesses are permitted. The depth of such recesses shall not exceed 3 feet. No recesses are permitted within 20 feet of the intersection of two *street* lines **forming an angle of 100 degrees or less**.

\* \* \*

104-072

Accessory off-street loading

Curb cuts for vehicular access to *accessory* off-street loading berths shall not be located on Atlantic Avenue or on a *street* within 50 feet of its intersection with the *street* line of Atlantic Avenue. **However, the Commission may by authorization, permit a curb cut on Atlantic Avenue provided that:**

1. **such curb cut is a relocation of an existing curb cut on the *zoning lot* and**
2. **such curb cut will not unduly inhibit surface traffic and pedestrian flow along Atlantic Avenue.**

The loading berth requirements of Section 25-72 or 36-62 shall not apply to any *development* or *enlargement* for which the Commissioner of Buildings has certified that there is no way to provide the required loading berths with access to a *street* in conformity with the provisions of this section.

All *accessory* off-street loading berths shall be enclosed within a *building*.

Appendix A

\* \* \*

Block 180

Atlantic Avenue (NS): 565, 567, 569, 571, 573

Times Plaza: 2, 6, 8, 10, 12

Flatbush Avenue: 112, 114, 116, 118, 122

\* \* \*

(On June 22, 1983, Cal. No. 28, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 52, the hearing was closed.)

**For consideration.**

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**No. 57**
**CB 2****C 821079 HAK**

**IN THE MATTER OF** an application relating to the **disposition of 10 properties** located on Site #1, 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:

SITE 1: On the block bounded by Atlantic Avenue, Fourth Avenue, State Street and Flatbush Avenue (Block 180, Lots 23, 27, 28, 29, 30, 31, 32, 33, 40 and 46).

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such properties to Times Plaza Development Corporation.

This application was submitted by the Department of Housing Preservation and Development on May 19, 1982.

(On June 22, 1983, Cal. No. 29, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 53, the hearing was closed.)

**For consideration.**

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**No. 58**
**CB 2****C 830013 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
Site 5 in the Atlantic Terminal Urban Renewal Area	927	1

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

This application was submitted by the Department of Housing Preservation and Development on July 12, 1982.

(On June 22, 1983, Cal. No. 30, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 54, the hearing was closed.)

**For consideration.**

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**No. 59****C 1, 3, 4, 5, 7****C 830910-912, 914, 915 PPK**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 46 City-owned properties, pursuant to Section 197-c of the New York City Charter.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
830910 PPK	1	10
830911 PPK	3	22
830912 PPK	4	9
830914 PPK	5	4
830915 PPK	7	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 June 1, 1983, Cal. No. 23, the Commission scheduled June 22, 1983 for a public hearing. On June 22, 1983, Cal. No. 70, the hearing was closed. On July 13, 1983, Cal. No. 82, the report was laid over.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**


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**Nos. 60, 61 and 62**

*[Proposed elimination of various mapped streets within the Annadale Designated Open Space; acquisition of two (2) private parcels in the same Designated Open Space, related to the demapping action; and selection of 19 lots for the I.S. 75 retention basin site located in the same Designated Open Space.]*

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**No. 60**
**CB 3****C 830965 PSR**

**IN THE MATTER OF** an application to acquire two (2) privately owned parcels (Block 6291 Lot 11 and Block 6289 Lot 1) in the Annadale Designated Open Space by the City of New York related to a concurrent demapping action (C 830462 MMR). The lots are being acquired to consolidate city ownership within the Designated Open Space.

(On June 22, 1983, Cal. No. 33, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 57, the hearing was closed.)

**For consideration.**

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**No. 61**
**CB 3****C 830462 MMR**

**IN THE MATTER OF** a map change eliminating various streets within the Annadale Designated Open Space generally bounded by Delmar, Crown, Belfield Avenues, Drumgoole Road West and Ramona Avenue in accordance with Map No. 4040 dated November 30, 1982 and signed by the Borough President.

The map was referred by the Office of the Borough President on April 4, 1983.

(On June 22, 1983, Cal. No. 34, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 58, the hearing was closed.)

**For consideration.**

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**No. 62**

**CB 3**

**C 830527 PSR**

**IN THE MATTER OF** the site selection and acquisition by the City of New York of 19 lots, (Block 6290, Lots 36, 42, 45 & 47, Block 6289, Lots 8, 9, 13, 16, 18, 21, 24, 45, 51, 53, 54, 60, 62, 66 and 68) in the Annadale Designated Open Space for the location of a stormwater retention basin to collect stormwater overflow from the I.S. 75 vicinity (Woodrow Road).

(On June 22, 1983, Cal. No. 35, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 59, the hearing was closed.)

**For consideration.**

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**No. 63 and 64**

*[Modification of Designated Open Space boundary and Zoning Text Amendment relating to the South Richmond Development District.]*

**No. 63**

**CB 3**

**N 830029 ZRR**

**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 107-20 and 107-21 of the Special South Richmond Development district, as follows:

Matter in **Bold Type** is new;

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

Matter in *italics* is defined in Section 12-10 or 107-01.

Article X

Chapter 7

Special South Richmond Development District

\* \* \*

**[107-20 DISTRICT PLAN ELEMENTS]**

**[107-21**

**Open Space Network**

† All land in the *open space network* as shown on the District Plan, except *public parks*, is subject to the provisions of the section. The City Planning Commission may allow adjustments in the boundaries of the *designated open space* on a *zoning lot* provided that such adjustment will not place the new boundary closer than 60 feet to a watercourse. As a condition for such adjustment in the boundaries, the Commissions shall find.

- (a) that such adjustment will result in a substantial improvement in the quality of usefulness of the *designated open space*, or

- (b) that such adjustment will permit *development* which better satisfies the purposes of this Chapter and that the new features which will be added to the *designated open space* will be at least equal in quality to those which are displaced from it, and
- (c) that such adjustment will provide an equivalent area replacement for the area removed from the *designated open space*.

The City Planning Commission and Board of Estimate may adjust the boundary of the *designated open space* to exclude in whole or in part a *zoning lot* exempted from the provisions of this chapter pursuant to Section 107-02(c) and in a concurrent action exclude:

- i) a *zoning lot* which is contiguous to exempted *zoning lots* along at least two *lot lines*;
- ii) a *zoning lot* which would otherwise be contiguous to exempted *zoning lots* along at least two *lot lines* but for the separation by a *street*; or
- iii) *streets* abutting such *zoning lots*.

The Commission shall find that such exclusions do not substantially alter the utility and quality of the *designated open space*.]

#### 107-20 DISTRICT PLAN ELEMENTS

All land in the *open space network* as shown on the district Plan, except *public parks*, is subject to the provisions of this section.

#### 107-21 MODIFICATION OF DESIGNATED OPEN SPACE

The City Planning Commission and the Board of Estimate may adjust the boundaries of a *designated open space* on a *zoning lot* provided that such adjustment will not place the new boundary closer than sixty (60) feet to a watercourse. As a condition for such adjustment in the boundaries, the Commission shall find that:

- (a) such adjustment shall:
  - (1) result in a substantial improvement in the quality and usefulness of the *designated open space*; and
  - (2) permit *development* which better satisfies the purposes of this Chapter and include new features in the *designated open space* which will be at least equal in quality to those which are displaced from it; and
  - (3) provide an equivalent area replacement for the area removed from the *designated open space*; or
- (b) such adjustment shall
  - (1) exclude in whole or in part a *zoning lot* exempted from the provisions of this Chapter pursuant to Section 107-02 (c); and
  - (2) in a concurrent action be permitted to exclude;
    - (i) a *zoning lot* which is contiguous to exempted *zoning lots* along at least two *lot lines* or
    - (ii) a *zoning lot* which would otherwise be contiguous to exempted *zoning lots* along at least two *lot lines* but for the separation by a *street*; or
    - (iii) *streets* abutting exempted *zoning lots*; and
  - (3) not substantially alter the utility and quality of the *designated open space*; or
- (c) such adjustment shall:
  - (1) be in conjunction with a public improvement project approved by the City prior to September 11, 1975, for funding to exclude in whole or in part the bed of a mapped *street* and/or adjacent *zoning lots* or portions thereof; and

- (2) not substantially alter the utility and quality of the *open space network*; or
- (d) such adjustment shall:
  - (1) exclude in whole or in part private property contiguous with a *public park* which has been mapped since September 11, 1975; and
  - (2) not preclude the continuity of the *designated open space* or the *public pedestrian way* or the waterfront esplanade and
  - (3) not substantially alter the utility and quality of the *designated open space*.

(On June 22, 1983, Cal. No. 36, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 60, the hearing was closed.)

For consideration.

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**No. 64**

**CB 3**

**N 830132 ZRR**

**IN THE MATTER OF** an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter, from the Staten Island Office of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space to exclude the bed on Abingdon Avenue and adjacent zoning lots between Arthur Kill Road and East Perkiomen Avenue.

(On June 22, 1983, Cal. No. 37, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 61, the hearing was closed.)

For consideration.

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**No. 65**

**CB 3**

**N 830990 RAR**

*(Request for authorization of modification of existing grade at 141 McBaine Avenue within South Richmond Special District.)*

**IN THE MATTER OF** an application, pursuant to Zoning Section 107-65 for modification of topography, South Richmond Special District Regulation from Calvanico Associates for granting an authorization for changing the grade over two feet on Lot 31, Block 7028.

For consideration.

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**BOROUGH OF QUEENS**

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**Nos. 66 and 67**

*[A map modification and zoning change in order to facilitate the construction of a four story Government Office building.]*

**No. 66**

**CB 13**

**C 790802 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. 19b, changing from an R3-2 District to a C4-3 District** property bounded by South Conduit Avenue, the center line of



former 177th Street, the prolongation of the center line of former 177th Street, the center line of former 144th Drive, 144th Drive, a line 160 feet easterly of the former easterly line of former 175th Street, a line 100 feet northerly of 144th Drive intersecting at a point on the easterly street line of the former 175th Street and 175th Street, as shown on a diagram dated April 18, 1983.

(On June 22, 1983, Cal. No. 2, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 62, the hearing was closed.)

**For consideration.**

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**No. 67**

**CB 13**

**C 810350 MMQ**

**IN THE MATTER OF** a map modification showing the elimination of 176th Street and 177th Street from South Conduit Avenue to 144th Drive and 144th Drive from 176th Street to 177th Street and a portion of 175th Street from 144th Drive to a point 145 feet northerly therefrom along with the layout of a sewer easement and changes in street grades, in accordance with Map No. 4769, dated November 15, 1982 and signed by the Borough President. The map was referred by the Board of Estimate on November 18, 1982 (Cal. No. 315).

(On June 22, 1983, Cal. No. 3, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 63, the hearing was closed.)

**For consideration.**

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**No. 68**

**CB 12**

**C 820452 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 167th Street between 145th Drive and a point 90.00 feet northerly therefrom, 145th Drive between points 72.63 feet and 101.64 feet east of 167th Street, 146th Avenue between 175th Street and a point 103.19 feet westerly therefrom, 146th Road between 175th Street and a point 93.22 feet westerly therefrom; along with the layout of a turn-around area in 145th Drive about 320 feet west of 175th Street, 167th Place from 146th Avenue to 146th Road, the widening of 147th Avenue between Farmers Boulevard and a point about 200 feet westerly therefrom and sewer easements including changes in street grades in accordance with Map No. 4770, dated February 18, 1983, and signed by the Borough President.

(On June 22, 1983, Cal. No. 6, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 66, the hearing was closed.)

**For consideration.**

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**No. 69**

**CB 5**

**C 830936 PPQ**

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

<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
3482	34	67-14 Forest Avenue

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

(On June 1, 1983, Cal. No. 5, the Commission scheduled June 22, 1983 for a public hearing. On June 22, 1983, Cal. No. 39, the hearing was closed. On July 13, 1983, Cal. No. 97, the report was laid over.)

**For consideration.**

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## BOROUGH OF MANHATTAN

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### No. 70

*[Proposed ten (10) year consent to construct, maintain and use a two-level tunnel below Sullivan Street between Washington Square South and West 3rd Street.]*

**CB 2**

**C 830325 GFM**

**IN THE MATTER OF** a proposed ten (10) year revocable consent by the New York University to construct, maintain and use a two-level tunnel below the bed of Sullivan Street between Washington Square South and West Third Street extending the cellar and subcellar of the existing Vanderbilt Hall on the west side of Sullivan Street, to the entire width of the street below grade to the east side of the street expanding existing library facilities already located in Vanderbilt Hall.

(On June 22, 1983, Cal. No. 7, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 28, the hearing was closed.)

**For consideration.**

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### No. 71

**CB 1**

**C 830121 GFM**

**IN THE MATTER OF** an application by New York University for a ten year **renewal of a revocable consent to maintain and use a pedestrian bridge** (approximately 21 feet long by 8 feet wide by 12 feet high, 77 feet above the street) with 50% fenestration of side walls for transparency, **connecting NYU's Institute of Finance**, on the sixth floor of the 14 story building on the southwest corner of Thames Street at 90 Trinity Place, **with its Graduate School of Business** on the seventh floor of the 10 story building on the northwest corner of Thames Street at 100 Trinity Place.

(On June 22, 1983, Cal. No. 8, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 29, the hearing was closed.)

**For consideration.**

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### No. 72

**CB 8**

**C 830137 GFM**

**IN THE MATTER OF** an application by Memorial Hospital for Cancer and Allied Diseases for a first ten year **renewal of a revocable consent to maintain and use a pedestrian and service tunnel** (60 feet long 11 feet wide by 7'-2" high inside), located 264'-10" west of York Avenue on East 68th Street, **running under and across East 68th Street; connecting** the basement of **Memorial Hospital** on the south **with the cellar of the Kettering Laboratory Building** on the north, and divided into two adjacent tunnels by a partition wall; utility pipes run along the east wall leaving 7'-6" clear for pedestrian passage along the west wall.

(On June 22, 1983, Cal. No. 9, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 30, the hearing was closed.)

**For consideration.**

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No. 73

CB 9

C 830151 GFM

**IN THE MATTER OF** an application by St. Luke's Roosevelt Hospital Center for a second ten year **renewal of a revocable consent to maintain and use a pedestrian and service tunnel** (approximately 61 feet long by 12 feet-8 inches wide by 7 feet high inside); located 60 feet east of Amsterdam Avenue on the north side of West 114th Street and 47 feet-8 inches east of Amsterdam Avenue on the south side of Amsterdam Avenue running under and across West 114th Street; **connecting the cellar of St. Luke's Woman's Hospital Building with that of its Clark Building and serving "as an essential passage" in the integration of hospital facilities.**

(On June 22, 1983, Cal. No. 10, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 31, the hearing was closed.)

**For consideration.**

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No. 74

CB 7

C 830838 GFM

**IN THE MATTER OF** an application by the Permanent Mission of the People's Republic of China to the United Nations for a first ten year **renewal of a revocable consent to maintain and use a building extension** (69'-10 1/8" long) consisting of three 12" wide steps, one step high on the east end and three steps high (1'-6") on the west end; **projecting a maximum of 3'-3 1/2" over the sidewalk from the building line at 155 West 66th Street between Broadway and Amsterdam Avenue, and serving as entrance to the U.N.'s Permanent Mission of the People's Republic of China's Building.**

(On June 22, 1983, Cal. No. 11, the Commission scheduled July 13, 1983 for a public hearing. On July 13, 1983, Cal. No. 32, the hearing was closed.)

**For consideration.**

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