

DISPOSITION SHEET - PUBLIC MEETING OF Wada. August 31, 1983 - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.		REPORTS		REMARKS	CAL. NO.	C.P. NO.		REPORTS		REMARKS
			TO	FROM					TO	FROM	
1	Minutes				Approved	48	C 810479	MMX			Hearing Close
2	C 830490	ZSM			Sch. 9/21/83	49	C 831169	176 PPX			" "
3	C 831105	ZMM			" "	50	C 831211	HDX			" "
4	C 831256	HDM			" "	51	C 831253	HDX			" "
5	C 831101	HAM			" "	52	C 830039	ZSM			Law. Rept. Adj
6	N 831232	HGM			" "	53	C 831070	HDM			Withdrawn
7	C 831233	HUM			" "	54	C 831099	HAM			Law. Rept. Adj
8	C 831234	HDM			" "	55	C 831100	HAM			" " "
9	C 831293	HAM			" "	56	C 831098	HAM			Laid Over
10	C 831274	PPM			" "	57	C 821090	ZSM			Law. Rept. Adj
11	C 831209	ZMM			" "	58	C 830274	ZSM			" " "
12	C 831312	HAM			" "	59	C 830324	BFY			Laid Over
13	C 830589	HDM			" "	60	C 830837	ZSR			Law. Rept. Adj
14	C 831311	HAM			" "	61	N 830332	ZRR			" " "
15	N 831305	ZRY			" "	62	C 830948	HDK			" " "
16	C 831287-288	PPQ			" "	63	C 831026	PPK			" " "
17	C 821061	MNR			" "	64	C 831047	PPK			" "
18	C 831289	PPR			" "	65	C 831048	PPK			" "
19	C 830094	ZMK			" "	66	N 831018	HGK			" " "
20	C 831208	PPK			" "	67	C 831019	HUK			" "
21	C 831279-286	PPK			" "	68	C 831020	HDK			" " "
22	C 831263	HDX			" "	69	C 830573	HOX			" " "
23	C 831275-278	PPX			" "	70	C 831092	HAX			" " "
24	C 830939	HPX			" "	71	C 830876	ZMX			" " "
25	N 831425	HGX			" "	72	C 830979	ZMX			Laid Over
26	C 831420	HUX			" "	73					
27	C 831248	HOX			" "	74					
28	C 831421	HDX			" "	75	PRESENT				
29	C 831249	HOX			" "	76					
30	C 831423	HDX			" "	77	M. Gallent, Acting Chairman				
31	C 831250	HOX			" "	78	J. Gulino, Commissioner				
32	C 831422	HDX			" "	79					
33	C 831424	HDK			" "	80					
34	C 830860	PSM			Hearing Closed	81	A. Hornstein, "				
35	C 831097	HAM			" "	82					
36	C 831166-168	PPM			" "	83	S. Motley, "				
37	C 831150	HAQ			" "	84					
38	C 831188-190	PPQ			" "	85	T. Teah, "				
39	C 820994	MMQ			" "	86					
40	C 820995	ZMQ			" "	87	Re: Cal. No. 51 - Comm. Motley				
41	C 831226	ZSQ			" "	88	did not participate.				
42	C 821103	ZMQ			" "	89					
43	C 831191-193	PPR			" "	90	Meeting Adjourned at 1:05 p.m.				
44	N 831152	ZRR			Withdrawn	91					
45	C 831177-187	PPK			Hearing Closed	92					
46	C 810448	PSX			" "	93					
47	C 810472	ZMX			" "	94					

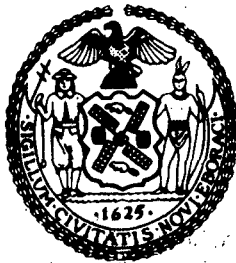
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**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, August 31, 1983

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



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

[No. 14]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

B

CITY PLANNING COMMISSION

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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, August 31, 1983

Calendar No. 14

Roll Call; approval of minutes.....	1
I. Scheduling September 21, 1983.....	1
II. Public Hearings.....	16
III. Reports.....	26

**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
September 21, 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.....

In Favor.....

Comments:

.....

Name:.....

Address:.....

Organization (if any).....

Address..... Title:.....

WEDNESDAY, AUGUST 31, 1983

No. 1

**APPROVAL OF MINUTES OF
Special Meeting of July 11, 18, 25 and 28
Regular Meeting of July 13, 1983**

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 21, 1983
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF MANHATTAN

No. 2

CB 5

C 830490 ZSM

IN THE MATTER OF an application pursuant to Section 81-32 of the Zoning Resolution, from Rosenman, Calin, Freund, Lewis and Cohen on behalf of Sterling Fifth Associates for the grant of a Special permit involving a **reduction in the size of a previously approved covered pedestrian space** (N 810450 ZAM) in connection with a 35 story office building within the Fifth Avenue subdistrict of the Special Midtown District at 575 Fifth Avenue.

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in room 1514 at 2 Lafayette Street, Manhattan.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 3

CB 6

C 831105 ZMM

IN THE MATTER OF a zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, (Section No. 8d) by:

a) changing from a C6-4 District to a C1-9 District, property bounded by:

1) a line 100 feet west of Second Avenue, East 49th Street, a line 100 feet east of Second Avenue East 44th Street, Second Avenue and East 43rd Street;

2) a line 100 feet west of Second Avenue, East 41st Street, a line 100 feet east of Second Avenue, East 37th Street, Second Avenue and East 36th Street;

b) changing from a C6-4 District to a C5-2 District property bounded by a line 100 feet east of Second Avenue, East 44th Street, Second Avenue, East 43rd Street, a line 100 feet west of Second Avenue, East 44th Street, a line 200 feet east of Third Avenue, East 41st Street, a line 100 feet east of Second Avenue, East 42nd Street, a line 283 feet east of Second Avenue, East 43rd Street, a line 100 feet east of Second Avenue, a line midway between East 43rd Street and East 44th Street, a line 100 feet west of United Nations Plaza, and East 46th Street; and

c) changing from a C6-4 District to a C1-7 District property bounded by a line 100 feet east of Third Avenue, East 39th Street, Tunnel Exit Street, East 40th Street, a line 100 feet east of Tunnel Exit Street, East 41st Street, a line 100 feet west of Second Avenue and East 36th Street; and

d) changing from a C6-4 District to an R8 District property bounded by;

1) a line 100 feet east of Second Avenue, East 49th Street, a line 100 feet west of United Nations Plaza, and East 46th Street;

2) a line 200 feet east of Third Avenue, a line midway between East 47th Street and East 48th Street, a line 100 feet west of Second Avenue, and a line midway between East 45th Street and East 46th Street; and

e) changing from a C6-4 District to a M1-6 District property bounded by, a line 200 feet east of Third Avenue, a line midway between East 45th Street and East 46th Street, a line 100 feet west of Second Avenue and East 44th Street; and

f) retaining the Special Transit Land Use Districts and Special United Nations Development District within the proposed R8, C1-9 and C5-2 Districts, as shown on a diagram dated June 20, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 4

CB 7

C 831256 HDM

IN THE MATTER OF the dispositions of city-owned land, 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 for disposition is located at **187 West 80th Street** [Block 1211, Lot 1]. The property is a 5 story old law walk-up building with eight residential units and two commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This application was submitted by HPD on June 6, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 5

CB 3

C 831101 HAM

IN THE MATTER OF an application relating to the **disposition of City-owned properties** in 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 requested:

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

Address	Block	Lot
152 Avenue C	379	5
154 Avenue C	379	6
156 Avenue C	379	7

161 Allen Street	416	25
72 East 3rd Street	444	25
74 East 3rd Street	444	26
76 East 3rd Street	444	27

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

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

Resolution for adoption scheduling September 21, 1983, for a public hearing.

Nos. 6, 7 and 8

[Designation, plan and disposition of properties for the Lower East Side II Urban Renewal Plan.]

No. 6

CB 3

N 831232 HGM

IN THE MATTER OF the Designation of an area, to be known as the lower East Side II Urban Renewal Area, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State. The area is generally bounded by East 6th Street, Avenue D, East 5 Street, Avenue C, East 4th Street and Avenue B, and comprises the properties as follows:

Site	Block	Lots
A	387	17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and part of 1.
B	387	129, 131, 144, 145, 147, 148, 150, 151, 152.
C	375	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 20, 21, 23, 24, 25, 26, 27, 33, 34, 35, 45, 47, 48, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 63, 64, 66.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 7

CB 3

C 831233 HUM

IN THE MATTER OF the lower East Side II 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 as adopted by the City Planning Commission.

The proposed urban renewal plan provides for the acquisition and residential redevelopment of three sites as follows:

Site	Block	Lots
A	387	17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and part of 1.
B	387	129, 131, 144, 145, 147, 148, 150, 151, 152.
C	375	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 20, 21, 23, 24, 25, 26, 27, 33, 34, 35, 45, 47, 48, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 63, 64, 66.

The following properties not to be acquired (Q).

387	15
375	28, 29, 30, 32, 61, 62.

PLEASE NOTE: The underlined properties are privately-owned properties at the present time and are to be acquired pursuant to the urban renewal plan.

This urban renewal plan was submitted by the Department of Housing Preservation and Development on May 27, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 8

CB 3

C 831234 HDM

IN THE MATTER OF the disposition of city-owned properties, within the lower East Side II Urban Renewal Area, 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 following properties are to be disposed to a developer selected by the New York City Housing Authority:

Site	Block	Lots
A	387	17, 18, 20, <u>21</u> , 22, 23, 24, <u>25</u> , <u>26</u> , 27, 28, 29, 30, 31, 32 and part of 1.
B	387	129, 131, 144, 145, 147, <u>148</u> , 150, 151, 152.
C	375	1, 3, 5, 6, 7, 8, 9, <u>10</u> , <u>11</u> , <u>12</u> , <u>13</u> , <u>14</u> , 15, 17, 20, 21, 23, <u>24</u> , <u>25</u> , 26, 27, 33, <u>34</u> , <u>35</u> , <u>45</u> , 47, 48, <u>50</u> , <u>51</u> , 52, 53, 54, 55, 56, <u>58</u> , <u>59</u> , 60, 63, 64, 66.

PLEASE NOTE: The underlined properties are privately-owned properties at the present time and are to be acquired pursuant to the urban renewal plan.

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

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 9

CB 3

C 831293 HAM

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 requested:

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

Address	Block	Lot
744 East 6th Street	375	30

- 2) An Urban Development Action Area Project for such property, and
- 3) The disposition of such property to Habitat for Humanity on the lower East Side, Inc.

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

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 10

CB 3

C 831274 PPM

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

ULURP #	C.B.	Block	Lot	Location
831274 PPM	3	397	15	South side of East Second Street, 194 feet east of Avenue A.

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

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 11

CB 5, 6, 8

C 831109 ZMM

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map, Section 8c**, changing an existing C6-4 District to a C5-2 District and C1-9 District on property bounded by a line midway between East 58th Street and East 57th Street, a line 100 feet westerly of Lexington Avenue, East 58th Street, a line 150 feet westerly of Lexington Avenue, East 60th Street, a line 100 feet westerly of Lexington Avenue, East 61st Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 61st Street and East 60th Street, a line 100 feet westerly of Third Avenue, East 61st Street, and a line 100 feet easterly of Third Avenue; and a zoning change from an existing C2-5 District within an R8 District to a C1-5 District within an R8 District on property bounded by a line 100 feet easterly of Third Avenue, a line midway between East 60th Street and East 59th Street, a line 125 feet westerly of Second Avenue, East 59th Street, a line 155 feet westerly of Second Avenue, and a line midway between East 59th Street and East 58th Street, as shown on a diagram dated May 23, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

Nos. 12 and 13

[Disposition of properties, rehabilitation, reconstruction and acquisition for a proposed New York City Housing Authority Plan and Project.]

No. 12

CB 3

C 831312 HAM

IN THE MATTER OF an application relating to the disposition of three multiple dwellings and two vacant lots. On June 17, 1983 the Department of Housing Preservation and Development submitted this application pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

Approval of three separate matters is required:

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

Address	Block	Lot
643 East 6th Street	389	38
645 East 6th Street	389	36
(A.K.A. 89-97 Ave. C)	389	
99-103 Avenue C	389	32
	389	40 (Vacant)
	389	41 (Vacant)

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

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 13

CB 3

C 830589 HOM

IN THE MATTER OF a New York City Housing Authority Plan and Project, located in community 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.

The plan provides for the acquisition, rehabilitation and reconstruction of three multiple dwellings and two adjacent vacant lots located as follows:

Address	Block	Lot
643 East 6th Street	389	38
645 East 6th Street	389	36
(A.K.A. 89-79 Ave. C)		
99-103 Avenue C	389	32
	389	40 (Vacant)
	389	41 (Vacant)

This plan and project was submitted by the New York City Housing Authority on February 8, 1982.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 14

CB 3

C 831311 HAM

IN THE MATTER OF an application relating to the disposition of one multiple dwelling and two vacant lots. On June 17, 1983 the Department of Housing Preservation and Development submitted this application pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

Approval of three separate matters is requested:

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

Address	Block	Lot
1618 Second Avenue	442	7

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

- 3) The disposition of such property to a developer to be selected following an evaluation by HPD, which includes consultation with Community Board #3.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

CITYWIDE

No. 15

Citywide

N 831305 ZRY

[Proposed zoning text amendment concerning aggregate width of street walls in R4 and R5 districts.]

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Section 23-463 as follows:

Matter in **Bold Type** is new:

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

23-463

Maximum aggregate width of street walls

In the districts indicated, the *aggregate width of street walls* of a residential building, or a number of residential buildings separated by party walls, shall not exceed the length set forth in the following table:

R3 R4 R5

MAXIMUM AGGREGATE WIDTH OF STREET WALLS (in feet)

125

R3

185

R4 R5

However, the City Planning Commission may authorize, in R4 and R5 districts, *aggregate width of street walls* in excess of 185 feet provided the Commission finds that:

1. *the development* will be in character and scale with *buildings* on the surrounding blocks; or
2. *the street wall of the development* is adequately articulated by such design features as variable setbacks, stoops, bay windows or changes in the heights of the *buildings*.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

BOROUGH OF QUEENS

No. 16

CB 10, 12

C 831287-288 PPQ

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

ULURP #	C.B.	Block	Lot	Location
831287 PPQ	10	14250	1477	Southside of McKee Court, 174 ft. west of 102nd St.
831288 PPQ	12	12047	39	Northside of Rockaway Blvd., 44 ft. east of 144th Street.
		10222	20	Westside of 169th Street, 90 ft. south of Liberty 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 September 21, 1983 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 17

CB 1

C 821061 MMR

IN THE MATTER OF a map change application pursuant to Section 197-c of the New York City Charter, to map Cunard Avenue from Wandel Avenue to a point approximately 440 feet southerly therefrom, in accordance with Map No. 4031, dated April 12, 1982 and signed by the Borough President.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 18

CB 3

C 831289 PPR

IN THE MATTER OF an application by the Division of Real Property for the disposition of 13 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP No.	COM. BOARD	NO. OF PARCELS
831289 PPR	3	13

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 September 21, 1983 for a public hearing.

BOROUGH OF BROOKLYN

No. 19

CB 7

C 830094 ZMK

IN THE MATTER OF a zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment to the zoning map Section No. 22a, changing from an R6 district to an M1-1 district property bounded by the center lines of Second Avenue, 63rd Street, Third Avenue and 64th Street, as shown on diagram dated June 20, 1983, to permit conversion of the former New York State Arsenal to commercial and/or manufacturing uses.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 20

CB 10

C 831208 PPK

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

ULURP #	C.B.	Block	Lot	Location
831208 PPK	10	5936	part of Lot 14	Easterly side of Shore Road, 260 feet north of 77th Street

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

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 21

CB 1, 2, 3, 4, 5, 14, 16, 18

C 831279-286 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 28 City-owned properties in the Borough of Brooklyn pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
831279 PPK	1	7
831280 PPK	2	1
831281 PPK	3	7
831282 PPK	4	1
831283 PPK	5	8
831284 PPK	14	1
831285 PPK	16	2
831286 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 September 21, 1983 for a public hearing.

BOROUGH OF THE BRONX

No. 22

CB 4

C 831263 HDX

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

The property proposed for disposition is located at **1695 Topping Avenue** [Block 2791, Lot 52]. The property is a five storey new law walk-up building containing 23 dwelling units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article

XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This application was submitted by HPD on June 9, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 23

CB 1, 2, 3, 10

C 831275-278 PPX

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
831275 PPX	1	4
831276 PPX	2	2
831277 PPX	3	3
831278 PPX	10	2

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 September 21, 1983 for a public hearing.

No. 24

CB 2

C 830939 HPX

IN THE MATTER OF a housing plan and project and related disposition of City-owned properties, pursuant to Article 5 of the New York State Private Housing Finance Law, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed project provides for the rehabilitation of 64 units of family housing plus one superintendent's apartment in a single 5 story building.

The properties proposed for disposition are located as follows:

Address	Block	Lot
909 Kelly Street	2703	1
915 Kelly Street	2703	22
919 Kelly Street	2703	21

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

Resolution for adoption scheduling September 21, 1983 for a public hearing.

Nos. 25, 26, 27, 28, 29, 30, 31, 32 and 33

[Fifteenth (15) Amendment to the South Bronx Urban Renewal Plan, designation of the area, rental housing project, land acquisition and disposition of City-owned property.]

No. 25

CB 3

N 831425 HGX

IN THE MATTER OF a designation, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the area generally bounded by a line midway between Southern Boulevard and Minford Place, Jennings Street, the Sheridan Expressway, and East 173rd Street as an area appropriate for Urban Renewal (South Bronx Urban Renewal Area addition).

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 26

CB 2 and 3

C 831420 HUX

IN THE MATTER OF the 15th Amendment to 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 as adopted by the City Planning Commission.

The proposed amendment adds 6 new residential redevelopment sites, identified as follows:

Stebbins-Hewitt

Block	Lots
2696	5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 23, 24, 36, 37, 38, 39, 40, 41, 43, 45, 47, 49, <u>51</u> , 53, 55, 56, 67, 68

Union Avenue & East 166th Street

2680	<u>1</u> , 3, 5, 6, 8, 9, 10, <u>11</u> , <u>13</u> , 15, 51, 52, 53, <u>55</u> , 58, <u>61</u> , 63, 65, 71, 73, 75, 80, 82, 84
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East 173rd Street & Vyse Avenue

2989	1, 2, 4, 6, 7, 8, <u>9</u> , <u>10</u> , 11, 12, 17, 20, 22, 27, 29, 30, 32, <u>36</u> , 37, 38, 39, <u>40</u> , <u>41</u> , <u>42</u> , <u>43</u> , <u>69</u> , <u>47</u> , 48, <u>49</u> , <u>50</u> , <u>52</u>
2982	27, 29, 32, 35, 38, 44, 45, <u>66</u> , 46, 48, 50
2988	1, 3, 4, 5, 6, 7, 8, 9, 11, <u>13</u> , 14, 15, 16, 17, 18, 19, 21, <u>22</u> , 25, 29, 30, 31, 32, 33, <u>34</u> , 35, 37, 38, 39, 40, <u>41</u> , <u>43</u> , 44, 45, 46, 48

Prospect-Beck-Fox

2684	<u>1</u> , 3, 4, <u>5</u> , <u>7</u> , 9, <u>10</u> , 12, 16, 20, 22, 24, 26, <u>28</u> , 30, 32, 34, 36, 38, 45
2683	4, 6, 8, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 26, and 10

Tiffany-Southern Blvd.

2733	<u>1</u> , 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 30, 32
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2722	2, 3, 4, 5, 14, 16, <u>18</u> , 19, 21
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Longwood Avenue

2695	<u>17</u> , 19, 21, 23
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2701	33, 35, 37, 39
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2688	65, 55, 57, 59, 61
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PLEASE NOTE: Properties that are underlined are privately-owned.

This application was submitted by the Department of Housing Preservation and Development on June 20, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 27

CB 3

C 831248 HOX

IN THE MATTER OF a rental housing project, pursuant to the 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.

Union Avenue—East 166th Street

The proposed rental housing project would provide approximately 120 dwelling units for low-income families.

The project consists of two sites to be developed with low-rise Public Housing by a Turnkey developer to be selected by the New York City Housing Authority. The properties are as follows:

Site 1— A Southerly part of the block bounded by East 167th Street, Union Avenue, Home Street and Prospect Avenue (Block 2680, Lots 13, 15, 17, 51, 52, 53, 55, 58, 61, 63 and 65).

Site 2— The major portion of the block bounded by East 167th Street, Prospect Avenue, East 166th Street and Union Avenue (block 2680, Lots 1, 3, 5, 6, 8, 9-11, 77, 79, 80, 82 and 84).

PLEASE NOTE: Underlined properties are privately-owned.

This application was submitted by the New York City Housing Authority on June 2, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 28

CB 3

C 831421 HDX

IN THE MATTER OF a land disposition application for City-owned property within the South Bronx Urban Renewal Area Borough of the Bronx 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 subject properties are tentatively designated as the Union Avenue East 166st Street Site and are to be developed with low-rise Public Housing by a Turnkey developer to be selected by the New York City Housing Authority. The properties are as follows:

Site 1— A Southerly part of the block bounded by East 167th Street, Union Ave Avenue, Home Street and Prospect Avenue (block 2680, Lots 13, 15, 17, 51, 52, 53, 55, 58, 61, 63 and 65).

Site 2— The major portion of the block bounded by East 167th Street, Prospect Avenue, East 166th Street and Union Avenue (block 2680, Lots 1, 3, 5, 6, 8, 9-11, 77, 79, 80, 82 and 84).

PLEASE NOTE: Underlined properties are privately-owned.

This application was submitted by the Department of Housing Preservation and Development on June 20, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

 No. 29

CB 3

C 831249 HOX

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

East 173rd Street and Vyse Avenue Sites

The proposed rental housing project would provide approximately 200 dwelling units for low-income families.

The project consists of four sites, which are to be developed with low-rise public Housing by a developer to be selected by the New York City Housing Authority. The subject properties are as follows:

- Site 1— Property on the westerly side of Hoe Avenue, between 172nd and 173rd Streets (Blocks 2982, Lots 27, 29, 32, 35 and 38).
- Site 2— Property on the westerly side of Hoe Avenue, between East 172nd and East 173rd Street (Block 2982, Lots 44, 45, 46, 48, 60 and 66).
- Site 3— Property comprising the major portion of the blocks bounded by Hoe Avenue, East 173rd Street, Vyse Avenue and East 172nd Street (Block 2989, Lots 1, 2, 4, 6, 8, 9-12, 17, 20, 22, 27, 29, 30, 32, 36, 37, 38, 39, 40, 41, 42, 43, 47, 48, 49, 50, 52, and 69).
- Site 4— Property comprising the entire block bounded by Hoe Avenue, East 172nd Street, Vyse Avenue and Jennings Street (Block 2988, Lots 1, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 25, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 43, 44, 45, 46 and 48).

PLEASE NOTE: Properties that are underlined are privately-owned.

This application was submitted by the New York City Housing Authority on June 2, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

 No. 30

CB 3

C 831423 HDX

IN THE MATTER OF a land disposition application for City-owned property within the South Bronx Urban Renewal Area Borough of the Bronx pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

These properties comprise four sites, which are to be developed with low-rise Public Housing by a developer to be selected by the New York City Housing Authority. The subject properties are as follows:

East 173rd Street and Vyse Avenue Sites

The proposed rental housing project would provide approximately 200 dwelling units for low-income families.

The project consists of four sites, which are to be developed with low-rise public Housing by a developer to be selected by the New York City Housing Authority. The subject properties are as follows:

- Site 1— Property on the westerly side of Hoe Avenue, between 172nd and 173rd Streets (Block 2982, Lots 27, 29, 32, 35 and 38).

- Site 2— Property on the westerly side of Hoe Avenue, between East 172nd and East 173rd Street (Block 2982, Lots 44, 45, 46, 48, 50 and 66).
- Site 3— Property comprising the major portion of the blocks bounded by Hoe Avenue, East 173rd Street, Vyse Avenue and East 172nd Street (Block 2989, Lots 1, 2, 4, 6, 8, 9-12, 17, 20, 22, 27, 29, 30, 32, 36, 37, 38, 39, 40, 41, 42, 43, 47, 48, 49, 50, 52, and 69).
- Site 4— Property comprising the entire block bounded by Hoe Avenue, East 172nd Street, Vyse Avenue and Jennings Street (Block 2988, Lots 1, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 25, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 43, 44, 45, 46 and 48).

PLEASE NOTE: Properties that are underlined are privately-owned.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 31

CB 2

C 831250 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.

Stebbins-Hewitt site

The proposed rental housing project would provide approximately 120 dwelling units for low-income families.

The subject properties are tentatively designated as the Stebbins-Hewitt site and are to be developed with low-income Public Housing by a turnkey developer to be selected by the New York City Housing Authority. The properties comprise the major portion of the block Hewitt Place, Westchester Avenue, Reverend James A. Polite Avenue and Longwood Avenue (Block 2696, Lots 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 23, 24, 36-41, 43, 45, 47, 49, 51, 53, 55, 56, 67 and 68).

PLEASE NOTE: Properties that are underlined are privately-owned.

This application was submitted by the New York City Housing Authority on June 2, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 32

CB 2

C 831422 HDX

IN THE MATTER OF a land disposition application for City-owned property within the South Bronx Urban Renewal Area, 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.

Stebbins-Hewitt site

The subject properties are tentatively designated as the Stebbins-Hewitt site and are to be developed with low-income Public Housing by a turnkey developer to be selected by the New York City Housing Authority. The properties comprise the major portion of the block Hewitt Place, Westchester Avenue, Reverend James A. Polite Avenue and Longwood Avenue (Block 2696, Lots 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 23, 24, 36-41, 43, 45, 47, 49, 51, 53, 55, 56, 67 and 68).

PLEASE NOTE: underlined properties are privately-owned.

This application was submitted by the Department of Housing Preservation and Development on June 20, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

No. 33

CB 2

C 831424 HDK

IN THE MATTER OF a land disposition application for city-owned property, within the South Bronx Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

These properties are grouped into three areas, which are to be developed with 1 to 3 family houses by the Housing Partnership Development Corporation, Inc. or its designee. The subject properties are as follows:

Longwood Avenue Sites

- Site 1— the northeasterly part of the block bounded by Longwood Avenue, Hewitt Place, Marcy Place and Prospect Avenue, [Block 2688, Lots 55, 57, 59, 61 and 65].
- Site 2— the southerly site of Longwood Avenue, between Hewitt Place and Dowson Street [Block 2695, Lot 17, 19, 21 and 23].
- Site 3— the southerly side of Longwood Avenue between Dowson Street and Kelly Street [Block 2701, Lots 33, 35, 37 and 39].

Prospect—Beck Sites

- Site 1— The entire block bounded by Prospect Avenue, Beck Street, St. John Avenue and Fox Street, [Block 2684, Lots 1, 3, 4, 5, 7, 9, 10, 12, 16, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 45].
- Site 2— A southerly part of Fox Street, between Prospect Avenue and St. John Street [Block 2683, Lots 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24 and 26].
- Site 3— Property on the easterly side of Prospect Avenue between Southern Boulevard and Fox Street [Block 2683, Lots 4, 6, 8 and 10].

Tiffany—Southern Boulevard Sites

- Site 1— Most of the block bounded by Southern Boulevard, Barretto Street, Bruckner Expressway and Tiffany Street [Block 2733, Lots 1, 3, 4, 6, 6-14, 30 and 32].
- Site 2— Part of the block bounded by Southern Boulevard, Intervale Avenue, Fox Street and Tiffany Street [Block 2722, Lots 2-5, 14, 16, 18, 19 and 21].

This disposition application was submitted by the Department of Housing Preservation and Development on June 20, 1983.

Resolution for adoption scheduling September 21, 1983 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 34

CB 4

C 830860 PSM

PUBLIC HEARING:

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

(On August 10, 1983, Cal. No. 14, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CB 12

C 831097 HAM

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 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.

(On August 10, 1983, Cal. No. 16, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36
CB 10, 11, 12**C 831166-168 PPM****PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
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.

(On August 10, 1983, Cal. No. 15, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 37**CB 3****C 831150 HAQ****PUBLIC HEARING:**

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.

(On August 10, 1983, Cal. No. 9, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CB 3, 7, 14

C 831188-190 PPQ

PUBLIC HEARING:

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

ULURP #	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 Expway 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	330 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.

(On August 10, 1983, Cal. No. 10, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 39, 40 and 41

[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. 39

CB 3

C 820994 MMQ

PUBLIC HEARING:

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).

(On August 10, 1983, Cal. No. 11, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CB 3

C 820995 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 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.

(On August 10, 1983, Cal. No. 12, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CB 3

C 831226 ZSQ

PUBLIC HEARING:

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 facility are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007.

(On August 10, 1983, Cal. No. 13, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

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

CB 7

C 821103 ZMQ

CONTINUED 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. On August 10, 1983, Cal. No. 41, the hearing was continued to August 31, 1983.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 43

CB 1, 2, 3

C 831191-193 PPR

PUBLIC HEARING:

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
		3066	284	Eastside of Wadsworth Avenue, 291 feet south of Harbor View Place
831192 PPR	2	1632	100	Southside of Fahy Avenue, 478 feet east of Felton Street
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.

(On August 10, 1983, Cal. No. 8, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 44

[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

CONTINUED 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. On August 10, 1983, Cal. No. 39, the hearing was continued to August 31, 1983.)

Withdrawn.

BOROUGH OF BROOKLYN

No. 45**CB 1, 2, 3, 4, 5, 6, 7, 8, 11, 16, 18****C 831177-187 PPK****PUBLIC HEARING:**

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.

(On August 10, 1983, Cal. No. 7, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

Nos. 46, 47 and 48

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

No. 46**CB 10****C 810448 PSX****PUBLIC HEARING:**

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.

(On August 10, 1983, Cal. No. 2, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CB 10

C 810472 ZMX

PUBLIC HEARING:

IN THE MATTER OF a zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, **Section 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.

(On August 10, 1983, Cal. No. 3, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48

CB 10

C 810479 MMX

PUBLIC HEARING:

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.

(On August 10, 1983, Cal. No. 4, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 49

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

C 831169-176 PPX

PUBLIC HEARING:

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.

(On August 10, 1983, Cal. No. 5, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 50

CB 6

C 831211 HDX

PUBLIC HEARING:

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.

(On August 10, 1983, Cal. No. 6, the Commission scheduled August 31, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 51

CB 3

C 831253 HDX

CONTINUED PUBLIC HEARING:

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

The proposed disposition 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 property to be disposed is as follows:

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>

7	2966	1, 22, 25
8	2977	1, 3, 5, 7, 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 proposed land disposition application 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. On August 10, 1983, Cal. No. 28, the Commission continued the hearing to August 31, 1983.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 52

[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

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. On August 10, 1983, Cal. No. 43, the hearing was closed.)

For consideration.

No. 53

CB 12

C 831070 HDM

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

This occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation 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. On August 10, 1983, Cal. No. 45, the hearing was closed.)

For consideration.

No. 54

CB 10

C 831099 HAM

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

- 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. On August 10, 1983, Cal. No. 47, the hearing was closed.)

For consideration.

No. 55

CB 7

C 831100 HAM

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. On August 10, 1983, Cal. No. 48, the hearing was closed.)

For consideration.

No. 56

CB 11

C 831098 HAM

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. On August 10, 1983, Cal. No. 49, the hearing was closed.)

For consideration.

No. 57

[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

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. On August 10, 1983, Cal. No. 50, the hearing was closed.)

For consideration.

No. 58

CB 2

C 830274 ZSM

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. On August 10, 1983, Cal. No. 51, the hearing was closed.)

For consideration.

CITYWIDE

No. 59

Citywide

CB's K 6, 7, 10

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

S.I. 1, 2, 3

C 830324 BFY

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. On August 10, 1983, Cal. No. 53, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 60**CB 3****C 830837 ZSR**

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. On August 10, 1983, Cal. No. 38, the hearing was closed.)

For consideration.

No. 61

[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**

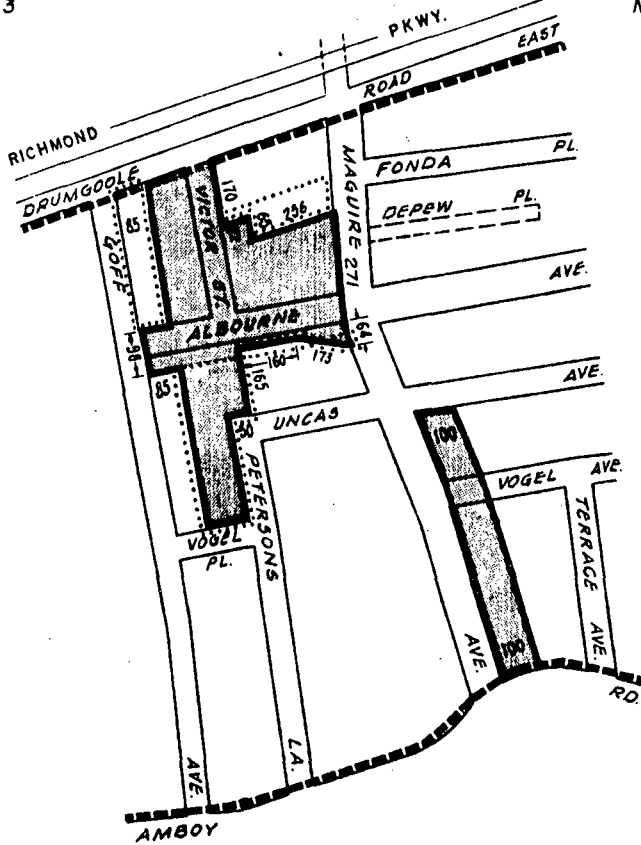
IN THE MATTER OF an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter from the Staten Island Office of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space involving construction of 29 two-family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

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

For consideration.

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. J. J.
Director of Technical Review

Julius J. J. J.
Chief Engineer

SCALE IN FEET



NOTE:

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

-HC-

BOROUGH OF BROOKLYN

No. 62**CB 1****C 830948 HDK**

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

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. On August 10, 1983, Cal. No. 30, the hearing was closed.)

For consideration.

No. 63
CB 3**C 831026 PPK**

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. On August 10, 1983, Cal. No. 31, the hearing was closed.)

For consideration.

No. 64
CB 1**C 831047 PPK**

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.

ULURP NO.	COM. BOARD	NO. OF PARCELS
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. On August 10, 1983, Cal. No. 32, the hearing was closed.)

For consideration.

No. 65

CB 4

C 831048 PPK

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

ULURP #	C.B.	Block	Lot	Location
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. On August 10, 1983, Cal. No. 33, the hearing was closed.)

For consideration.

Nos. 66, 67 and 68

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

No. 66

CB 6

N 831018 HGK

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. On August 10, 1983, Cal. No. 34, the hearing was closed.)

For consideration.

No. 67

CB 6

C 831019 HUK

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. On August 10, 1983, Cal. No. 35, the hearing was closed.)

For consideration.

No. 68

CB 6

C 831020 HDK

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

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:

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

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. On August 10, 1983, Cal. No. 36, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

Nos. 69 and 70

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

No. 69

CB

C 830573 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 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. On August 10, 1983, Cal. No. 18, the hearing was closed.)

For consideration.

No. 70

CB 9

C 831092 HAX

IN THE MATTER OF an application relating to the **designation and disposition of City-owned properties**, pursuant to the Urban Ddevelopment 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. On August 10, 1983, Cal. No. 19, the hearing was closed.)

For consideration.

No. 71

[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

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. On August 10, 1983, Cal. No. 24, the hearing was closed.)

For consideration.

No. 72

CB 3

C 830979 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 to amend the zoning map (Section 3d) changing from an R7-1 District to a C8-3 District property bounded by Minford Place between East 172nd Street a line midway between Southern Boulevard and Minford Place, and a line 125 feet south of East 173rd Street, as shown on a diagram dated June 6, 1983.

(On July 13, 1983, Cal. No. 101, the Commission scheduled August 10, 1983 for a public hearing which has been duly advertised. On August 10, 1983, Cal. No. 25, the hearing was closed.)

For consideration.