

DISPOSITION SHEET - PUBLIC MEETING OF Weds., Oct. 12, 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	46	C831091	HDM		Hearing Closed
2	C830175	MMK		Sched. 11/2/83	47	C831096	HDM		" "
3	C831770	PPK		" "	48	C831982	HAM		" "
4	C830873	ZMK		" "	49	C840038	HDM		" "
5	C840097	HAK		" "	50	C840039	HDM		" "
6	C840104	HAK		" "	51	C831984	PPM	(RUC)	" "
7	C840105	HAK		" "	52	C840090	ZSM	(RUC)	" "
8	C840075	OBS	PPK	" "	53	C831105	ZMM		" "
9	N840193	HAK		" "	54	C831101	HAM		" "
10	C830988	PSR		" "	55	C831311	HAM		" "
11	C831065	GFM		" "	56	N831232	HGM		" "
12	C820528	ZMM		" "	57	C831233	HUM		" "
13	C840042	ZRM		" "	58	C831234	HDM		" "
	NOTICE			" "	59	C831313	HOM		" "
14	C830377	ZSM		" "	60	C840027	HAX		" "
15	N831107	ZRM		" "	61	C840037	HDX		" "
16	C831108	ZMM		" "	62	C831985-988	PPX		" "
17	N830574	ZRM		" "	63	N831416	ZRY		" "
18	C840178	HPM		" "	64	C831208	PPK		Law. Rept. Adp.
19	C840092	MMM		" "	65	C831279-286	PPK		" " "
20	C840093	PIM		" "	66	C831177-187	PPK		" " "
	NOTICE			" "	67	C821061	MMR		Unf. Rept. Adp.
21	C810287	BEQ		" "	68	C831289	PPR		Law. Rept. Adp.
22	C821221	MMQ		" "	69	N821253	RAR		Auth. Appr.
23	C840098	HAG		" "	70	C831256	HDM		Law. Rept. Adp.
24	C840063	HDX		" "	71	C831293	HAM		" " "
25	C840086	OBT	PPQ	" "	72	C831274	PPM		" " "
26	C831093	HDX		" "	73	C831312	HAM		" " "
27	C840099	HAX		" "	74	C830589	HOM		" " "
28	C840103	HAX		" "	75	N831305	ZRY		F.R.A. as modified
29	C840068	PPX		" "	76	C831287-288	PPQ		Law. Rept. Adp.
30	C840069	074	PPX	" "	77	C831263	HDX		" " "
31	C830879	MMK	(RUC)	Hearing Closed	78	C831275-278	PPX		" " "
32	C840028	HAK		" "	79	N831425	HGX		" " "
33	C840029	HAK		" "	*80	C831420	HUX		" " "
34	C840030	HAK		" "	81	C831248	HOX		" " "
35	C840031	HAK		" "	82	C831421	HDX		" " "
36	C830071	GFK		" "	83	C831249	HOX		" " "
37	C830138	GFK		" "	84	C831423	HDX		" " "
38	C831417	PPK	(RUC)	" "	85	C831250	HOX		" " "
39	C831984-993	PPK		" "	86	C831422	HDX		" " "
40	C830094	ZMK		" "	*87	C831424	HDX		" " "
41	C831045	PPR	(RUC)	" "	88	N830815	ZAX		Auth. Appr.
42	C830831	HAR		" "	89	C840219	HAX		Sched. 11/2/83
43	C830859	ZMR		" "					
44	C830362	PPM		" "					
45	C830847	HAM		" "					

Re: Cal. No. 80 and 87, Comm. Bond did not participate.

Cal. No. 52, Vice Ch. Gallent voted "no" (4 yes and 1 no vote) - Rule 105 waived

Present: H. Sturz, Chairman  
M. Gallent, Vice Ch.  
M. Bond, Commissioner  
S. Motley, "  
T. Teah, "

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION

PUBLIC MEETING OF OCTOBER 12, 1983

MATTER NOT ON THE PRINTED CALENDAR - CONSIDERED BY  
UNANIMOUS CONSENT

S C H E D U L I N G

No. 89

CB 1

C 840219 HPX

IN THE MATTER OF a plan and project pursuant to Article 5 of the New York State Private Housing Finance Law, and a related land disposition application. These applications are subject to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed project, tentative by known as Thessalonica Court, would provide low and moderate - income families with 190 units of new construction in one eight story building. The project site is located in the Mott Haven Section of Community District #1, Borough of the Bronx, and comprises the major part of the block bounded by St. Ann's Avenue, St. Mary's Street, Crimmins Avenue and East 141st Streets (block 2556, Lots 2 thru 15, 19, 20, 29, 34, 38, 39, 42, 43, 45, 49 and 51).

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

DISPOSITION.....RESOLUTION ADOPTED SCHEDULING NOVEMBER 2, 1983  
FOR A PUBLIC HEARING.

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

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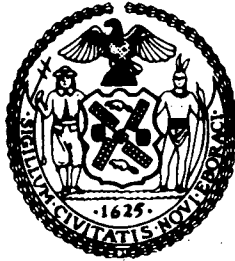
**CITY PLANNING COMMISSION**

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**WEDNESDAY, October 12, 1983**

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



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

**[No. 16]**

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

**Prepared by Lory R. Alcala, 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.

**B**

**CITY PLANNING COMMISSION**

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

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

HOWARD B. HORNSTEIN,

R. SUSAN MOTLEY,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

**ORDER OF BUSINESS AND INDEX**

**WEDNESDAY, October 12, 1983**

**Calendar No. 16**

Roll Call; approval of minutes.....	1
I. Scheduling November 2, 1983.....	1
II. Public Hearings.....	30
III. Reports.....	48

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  
November 2, 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 1614, 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, OCTOBER 12, 1983**

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**No. 1**

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**APPROVAL OF MINUTES OF  
Special Meetings of August 15, 22, 29, 1983  
and Regular Meeting of August 31, 1983**

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, NOVEMBER 2, 1983  
STARTING AT 10 A.M.  
in CITY HALL, MANHATTAN**

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**BOROUGH OF BROOKLYN**

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**No. 2**

**CB 5**

**C 830175 MMK**

*[Proposed elimination of an unneeded street area to consolidate site for a supermarket]*

**IN THE MATTER OF** a map change showing the eliminating, discontinuing and closing of Will Place from a point 10 feet east of Anna Court to Louisiana Avenue, in accordance with Map Nos. 2340 (change in lines and grades) and 2341 (discontinuing and closing) dated January 24, 1983 and signed by the Borough President. The maps were referred by the Board of Estimate on February 10, 1983 (Cal. Nos. 183 and 184)

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 3**

**CB 2**

**C 831770 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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
831770PPK	2	1991	22	A triangular parcel bounded by Fulton Street, Grand Avenue and Putnam Avenue.

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

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 4**
**CB 2****C 830873 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 16c, establishing within an existing R7-1 District, a C1-5 District bounded by a line 200 feet westerly of Emerson Place, a line 100 feet southerly of Myrtle Avenue, a line 440 feet easterly of Hall Street, and Myrtle Avenue, as shown on a diagram dated August 15, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 5**
**CB 2****C 840097 HAK**

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

Approval of three separate matters is required:

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

Address	Block	Lot
66 St. James Place	1946	30

- 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 August 5, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 6**
**CB 5****C 840104 HAK**

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

Approval of three separate matters is required:

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

Address	Block	Lot
783 Sutter Avenue	4026	35

- 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 HPD on August 8, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**



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**No. 7**
**CB 1****C 840105 HAK**

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

Approval of these matters is required:

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

Address	Block	Lot
1086 Manhattan Avenue	2496	7

- 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 HPD on August 8, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 8**
**CB 1,2,3,4,5,6,7,8,13,15,16****C 840075-085 PPK**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 241 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840075 PPK	1	1
840076 PPK	2	17
840077 PPK	3	57
840078 PPK	4	105
840079 PPK	5	15
840080 PPK	6	25
840081 PPK	7	2
840082 PPK	8	2
840083 PPK	13	3
840084 PPK	15	1
840085 PPK	16	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 November 2, 1983 for a public hearing.**

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**No. 9**
**CB 2****N 840193 HAK**

**IN THE MATTER OF** an application relating to the **disposition of City-owned property**, pursuant to the Urban Development Action Area Act.

Approval of three separate matters is requested:

- 1) The designation as an Urban Development Action Area of City-owned property located in community District #2, Borough of Brooklyn:

Address	Block	Lot
494 Atlantic Avenue	185	14

- 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 September 2, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**


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**No. 10****CB 3****C 830988 PSR**

*[Acquisition of four parcels of private property to consolidate the South Richmond Designated Open Space]*

**IN THE MATTER OF** an application by the Division of Real Property under the provisions of Section 197-c of the New York City Charter for the **acquisition of private property within the South Richmond Designated Open Space**.

The properties proposed for acquisition are located as follows:

Block	Lot	Location
6400	40, 41	Lipsett Avenue, bet. Boardwalk Ave., & Ocean View Avenue.
6563	1	Corner of Jansen St., & Kingdom Avenue
5904	Part of 128	Tennyson Drive Bet. Woods of Arden Rd. & Hales Avenue.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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## BOROUGH OF MANHATTAN

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No. 11

CB 1

C 831065 GFM

*[Proposed 10 year renewal of a revocable consent to continue to maintain and use three pedestrian bridges at St. Andrews Plaza.]*

**IN THE MATTER OF** a proposed 10-year renewal of a revocable consent application by the U.S.A. General Services Administration to continue to maintain and use: Two enclosed pedestrian bridges over and across Cardinal Hayes Place, between St. Andrews Plaza and Pearl Street; and an open pedestrian bridge located at the easterly side of St. Andrews Plaza (Police Plaza), between Cardinal Hayes Place and Park Row, in C6-4 and C6-1 districts.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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Nos. 12 and 13

*[Proposed amendment of the Zoning Map and of the Zoning Resolution for the purpose of permitting residential conversion and new construction in the meat market, West Village area.]*

No. 12

CB 2

C 820528 ZMM

**IN THE MATTER OF** a Zoning Change, pursuant to Section 197-c and 201 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 8b and 12a, changing from M1-5, C8-4 and R6 Districts to a C6-2A District property bounded by Gansevoort Street, Washington Street, Jane Street, a line 125 feet easterly of Washington Street, West 12th Street, a line 110 feet westerly of Washington Street, Jane Street and West Street, as shown on a diagram dated August 22, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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No. 13

CB 2

C 840042 ZRM

**IN THE MATTER OF** amendments, pursuant to Section 201 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Sections 11-12, 33-01, 33-123, 33-126, 34-01, 34-115, 35-01 and 35-26, creating a C6-2A district which encourages lower buildings built to the street line with greater lot coverage as follows:

**PROPOSED TEXT AMENDMENTS  
CREATING C6-2A ZONING DISTRICTS**

**11-12  
Establishment of Districts**

\* \* \*

**C6-2     General Commercial District**

**C6-2A    General Central Commercial District**

**+ C6-2M   General Central Commercial District**

\* \* \*

**33-01  
Applicability of this Chapter**

\* \* \*

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

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

**All C6-2A Districts located within Manhattan Community District 2 shall comply with the regulations of C6-2 Districts except as set forth in Sections 33-123, 33-126.**

\* \* \*

**33-123  
Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts.**

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

**MINIMUM FLOOR AREA RATIO**

\* \* \*

4.80		C4-2		C8-2
		C4-3		
6.00			C6-1A	
			C6-2A	
	C1-6	C-4	C6-1	C8-3
6.50	C1-7 C2-6	C4-5	C6-2	C8-4

\* \* \*

**33-126  
Special Provisions for C6-2A Districts located within Manhattan Community District 2**

The following provisions shall apply to all C6-2A Districts located within Manhattan Community District 2.

**In a C6-2A District, the maximum permissible floor area ratio on a zoning lot shall not exceed 6.0.**

In addition, the following requirements shall apply to all developments or enlargements on such zoning lots.

**A. Street Walls and Height and Setback Regulations**

The requirements of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall not apply to any developments or enlargements within a C6-2A District.

**1. Narrow Streets**

The front height and setback regulations of Section 33-432 shall apply to all developments and enlargements on a zoning lot which has frontage exclusively on one or more narrow streets and is not within 100 feet of an intersection with a wide street.

**2. Wide Streets**

**(a) Mandatory Street Walls**

- (i) The street wall of all developments or enlargements on a zoning lot having a frontage on a wide street shall extend along the full length of its street line fronting on such wide street, without a setback for a height of 85 feet above the curb level or the full height of the building, whichever is less.
- (ii) Where the street wall of an existing building with a height less than 85 feet above curb level was constructed with a setback from the street line, enlargement of such buildings may be permitted by vertical extension of its existing wall.
- (iii) Street Wall recesses are permitted above the level of the second story ceiling, or 23 feet above curb level, whichever is less, provided that the aggregate length of all recesses at the level of any story does not exceed 50 percent of the length of the street wall. The depth of such recesses shall not exceed 10 feet. Street wall openings or recesses of 10 feet or less in depth, are permitted below the level of the second story ceiling, for entrances or windows only.

**(b) Height and setback**

Between a height of 85 feet and 100 feet above curb level a street wall may extend vertically without a setback. Above a height of 100 feet all street walls shall be set back. The initial setback distance shall be 20 feet on a narrow street and 15 feet on a wide street. Above a height of 100 feet, the building shall not penetrate the sky exposure planes of 2.7 to 1 on a narrow street and 5.6 to 1 on a wide street. The sky exposure planes shall begin at a height of 85 feet above curb level.

**(c) Zoning Lots Fronting on Wide and Narrow Streets**

The mandatory street wall and height and setback requirements shall also apply to all developments or enlargements along all street lines of narrow streets within 60 feet of their intersection with the street lines of wide streets. For the next 30 feet along the street line of a narrow street, the street walls of all developments or enlargements shall be within 10 feet of the street line. Such street wall shall have a minimum height of 25 feet above curb level, and shall comply with the front height and setback regulations of Section 33-432.

**B. Yard and Court Regulations**

The yard and court regulations of a C6-2 District shall apply.

### **C. Off-Street Parking and Loading Regulations**

The off-street loading regulations of a C6-2 District shall apply. The off-street parking regulations of Article 1, Chapter 3 shall apply.

34-01

Applicability of this Chapter

\* \* \*

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

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

All C6-2A Districts located within Manhattan Community District 2 shall comply with the regulations of C6-2 Districts except as set forth in Section 34-115.

\* \* \*

34-115

Special Provisions for C6-2A Districts located within Manhattan Community District 2

The following provisions shall apply to all C6-2A Districts located within Manhattan Community District 2.

In C6-2A Districts, the maximum floor area ratio for a residential building shall not exceed 6.0. The bulk regulations set forth in Section 33-126 shall apply to all residential developments or enlargements. In addition, the following provisions shall apply to residential developments:

#### **A. Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**

In a C6-2A District, height factor, the open space, lot coverage and lot area per room regulations of Article III, Chapters 3 and 4, are not applicable. In lieu thereof, the maximum permitted lot coverage on a zoning lot shall not exceed 80 percent of the lot area on a corner lot and nor more than 70 percent of the lot area on an interior or through lot. For the purposes of this Section, any permitted obstructions on a zoning lot pursuant to Section 23-44 or Section 24-33 shall not count as lot coverage. The minimum lot area per dwelling unit shall be 110 square feet. At least 30 percent of the gross roof area of a residential building shall be developed for recreational use accessible to all residential occupants of said building and their guests.

#### **B. Noise Reduction**

All new developments or enlargements shall be required to have double glazing on all windows in dwelling units within such development or enlargement and shall contain alternative means of ventilation. Existing legal residential uses shall not be required to have double-glazed windows.

#### **C. Yard and Court Regulations**

The Yard and court regulations of an R8 District shall apply except that on a through lot the provisions of paragraphs (b) and (c) in Sections 23-533 and 24-382 (Required Rear Yard Equivalent) and Section 23-71 (Minimum Distance between Buildings on a Single Zone Lot) shall be inapplicable.

#### **D. Off-Street Parking and Loading Regulations**

**The off-street loading regulations of an R8 District shall apply. The off-street parking regulations of Article 1, Chapter 3 shall apply.**

\* \* \*

**35-01**

**Applicability of this Chapter**

\* \* \*

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

**All C6-2A Districts located within Manhattan Community District 2 shall comply with the regulations of C6-2 Districts except as set forth in Section 35-26.**

**35-26**

**Special Provisions for C6-2A Districts located within Manhattan Community District 2**

**The following provisions shall apply to all C6-2A Districts located within Manhattan Community District 2.**

**In C6-2A Districts, the maximum floor area ratio for a mixed building shall not exceed 6.0. The bulk regulations set forth in Section 33-126 shall apply to all mixed building developments or enlargements. In addition the following provisions shall apply to all mixed building developments:**

**A. Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**

**In a C6-2A District, height factor, the open space, lot coverage and lot area per room regulations of Article III, Chapters 3 and 4, are not applicable. In lieu thereof, the maximum permitted lot coverage on a zoning lot shall not exceed 80 percent of the lot area on a corner lot and not more than 70 percent of the lot area on an interior or through lot. For the purposes of this Section, any permitted obstructions on a zoning lot pursuant to Section 23-44 of Section 24-33 shall not count as lot coverage. The minimum lot area per dwelling unit shall be 110 square feet. At least 30 percent of the gross roof area of a residential building shall be developed for recreational use accessible to all residential occupants of said building and their guests.**

**B. Noise Reduction**

**All new developments or enlargements shall be required to have double glazing on all windows in dwelling units within such development or enlargement and shall contain alternative means of ventilation. Existing legal residential uses shall not be required to have double-glazed windows.**

**C. Yard and Court Regulations**

**The yard and court regulations of an R8 District shall apply to the residential portions of a mixed building except that on a through lot the provisions of paragraphs (b) and (c) in Sections 23-533 and 24-382 (Required Rear Yard Equivalent) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall be inapplicable.**

**D. Off-Street Parking and Loading Regulations**

**The off-street loading regulations of a C6-2 District shall apply. The off-street parking regulations of Article 1, Chapter 3 shall apply.**

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**NOTICE**

**CB 2**

**Borough of Manhattan**

On November 2, 1983 at 10:00 a.m. in City Hall, New York, New York a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed zoning map and zoning text change from M1-5 and C8-4 to C6-2A, in order to allow residential conversion and new residential construction in the Meat Market - West Village area pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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**No. 14**

**CB 7**

**C 830377 ZSM**

**IN THE MATTER OF** an application, pursuant to Section 74-782 of the Zoning Resolution from Florence Ferber 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 5,0000 square feet on property located on the east side of Lafayette Street between Prince and Jersey Streets (**285 Lafayette Street**) within the SoHo, M1-5B district, Borough of Manhattan.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**Nos. 15 and 16**

*[Proposed zoning text amendments and zoning map changes concerning the Special Lower Manhattan Mixed Use District.]*

**No. 15**

**CB 1**

**N 831107 ZRM**

**IN THE MATTER OF** various amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Article XI, Chapter 1, as follows:

Matter in **Bold Type** is new;

Matter in Brackets [ ], is old, to be deleted;

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

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**Article XI**  
**Special Purpose Districts**  
**(continued)**

**Chapter 1 Special Lower Manhattan Mixed Use District**

**†111-00 GENERAL PURPOSES**

The Special District established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) To retain adequate wage, job producing stable industries within Lower Manhattan;
- (b) To protect light manufacturing and to encourage stability and growth in Lower Manhattan by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible;



- (c) To provide a limited new housing opportunity of a type and at a density appropriate to this industrial zone;
- (d) To insure the provision of safe and sanitary housing units in converted buildings;
- (e) To promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

### 111-01 DEFINITIONS

For purposes of this Chapter, matter in *italics* is defined in Section 12-10 (definitions) and in Section 111-01 (Definitions).

*Special Lower Manhattan Mixed Use District* (repeated from Section 12-10)

The Special Lower Manhattan Mixed Use District is a Special Purpose District designated by the LETTERS "LMM," in which special regulations set forth in Article XI Chapter 1 apply. The LMM District and its regulations supplement or supersede those of the districts on which it is superimposed.

*Loft Dwelling* (Repeated from Section 12-10).

A "loft dwelling" is a *dwelling unit* in the Special Lower Manhattan Mixed Use District, in a *building* designed for non-residential use erected prior to December 15, 1961. Regulations governing *loft dwellings* are set forth in Article XI Chapter-1 (Special Lower Manhattan Mixed Use District).

*Joint Living-Work Quarters for Artists* (Repeated from Section 12-10)

A "joint living-work quarters for artists" consists of one or more *rooms* in a non-residential *building*, on one or more floors, which are arranged and designed for use by, and are used by not more than four non-related *artists*, or an *artist* and his family maintaining a common household, with lawful cooking space and sanitary facilities including the requirements of the Housing Maintenance Code, and including adequate working space reserved for the *artist* or *artists* residing therein. An *artist* is a person so certified by the New York City Department of Cultural Affairs. Regulations governing *joint living-work quarters for artists* are set forth in Section 42-14D (Use Group 17—Special Uses), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists), 74-78 (Conversion of Non-Residential Buildings) and 42-141 (Modification by certification of the City Planning Commission of *uses* in M1-5A and M1-5B Districts), and Article XI Chapter 1 (Special Lower Manhattan Mixed Use District).

### 111-02 GENERAL PROVISIONS

The provisions of this Chapter shall apply to all *developments, enlargements, extensions, alterations, accessory uses, open and enclosed*, and changes in *uses* within the special district.

*Loft Dwellings and joint living-work quarters for artists* are permitted *uses* within the Special District, and are subject to the *bulk* requirements of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists).

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

### 111-03 DISTRICT MAP

The District Map for the Special Lower Manhattan Mixed Use District (Appendix A) identifies specific areas comprising the Special District in which special Zoning regulations carry out the general purposes of the Special Lower Manhattan Mixed Use District. These areas are as follows:

Area [A] A1—General Mixed Use Area

Area A2—Limited Mixed Use Area (Commercial and Residential Uses)

Area A3—Limited Mixed Use Area (Commercial and Residential Uses)

Area B<sub>1</sub>—Limited Mixed Use Area

Area B<sub>2</sub>—Limited Mixed Use Area

## 111-10 SPECIAL USE REGULATIONS

### †111-101

#### LOCATION OF PERMITTED USES IN BUILDINGS CONTAINING LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS.

- (a) Within Area A<sub>1</sub>, *loft [Loft] dwellings and joint living-work quarters* for artists are not permitted below the floor level of the [third] *second story*.
- (b) Within Areas A<sub>2</sub> and A<sub>3</sub>, *dwelling units or loft dwellings* are not permitted below the floor level of the *second story*.
- (c) Within Areas B<sub>1</sub> and B<sub>2</sub>, *loft dwellings and joint living-work quarters for artists* are not permitted below the floor level of the *third story*.

### 111-102

#### Use Restrictions

Except in Areas A<sub>2</sub> and A<sub>3</sub>, [Use] use of the ground floor in *buildings* constructed prior to March 10, 1976 shall be restricted to uses listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that

- (a) In *buildings* having frontage on Chambers Street, Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor uses shall be permitted in conformance with the underlying districts, or
- (b) Where such use occupied the ground floor of a *building* prior to March 10, 1976, ground floor uses shall be permitted in conformance with the underlying districts.

### 111-103

#### Additional Use Restrictions [in Area B<sub>1</sub> and B<sub>2</sub>.]

- (a) Within Areas A<sub>2</sub> and A<sub>3</sub>, for all *developments or enlargements, extensions, or changes of use*, uses located on the ground floor level, or within 5 feet of *curb level*, shall be limited to uses in Use Groups 5 through 12.
- (b) Within Area B<sub>1</sub> and Area B<sub>2</sub> *loft dwellings and joint living-work quarters for artists* shall be permitted in *buildings* where the lot coverage is less than 5,000 square feet. *Loft dwellings and joint living-work quarters for artists* shall be permitted in other *buildings or other structures* only by special permit of the City Planning Commission pursuant to Section 74-782 (Special Permit).

However, within the Area B<sub>1</sub> bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, *loft dwelling units or joint living-work quarters for artists* above the level of the second floor, which the Chairman of the City Planning Commission determines were occupied on September 1, 1983 shall be a permitted use, provided that a complete application for a determination of occupancy is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than (six months after the effective date of this amendment). For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy on September 1, 1983 shall be deemed to permit *residential use as-of-right* for such *loft dwelling units or joint living-work quarters for artists*.

### 111-104

#### Special Provisions for [Area B<sub>2</sub>] Areas A<sub>2</sub>, A<sub>3</sub> and B<sub>2</sub>

## (a) Area A2

The regulations applicable to a C6-3 District shall apply to all new *developments and enlargements*, except as set forth herein.

## 1. Maximum floor area ratio

No floor area bonuses shall be permitted in Area A2.

The maximum floor area ratio permitted shall be 7.52. In no case shall the floor area ratio of the commercial portion of the building be more than 6.0.

## 2. Open space and lot coverage regulations

The open space and lot coverage regulations of Article II, Chapter 3, and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the maximum permitted lot coverage on a zoning lot shall not exceed 80 percent of the lot area. However, any permitted obstructions on a zoning lot pursuant to Sections 23-44, 24-12 or 33-23 shall not count as lot coverage.

## 3. Lot area per room regulations

The lot area per room regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the minimum required lot area per dwelling unit shall be 100 square feet.

## 4. Yard and court regulations

The yard and court regulations of a C6-3 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533, 24-382 (Required Rear Yard Equivalents) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single zoning lot within Area A2, if a *development or enlargement* results in two or more buildings or portions of buildings detached from one another at any level, such buildings or portions of buildings shall at no point be less than eight feet apart.

## 5. Height factor, front height and setback regulations

The height factor and front height and setback regulations of a C6-3 District shall not apply. Also, the alternate front setback and tower regulations are not applicable. In lieu thereof, front building walls are required to be built for the full length of the front lot line on wide and narrow streets, as provided below. Along wide streets, there shall be a mandatory front building wall built at the front lot line which shall rise for a minimum of 60'-0" above curb level and to a maximum of 100 feet above curb level. However, the overall average height of the mandatory front building wall along a wide street shall be no less than 85'-0" above curb level. These mandatory front building wall requirements shall also apply to all developments or enlargements along street lines of narrow streets within 80 feet of their intersection with the street lines of wide streets. Notwithstanding the above requirements, for the 25 feet of a zoning lot along a narrow street furthest from the intersection with a wide street, the height of the street wall shall not be greater than 60'-0" above curb level, or the height of the adjacent building, whichever is greater. In addition to the above requirements, the remainder of the mandatory front building wall along a narrow street shall extend at the street line for a height no less than 60'-0" above curb level, and no more than 85'-0" above curb level. Recesses in all such mandatory front building walls for architectural or decorative purposes are permitted, at any story above the level of the second story ceiling, to the amount of 25 percent of the aggregate area of the wall at each story, provided the depth of any such recess does not exceed 10 feet.

## 6. Curb cuts

Curb cuts shall not be permitted on Greenwich Street, Murray Street, and Chambers Street.

## (b) Area A3

The regulations applicable to a C6-4 District shall apply to all new *developments and enlargements*, except as set forth herein.

1. **Maximum floor area ratio**  
No floor area bonuses shall be permitted.
2. **Lot area per room regulations**  
The lot area per room regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the minimum required lot area per dwelling unit shall be 75 square feet.  
No density or lot area bonuses shall be permitted.
3. **Yard and court regulations**  
The yard and court regulations of a C6-4 District shall apply except that on a through lot the provisions of paragraphs (b) and (c) in Sections 23-533, 24-382, 33-283 (Required Rear Yard Equivalents) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single zoning lot within Area A3, if a development or enlargement results in two or more buildings or portions of buildings detached from one another at any level, such buildings or portions of buildings shall at no point be less than eight feet apart.
4. **Front height and setback regulations**  
The front height and setback and the alternate front setback regulations of a C6-4 District shall not apply. In lieu thereof, front building walls are required to be built for the full length of the front lot line on wide and narrow streets, as provided below. Along Murray Street, the mandatory front building wall shall be built parallel to the street line, but with an initial setback at the ground, of 10 feet from the street line. Such building wall shall rise for a minimum of 85'-0" above the curb level and a maximum of 125'-0" above curb level. Along all wide streets and narrow streets, except Murray Street, there shall be a mandatory front building wall built at the front lot line which shall rise for a minimum of 85'-0" above curb level and a maximum of 125 feet above curb level. Recesses in such mandated front building walls for architectural or decorative purposes are permitted, at any story above the level of the second story ceiling, to the amount of 25 percent of the aggregate area of the wall at each story, provided the depth of any such recess does not exceed 10 feet. At the height of 125'-0" above curb level, there shall be a minimum setback, from the plane of the mandatory front building wall, of 10 feet on wide streets, and fifteen feet on narrow streets, except on Park Place. At the height of 165'-0" above curb level, the development or enlargement shall follow the bulk regulations of the underlying C6-4 zoning district.
5. **Curb cuts and loading requirements**  
New developments or enlargements must be served by drive-through loading facilities. Curb cuts shall not be permitted on Greenwich Street and Murray Street.

(c) **Area B<sub>2</sub>**

In area B<sub>2</sub> except as modified by the express provisions of this chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2-4 districts.

# **111-11 BULK REGULATIONS FOR BUILDINGS CONTAINING LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS**

Joint living-work quarters for artists located within the district shall comply with all the bulk regulations of this section applicable to loft dwellings.

## **111-111**

### **Loft Dwelling Requirements**

- (a) All loft dwellings shall have one or more windows which open into a street or a yard of 30 feet minimum depth.
- (b) The minimum floor area contained within a loft building shall be not less than 2,000 s.f., except that:

- (i) where a *loft dwelling* occupies the entire usable area of a floor there shall be no minimum *floor area*; or
  - (ii) where a *loft dwelling* has a minimum clear width of 14 feet throughout and has windows opening onto both a *street* and a *yard* which has a depth of 10 percent of the depth of the *loft dwelling* there shall be no minimum *floor area*; or
  - (iii) where the ratio in a *loft dwelling* of the window area opening onto a *street* or a *yard* of 30 feet minimum depth to the floor area contained within the *loft dwelling* exceeds 5 percent, the minimum *floor area* contained within the *loft dwelling* may be reduced by 200 s.f. for each additional percent, to a ratio of 10%; or
  - (iv) where the ratio in a *loft dwelling* of the window area opening onto a *street* or a *yard* of 30 feet minimum depth to the *floor area* contained within the *loft dwelling* equals or exceeds 10 percent, there shall be no minimum *floor area*.
- (c) In no event shall the number of *loft dwellings* exceed one per 1,000 s.f. of *floor area* devoted to *loft dwellings*.
- †(d) No *building* containing *loft dwelling* shall be *enlarged*, except that mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual *loft dwellings*, provided that the gross *floor area* of each mezzanine does not exceed 33 1/3 percent of the *floor area* contained within such *loft dwelling*. Such mezzanines are permitted only in *buildings* with an existing *floor area ratio* of 12 or less, and only between existing floors that are to remain.

No mezzanine shall be included as *floor area* for the purpose of calculating the minimum required size of a *loft dwelling* or for calculating *floor area* devoted to *loft dwellings*.

#### 111-112

##### Open Space Equivalent

At least 30 percent of the gross roof area of a *building* containing 15 or more *loft dwellings* shall be developed for recreational use.

For each additional *loft dwelling*, 100 square feet of additional roof area shall be developed for recreational use up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said *loft dwellings* and their guests for whom no fees are charged.

#### 111-20 MINOR MODIFICATIONS

##### 111-201

The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third story of a *building* and Section 111-102 relating to use restrictions in floor area on the ground floor may be modified provided that the Commissioner of Buildings certifies that

- (a) The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third story of a *building* may be modified provided that the Chairman of the City Planning Commission determines that such *floor area*
  - (i) has been vacant since March 10, 1976, or
  - (ii) was occupied as a *loft dwelling* or *joint living-work quarters for artists* on September 1, 1980.

A complete application for minor modification under this provision shall be filed not later than June 21, 1983. Such application may be filed by the owner of the *building* or the occupant of the *floor area* for which such modification is requested. For the purposes of Article 7C of the New York Multiple Dwelling Law, such determination of occupancy shall be deemed to permit residential use as-of-right for such *loft dwelling* or *joint living-work quarters for artists*.

- (b) The requirements of Section 111-102 relating to *use* restrictions for *floor area* on the ground floor may be modified provided that the Chairman of the City Planning Commission determines that such *floor area*
  - (i) has been vacant since March 10, 1976, or
  - (ii) was occupied on September 1, 1980 by a *use* permitted in the underlying district but not otherwise permitted pursuant to the provisions of Section 111-102.

A complete application for minor modification under this provision shall be filed not later than June 21, 1983.

#### 111-202

On application, the Chairman of the City Planning Commission may grant minor modifications to the following provisions of this chapter:

- (a) The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third story of a building in Areas B1 and B2, and Section 111-102 relating to *use* restrictions in floor area on the ground floor may be modified provided that the Chairman of the Commission finds that the owner of the space has made a good faith effort to rent such space to a mandated use at fair market rentals. Such efforts shall include but not be limited to: advertising in local and city wide press, listing the space with brokers, notifying the New York City Office of Economic Development and informing local and city wide industry groups. Such efforts shall have been actively pursued for a period of no less than six months for buildings under 3600 sq. ft. and one year for buildings over 3600 sq. ft. prior to the date of the application.
- (b) The requirements of Section 111-111 relating to *loft dwellings* may be modified provided that the Chairman of the Commission has administratively certified to the Department of Buildings that the design of the *loft dwellings* or *joint living-work quarters for artists* provides sufficient light and air to allow minor modifications of these provisions.
- (c) The requirements of Section 111-112 relating to roof top *open space* may be modified provided that the Chairman of the Commission has administratively certified to the Department of Buildings that the roof either is unsuited for *open space* use or cannot be made suitable for *open space* use at reasonable cost.

A developer must send a copy of any request for modification pursuant to this section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 30 days of such notification.

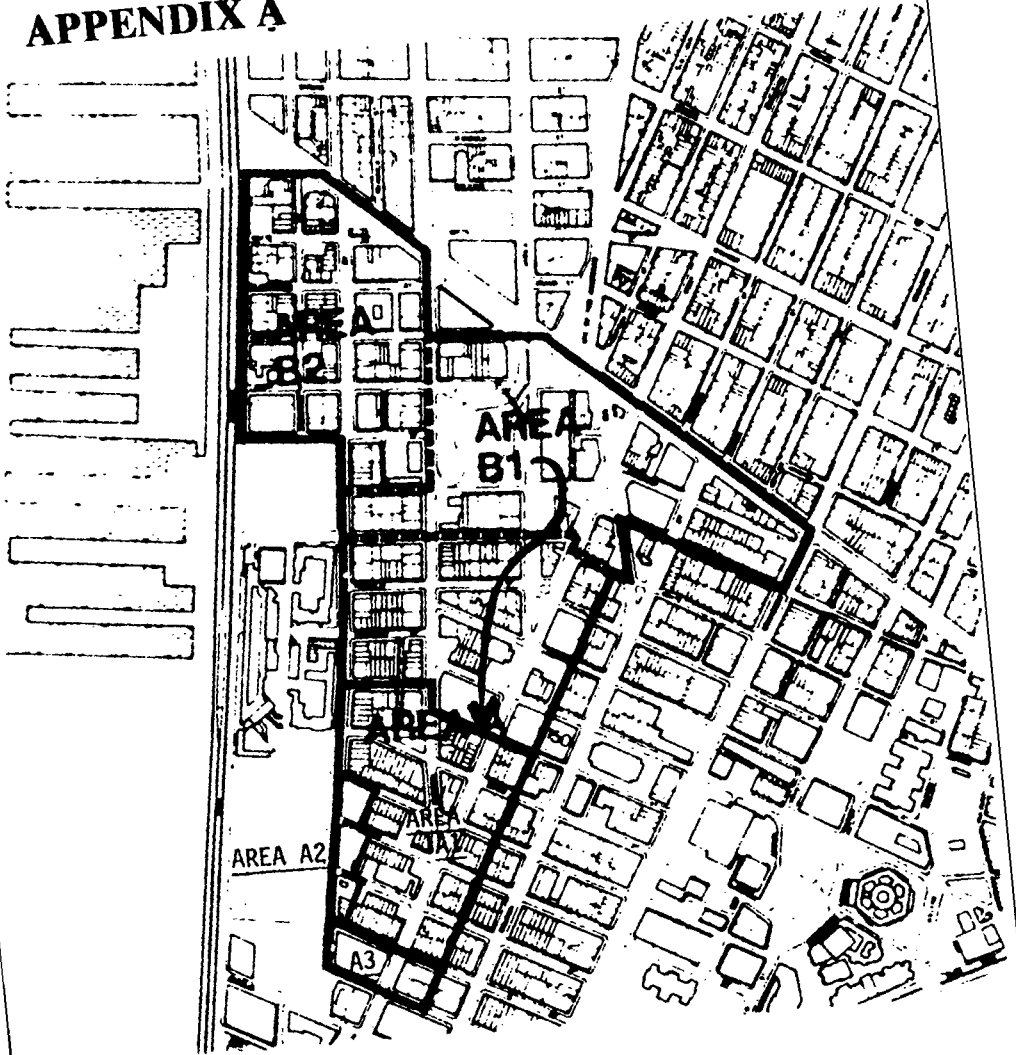
#### 111-21 NOTICE OF FILING TO CREATE LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS

†A duplicate copy of the application for an alteration permit shall be sent to the City Planning Commission by the applicant for information purposes only. No building permit shall be issued by the Buildings Department for such *loft dwellings* or *joint living-work quarters for artists* without the acknowledged receipt of such notice by the City Planning Commission.

#### 111-22 Conversion Contribution

Prior to the issuance of an Alteration Permit for *loft dwellings* or *Joint living-work quarters for artists use*, the owner shall pay a conversion contribution in accordance with the provisions of Ar-

# APPENDIX A



## DISTRICT MAP

AREA [A] A1: General Mixed Use Area

AREA A2: Limited Mixed Use Area (Commercial and Residential Uses)

AREA A3: Limited Mixed Use Area (Commercial and Residential Uses)

AREA B1: Limited Mixed Use Area

AREA B2: Limited Mixed Use Area

ticle 1, Chapter 5.

# 111-30

## Environmental Conditions for Areas A2 and A3

1. *All developments or enlargements shall be subject to Ambient Noise Quality Zone Regulations.* \* Uses listed in Use Group 11A shall be subject to the performance standards of an M-1 District.
2. All new dwelling units shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required.

\*Ambient Noise Quality Zone Regulations for an N-2 District as set forth in the Noise Control Code for the City of New York, Article VI(B).

Resolution for adoption scheduling November 2, 1983 for a public hearing.

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## No. 16

### CB 1

### C 831108 ZMM

A zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the zoning map, Sections 12a and 12b; within the Special Lower Manhattan Mixed Use District:

- a) changing from an M1-5 district to a C6-3 district property bounded by the center line of Greenwich Street, the center line of Reade Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Reade Street, the center line of Chambers Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Chambers Street, the center line of Warren Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Warren Street, and the center line of Murray Street; and
- b) changing from an M1-5 district to a C6-4 district property bounded by the center lines of Park Place, Greenwich Street and Murray Street and a line 150 feet west of the westerly line of Church Street; as shown on a diagram dated August 22, 1983.

Resolution for adoption scheduling November 2, 1983 for a public hearing.

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## No. 17

### CB 1

### N 830574 ZRM

[Proposed zoning text amendments concerning the Special Greenwich Street Development District.]

IN THE MATTER OF various amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Article VIII, Chapter 6, as follows:

Matter in **Bold Type** is new;

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

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



\* \* \*

**86-055****Loggia**

A *loggia* is a continuous covered space within a *zoning lot* which effects a pedestrian connection as required in the District Plan and which

- (a) is located along a *street line*
- (b) is located above the level of the *street* such that it may not qualify as an *arcade*;
- (c) may be [is] open, except for building columns and railing, to the air space over the *street* through-out its length, or may be enclosed, by a colorless, untinted, non-reflective, transparent material, except that it may contain a base wall of opaque material up to a maximum height of 18 inches from the finished floor level, and if enclosed, it must therefore be heated and air conditioned (during the appropriate periods),
- (d) has a minimum continuous width of 15 feet unobstructed except for building columns,
- (e) has a minimum height of 20 feet,
- (f) is open to the public at all hours, and
- (g) is designed so as to allow connection with all contiguous elements of the District Plan, and match the height of contiguous connecting circulation elements.

\* \* \*

**86-072****Building walls along certain street lines**

Notwithstanding any other provision of this Chapter, where the District Plan shows a mandatory requirement for a *development* to be built to a *street line*, any such *development* shall have an exterior wall (i) coincident with such *street line*, (ii) constructed along the entire length of the portion of the *street line* bounding the *zoning lot* and (iii) with regard to the block listed below, rising, without setback, for a height above *curb level* of not less than the amount specified below:

- (a) For blocks 13N, 20S, 20N and 21, a height of not less than 85 feet.
- (b) For Block 13S, a height of not less than 85 feet, provided, however, if Block 13S is *developed* as one *development*, such *development* shall rise at the *street line* of Battery Place and of Broadway, without setback, to a minimum height of 35 feet but not exceeding 85 feet, except that the tower of such *development* shall rise, without setback, for its full height at the southeast corner of such block.
- (c) For Block 56N, a height of not less than 200 feet above *curb level*, or the full height of the *building*, whichever is less.

Where *building walls* are mandated to be built at the *street line*, such mandated front *building wall* requirements are optional along *streets* that intersect with *streets* having mandated front *building wall* requirements. In no case shall such optional front *building walls* extend for a distance from the intersection more than 1.5 times the width of the *street* along which such optional *building wall* fronts.

If an open area is provided along the full length of the portion of the *front lot line*, not subject to optional front *building wall* requirements, the provisions of Section 33-44 (Alternate Front Setbacks) may apply.

\* \* \*

## APPENDIX B

### Block 15

#### Mandatory Lot Improvements

- (a) A *pedestrian connection* between PCI:1 (above the level of Washington Street) and West Street (above street level about midway on the west *lot line*).
- (b) Build to *lot line* on Battery Place.
- (c) Build to *street line* on West Street.

### Block 17S

[No designated improvements.]

#### Mandatory Lot Improvements

- (a) Build to *street line* on West Street.

### Block 17N

[No designated improvements.]

#### Mandatory Lot Improvements

- (a) Build to *street line* on West Street.

\* \* \*

### Block 52N

#### Mandatory Pedestrian Circulation Improvements

*PCI:C.* An open pedestrian bridge spanning Greenwich Street between the north end of the east *lot line* of block 54N and the north end of the west *lot line* of block 52N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 54N has not been redeveloped to provide the *pedestrian connection*.

*PCI:D.* An open pedestrian bridge spanning Trinity Place between the east *lot line*, near its middle, of block 52N and the west *lot line*, near its middle, of block 50N and a stair or ramp from the east of the bridge down to the level of Liberty Plaza and providing pedestrian access between Liberty Plaza and the elevated public pedestrian circulation system required in block 52N.

#### Mandatory Lot Improvements

- (a) Build to *street line* on Trinity Place and Liberty Street.
- (b) A *pedestrian connection* open to the public at all hours, with commodious, and obviously public, access from Trinity Place, between PCI:3 and street level near the corner of Liberty Street and Trinity Place.
- ▲ (c) A *pedestrian connection* between PCI:D and street level near the corner of Liberty Street and Trinity Place.
- (d) A *pedestrian connection* between PCI:D and PCI:C.

#### Preferred Lot Improvements

- (a) A *shopping arcade* along Greenwich Street and Cedar Street.
- (b) A *covered pedestrian space* along Trinity Place (the east *lot line*). This *covered pedestrian space* may qualify for bonus *floor area* under the provisions of Section 86-08 (Modification

of Special Permit Regulations) if, in addition to meeting the requirements set forth in Section 86-059, the *covered pedestrian space* provides

- (1) a public space in which the stairs from the sidewalk on Liberty Street are replaced by a *pedestrian connection*, including one pair of 32 inch wide escalators, between PCI:3 (pedestrian tunnel under Liberty Street to the World Trade Center concourse) and street level.
- (2) a *pedestrian connection*, including one pair of 32 inch wide escalators between the elevated system of *pedestrian connections* (PCI:D—the *open pedestrian bridge* across Trinity Place and the *pedestrian connection* between PCI:D and PCI:C) and street level.
- (3) for the penetration of daylight down to the level of PCI:D, and
- (4) by such means as an *arcade*, a greater sidewalk width along the west side of Trinity Place while preserving the street wall by building to the east *lot line*.
- (c) An open [A] *loggia* along Liberty Street (the north *lot line*) providing a *pedestrian connection* between PCI:D and PCI:C.

#### **Block 55S**

[No designated improvements.]

#### **Mandatory Lot Improvements**

- (a) Build to *street line* on West Street.

#### **Block 55N**

[No designated improvements.]

#### **Mandatory Lot Improvements**

- (a) Build to *street line* on West Street.

#### **Block 56S**

[No designated improvements.]

#### **Mandatory Lot Improvements**

- (a) Build to *street line* on West Street.

#### **Block 56N**

#### **Mandatory Pedestrian Circulation Improvements**

*PCI:A*. An *open pedestrian bridge* spanning Washington Street between the north end of the east *lot line* of block 56N to the north end of the west *lot line* of block 54N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 54N has not been redeveloped to provide the *pedestrian connection*.

#### **Mandatory Lot Improvements**

- (a) Build to *street line* on Liberty Street and West Street.
- (b) A *pedestrian connection* between PCI:A and West Street (above street level near the north end of the west *lot line*).
- (c) A *pedestrian connection* between the west end of (b) above and street level near the corner of West Street and Liberty Street.
- (d) Acceptance of the second level (+ 32'-0") pedestrian bridge from Battery Park City.

### Preferred Lot Improvements

A *loggia* along Liberty Street (the north *lot line*) providing a *pedestrian connection* between PCI:A and West Street (above street level near the north end of the west *lot line*).

\* \* \*

### Appendix C

#### ELECTIVE PEDESTRIAN CIRCULATION IMPROVEMENTS ("PCI"s)

##### Ranked List of Elective Pedestrian Circulation Improvements

Priority	Improvement	Additional floor area (sq. ft.)
PCI:1	Pedestrian tunnel under Church Street between block 62 and the World Trade Center. <sup>(1)</sup>	303,500
PCI:2	Pedestrian tunnel between block 62 and the Lex IRT Fulton Street Station. <sup>(2)</sup>	74,000
PCI:3	Pedestrian tunnel under Liberty Street between block 52N and the World Trade Center. <sup>(3)</sup>	222,000
PCI:4	Pedestrian tunnel under Cedar Street between the concourse from the Lex IRT Wall Street Station and block 50N and a stair to street level in block 50N. <sup>(4)</sup>	222,000
PCI:5	Modernization of the entrance and control area and provision of an escalator to street level from the southbound platform of the Lex IRT Wall Street Station (near Rector Street and Broadway). <sup>(5)</sup>	134,000
PCI:6	Entrance and control area and stairs to street level from the northbound platform of the Lex IRT Wall Street Station (near Exchange Place and Broadway). <sup>(6)</sup>	77,000
PCI:7	Entrance and control area and stairs to street level from the northbound platform of the Bwy BMT RECTOR Street Station (near Morris Street and Trinity Place). <sup>(7)</sup>	129,000
PCI:8	Rector Street pedestrian bridge. Not required until the pedestrian connection is provided from Battery Park City to the east side of West Street. <sup>(8)</sup>	31,000
PCI:9	<i>Open pedestrian bridge</i> across Greenwich Street connecting Cunard Building (25 Broadway) to the development on block 14. The modification of the Great Hall of the Cunard Building to create a <i>covered pedestrian space</i> with access from both Broadway and the <i>elevated shopping way</i> along the west side of Greenwich Street. <sup>(9)</sup>	15,000
PCI:10	Reconstruction of Exchange Alley between Broadway and Trinity Place.	3,800
†PCI:11	The renovation of existing easements leading into the Lexington Avenue IRT Wall Street Station; the renovation of the underpass that connects the 111 and 120 Broadway easements below platform level; the renovation of the underpass connecting the northbound and southbound platforms, below platform level, north of Exchange Place and south of Rector Street; the renovation of the stairs leading directly to the street on the west side of Broadway, in front of Trinity church.	51,000

<b>PCI:12</b>	<b>Renovation of BMT Rector Street station.</b>	<b>109,400</b>
<b>PCI:13</b>	<b>Design and construction of a new stair into the Fulton Street IRT Lexington Avenue station to replace existing stairs located on the south side of Dey Street, near Broadway.</b>	<b>72,900</b>

#### Description of Elective Pedestrian Circulation Improvements

- (1) PCI:1 A pedestrian tunnel not less than 15 feet wide by 10 feet high by approximately 50 feet long running beneath Church Street, directly beneath the tracks of the Bwy BMT subway, beneath the lower end of the access and escalator enclosure from 1 Liberty Plaza (block 62) (approximately under the east *curb line* of Church Street) and the pedestrian concourse system of the World Trade Center and the installation of an escalator in the enclosure provided in the access to 1 Liberty Plaza.
- (2) PCI:2. Lengthening the south end of the southbound platform of the Lex IRT Fulton Street Station to a point approximately 15 feet south of the south *street line* (extended) of Cortlandt Street, the construction of a pedestrian tunnel not less than 15 feet wide by 10 feet high by approximately 12 feet long between the extended platform and the north end of the east *lot line* of block 62 and the provision of a change booth and turnstiles in the tunnel and providing pedestrian access between the Lex IRT Fulton Street Station and the public pedestrian circulation system proposed for block 62.
- (3) PCI:3. A pedestrian tunnel not less than 10 feet wide by 10 feet high by approximately 173 feet long running beneath Liberty Street between the east end of the north *lot line* of block 52N and the basement of the World Trade Center and providing pedestrian access between the pedestrian concourse system of the World Trade Center and the public pedestrian circulation system required by block 52N. If at the time PCI:3 is constructed block 52N has not been redeveloped so as to provide the required pedestrian circulation system, PCI:3 shall include access to the sidewalk at the south end of the tunnel by two stairs each 5 feet wide.
- (4) PCI:4. A pedestrian tunnel not less than 10 feet wide by 10 feet high by approximately 75 feet long running beneath the sidewalk on the west side of Broadway and beneath Cedar Street between a point approximately 15 feet north of the north *street line* (extended) of Cedar Street and adjacent to the east *lot line* of block 50N (Liberty Park) to the north end of the pedestrian concourse from the north end of the southbound platform of the Lex IRT Wall Street Station, about halfway between Thames Street and Cedar Street and a stair not less than 12 feet wide between the north end of the pedestrian tunnel and ground level in block 50N and providing pedestrian access between the Lex IRT Wall Street Station and ground level in Liberty Park adjacent to Broadway.
- (5) PCI:5. The modernization of the central portion of the southbound platform of the Lex IRT Wall Street Station (at Rector Street and Broadway), including (a) the provision of a 48 inch wide escalator between platform level and street level, (b) the replacement of the old turnstiles with modern turnstiles, (c) the provision of a new change booth and (d) relocation of fences, in order to improve access to and control of the station.
- (6) PCI:6. A new entrance to the southern portion of northbound platform of the Lex IRT Wall Street Station at (Exchange Place and Broadway), including (a) two stairways, each six feet wide, between platform level and street level on the northeast corner of Broadway and Exchange Place, (b) the provision of a control area, (c) the provision of turnstiles, mechanical entrances and gates and (d) the provision of a change booth, in order to improve access to the station, especially from Exchange Place.
- (7) PCI:7. A new entrance to the south end of the northbound platform of the Bwy BMT Rector

Street Station (on Trinity Place near Morris Street), including (a) a six foot wide stairway between platform level and street level, (b) the provision of a control area at the south end of the platform, (c) the provision of turnstiles, mechanical entrances and gates and (d) the provision of a change booth, in order to improve access to the station from the south.

- (8) PCI:8 A *pedestrian deck* not less than 15 feet wide by approximately 230 feet long located at an average height of 24 feet above the center of Rector Street running between the east edge of West Street and the west end of the south *lot line* of block 53S and providing pedestrian access between the pedestrian bridge which is to be built by Battery Park City as far as the east *street line* of West Street and the elevated pedestrian circulation system required in block 53S.
- (9) PCI:9. An *open pedestrian bridge*, spanning Greenwich Street, between the west end of the Great Hall of Cunard Building (25 Broadway) and the *elevated shopping way* required on the east side of block 14. The renovation of the Great Hall of the Cunard Building shall be in accordance with a plan prepared in consultation with the Landmarks Commission and approved by the City Planning Commission. Above not required if block 14 has not been developed.
- †(10) PCI:10. Reconstruction of Exchange Alley for its full width between Broadway and Trinity Place.
- †(11) PCI:11. Renovate or repair walls, ceiling and floor surface, improve lighting in accordance with T.A. standards, and provide and install graphics and signage in four easements leading into Lexington Avenue IRT Wall Street Station, at 61 Broadway, 71 Broadway, 111-115 Broadway and at 120 Broadway. Renovate or repair walls, ceiling and floor surface, improve lighting in accordance with T.A. standards, provide and install graphics on the stairs and in the underpass that connects the 111 Broadway and 120 Broadway easements, below the platform level, and on the stairs and underpass connecting the northbound and southbound platforms of the Lexington Avenue IRT Wall Street Station, below platform level, and north of Exchange Place and south of Rector Street. Renovate or repair two stairways leading from Lexington Avenue IRT Wall Street Station directly to street level on west side of Broadway, north of Rector Street, in front of Trinity Church; renovate or repair stairway kiosks at street level, subject to review by Landmarks Preservation Commission; improve lighting in accordance with T.A. standards and provide and install graphics and signage in both stairway kiosks.
- (12) Renovation of BMT Rector Street Station. Rehabilitate the two existing control areas and the high turnstile exit area, including new gates and railings, new wall tile (existing mosaic strip is to be preserved) and painting (including patching and repairing as required) of ceilings. Renovate eight street stairs, including new treads, wall tile, painting of ceilings and provision of new railings and light poles, at street level. Provide new floor tile throughout the station along with requisite scrubber rooms and scrubbing machines. Paint remaining ceilings, all columns and miscellaneous surfaces. Replace existing incandescent lighting fixtures in control areas, high turnstile exit area and stairways with new florescent fixtures and add supplemental platform lighting; upgrade electrical service as required. Provide acoustical treatment including acoustical block between the trackways and, if required, acoustic treatment under the platform edge and above the platform or track area. Provide new platform furnishings including benches and trash receptacles. Provide artwork in the station. Provide graphics and signage as required. All work is to be done in accordance with TA standards.
- (13) Design and construction of a new stair into the Fulton Street IRT/Lexington Avenue station to replace existing stairs located on the south side of Dey Street, near Broadway. Demolish two existing narrow staircases, excavate required area, relocate utilities as required and construct a new 10 foot wide stair and landings. Reconstruct and widen the adjacent sidewalk and make necessary modifications to roadway, in accordance with NYC Department of

Transportation requirements, to accommodate the new stairway. The stair shall be designed in accordance with TA standards and shall include new floors, wall and ceiling finishes, new lighting and graphics to match and be contiguous with work proposed under the TA's Station Modernization Plan.

\* \* \*

Resolution for adoption scheduling November 2, 1983 for a public hearing.

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No. 18

CB 9

C 840178 HPM

**IN THE MATTER OF a plan and project pursuant to Article 5 of the New York State Private Housing Finance Law, and a related Land disposition application, pursuant to Section 197-c of the Uniform Land Use Review Procedure.**

The proposed project, tentatively known as Charles Hill Towers, would provide 347 new and rehabilitated dwelling units for low and moderate income families. The project site comprises property located on the easterly side of Frederick Douglass Boulevard, between West 111 and West 112th Streets (block 1827, lots 1, 3, 5, 7, 8, 9, 11, 59, 61, 62 and 63).

This application was submitted by the Department of Housing Preservation and Development on September 15, 1983.

Resolution for adoption scheduling November 2, 1983 for a public hearing.

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Nos. 19 and 20

*[Proposed City map modification and construction of a ramp and walkway connecting East 62nd Street and the East River walkway in conjunction with the construction of a faculty housing for the Rockefeller University.]*

No. 19

CB 8

C 840092 MMM

**IN THE MATTER OF a mapshowing elimination, discontinuance and closing of volumes of the Franklin D. Roosevelt Drive; the approximate location of foundation easements for a building which will be constructed for Rockefeller University above the F.D.R. Drive; the elimination, above a lower limiting plane, of a volume of a Public Pedestrian Walkway Easement within property owned by Rockefeller University and, delineating an extension of a Public Pedestrian Walkway Easement within a Marginal Street, Wharf or Place all within the area generally bounded by the East River, East 62nd Street, York Avenue and the northerly line of a Public Easement twenty feet north of East 63rd Street, in accordance with Map No. 30081, dated December 28, 1982, revised on January 12, 1983 and signed by the Borough President.**

Two additional Non-ULURP City Planning Commission actions are required as related items. These related actions are:

- 1— A Zoning Authorization to Rockefeller University as a large scale community facility and related findings pursuant to Section 79-000 of the Zoning Resolution (N 821257 ZAM), and,

- 2— Approval of construction for faculty housing within airspace over the FDR Drive, pursuant to the 1983 Agreement (N 821259 CMM).

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 20**

**CB 8**

**C 840093 PIM**

**IN THE MATTER OF** approval of private construction of a ramp and walkway in public space connecting East 62nd Street and the East River walkway, and the East River walkway from the ramp to approximately East 65th Street, pursuant to Section 229 of the New York City Charter and Section 7 of the 1973 Agreement between the City and the Rockefeller University, in conjunction with construction of faculty housing for the Rockefeller University, in demapped airspace over the FDR Drive.

Two additional Non-ULURP City Planning Commission actions are required as related items. These related actions are:

- 1— A Zoning Authorization to Rockefeller University as a large scale community facility and related findings pursuant to Section 79-000 of the Zoning Resolution (N 821257 ZAM), and
- 2— Approval of construction for faculty housing within airspace over the FDR Drive, pursuant to the 1973 Agreement (N 821259 CMM).

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**NOTICE**

**CB 8**

**Borough of Manhattan**

On November 2, 1983, at 10:00 a.m. in City Hall, New York, New York, a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed Rockefeller University Faculty Housing to be located above the FDR Drive between East 62nd and 63rd Streets pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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**BOROUGH OF QUEENS**

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**No. 21**

**CB 3,4,6,7,8,11**

**C 810287 BFQ**

**IN THE MATTER OF** an application by Alert Coach Lines, Inc. located at 24 Railroad Avenue East Northport, New York for a franchise to operate an omnibus route between Flushing and the New York City-Nassau County line, as part of an express route between Flushing and The Town of Huntington, Suffolk County, New York.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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No. 22

CB 14

C 821221 MMQ

*[Park mapping in Broad Channel to permit the construction of a Playground.]*

**IN THE MATTER OF** an application by the N.Y.C. Department of Parks and Recreation for a map change showing the layout of a park at the southeast corner of the intersection formed by Cross Bay Boulevard and 196th Avenue (E. 9th Road) in accordance with Map No. 4777 dated April 18, 1983 and signed by the Borough President.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

No. 23

CB 3

C 840098 HAQ

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

Approval of three separate matters is requested:

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

Address	Block	Lot
106-01, 03 37th Avenue	1748	56 and 55

- 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.

This application was submitted by HPD on August 5, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

No. 24

CB 4

C 840063 HDQ

**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 proposal provides for the disposition of a site in the Corona-East Elmhurst Section of Queens to an article XI Housing Company to be formed by the Transport Workers Union of America-Local 100. The project consists of 150 units of Section 202 housing for the elderly in a single 8 story building.

The property proposed for disposition includes parts of Strong Avenue and 100th Street as formerly mapped, part of Lot 19 in Block 1936 and Lot 62 in Block 1900.

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

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 25**
**CB 4,12****C 840086-087 PPQ**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of two City-owned properties in the Borough of Queens 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>
840086 PPQ	4	1939, part of Lot 11 (formerly Lot 34)		54-18 102nd. Street
840087 PPQ	12	11947	175	147-67 109th. 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 November 2, 1983 for a public hearing.**

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**BOROUGH OF THE BRONX**


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**No. 26****CB 2****C 831093 HDX**

**IN THE MATTER OF** the disposition of City-owned properties, pursuant to Section 197c 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 would be disposed to an Article XI Housing Development and Corporation for the purpose of constructing a 91 unit, Sec. 202 housing project for the elderly, tentatively known as SEBCO Houses. The properties comprising the project are located as follows:

<b>Address</b>	<b>Block</b>	<b>Lot</b>
966 Hoe Avenue	2746	30
974 Aldus Street	2746	31
978 Aldus Street	2746	32
982 Aldus Street	2746	34
957 Faile Street	2746	38
961 Faile Street	2746	37
969 Faile Street	2746	35

This application was submitted by the Department of Housing Preservation and Development on July 28, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 27**
**CB 12****C 840099 HAX**

**IN THE MATTER OF** an application relating to the disposition of a building, pursuant to the

Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

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

Address	Block	Lot
800 East 223rd Street	4847	39

- 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 August 5, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 28**

**CB 5**

**C 840103 HAX**

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

Approval of three separate matters is required:

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

Address	Block	Lot
306 East 180th	3142	30

- 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.

This application was submitted by Department of Housing Preservation and Development on August 8, 1983.

**Resolution for adoption scheduling November 2, 1983 for a public hearing.**

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**No. 29**

**CB 3**

**C 840068 PPX**

**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
840068 PPX	3	2977	137	1546 Minford Place

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 November 2, 1983 for a public hearing.**

**No. 30**

**CB 1,3,4,5,6,12**

**C 840069-074 PPX**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 15 City-owned properties pursuant to Section 197-c of the New York City Charter.

<b>ULURP #</b>	<b>Com. Board</b>	<b>No. of Parcels</b>
840069 PPX	1	1
840070 PPX	3	5
840071 PPX	4	4
840072 PPX	5	2
840073 PPX	6	2
840074 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 November 2, 1983 for a public hearing.**

## II. PUBLIC HEARINGS

### BOROUGH OF BROOKLYN

No. 31

CB 15

C 830879 MMK

*[City map change as part of the Coney Island Water Pollution Control Plant upgrading.]*

#### PUBLIC HEARING:

IN THE MATTER OF a proposed map change showing the elimination, discontinuance and closing of Avenue Z from Knapp Street to Shell Bank Creek to permit the construction of an Interim Resident Engineer/Plant Personnel building and an employee parking lot as part of the Coney Island Water Pollution Control Plant upgrading in accordance with Map Nos. V-2345 and V-2346, dated June 2, 1983 and signed by the Borough President.

The maps were referred by the Board of Estimate on June 16, 1983 (Calendar Nos. 527 and 528).

(On September 21, 1983, Cal. No. 5, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 1

C 840028 HAK

#### PUBLIC HEARING:

IN THE MATTER OF an application relating to the disposition of City-owned property, pursuant to the Urban Development Action Area Act, 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
296 Nassau Avenue	2692	1
1065 Manhattan Ave. &	2504	38
134 Eagle Street		

- 2) Urban Development Action Area Project for such property, and
- 3) The disposition of such property to developers selected following an evaluation HPD, which includes consultation with Community Board #1.

This application was submitted by the Department of Housing Preservation and Development on July 12, 1983.

(On September 21, 1983, Cal. No. 6, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 33**
**CB 3****C 840029 HAK****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.

Approval of three separate matters is required:

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

Address	Block	Lot
566-68 Greene Avenue	1799	9
480-88 Nostrand Ave.	1837	53
AKA 140 Honcock St.		
2 Macon Street	1848	1
1192-98 Fulton Street	1860	11
1200 Fulton Street	1860	15
1202 Fulton Street	1860	16
1126 Fulton Street	2016	40

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

This application was submitted by the Department of Housing Preservation and Development on July 12, 1983.

(On September 21, 1983, Cal. No. 7, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 34**
**CB 8****C 840030 HAK****PUBLIC HEARING:**

**IN THE MATTER OF** an application relating to the **disposition of City-owned property**, pursuant to the Urban Development Action Area Act, 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
191 St. Marks Ave.	1144	70

- 2) An Urban Development Action Area Project for such property, and
- 3) The disposition of such property to a developer selected after an evaluation by HPD, which will include consultation with Community Board #8.

This application was submitted by the Department of Housing Preservation and Development on July 12, 1983.

(On September 21, 1983, Cal. No. 8, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 35**

**CB 9**

**C 840031 HAK**

**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.

Approval of three separate matters is required:

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

Address	Block	Lot
149 Sterling St.	1314	77
1777-9 Bedford Ave.	1319	6
124 Sterling St.	1319	8

- 2) An Urban Development Action Area Project for such property, and  
 3) The disposition of such property to a developers selected after an evaluation by HPD, which will include consultation with Community Board #9.

This application was submitted by the Department of Housing Preservation and Development on July 12, 1983.

(On September 21, 1983, Cal. No. 9, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 36**

**CB 2**

**C 830071 GFK**

*[Proposed 10 year renewal of a revocable consent to continue to maintain and use underground structures in Livingston Street, between Hoyt Street and Gallatin Place.]*

**PUBLIC HEARING:**

**IN THE MATTER OF** a proposed 10 year renewal of a revocable consent application by Federated Department Stores, Inc., doing business as Abraham & Strauss to **continue to maintain and use existing underground structures below Livingston Street**, comprising an area (approximately 18 feet from the sidewalk down to the cellar floor) which measures 400 feet long by 80 feet wide by 11 feet-3 inches high inside, **between Hoyt Street and Gallatin Place**, connecting the cellars of the department store buildings on the north and south side of the street; serving as: retail sales counter space (45%), luncheon room and kitchen (25%) and two passageways running north and south across the street and offices, stockrooms, mechanical rooms, locker rooms, and various other uses (30%) in a C5-4 Zoning District on the north half of the street and a C6-1 Zoning District on the south half of the street.

(On September 21, 1983, Cal. No. 10, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 37**

**CB 6**

**C 830138 GFK**

*[Proposed 10 year renewal of a revocable consent to continue to maintain and use a fence along part of the sidewalk on the northerly side of Sixth Street between Seventh and Eighth Avenues, and along part of the sidewalk on the westerly side of Eighth Avenue between Fifth and Sixth Streets.]*

**PUBLIC HEARING:**

**IN THE MATTER OF** a proposed 10 year renewal of a revocable consent application by Methodist Hospital of Brooklyn to continue to maintain and use an existing 6 foot high wrought iron fence imbedded into a concrete curb which extends 1 foot above the sidewalk, surrounding the Methodist Hospital of Brooklyn's parking lot on the northwest corner of Sixth Street and Eighth Avenue; measuring 113 feet-5½ inches along Sixth Street, (including a 12 foot wide sliding gate approximately 57 feet from the corner); 68 feet-1 inch along Eighth Avenue, and 15 feet-5¼ inches north from the southeast corner of the parking lot, in an R6 Zoning District.

(On September 21, 1983, Cal. No. 11, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 38**

**CB 15**

**C 831417 PPK**

**PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
831417 PPK	15	7424	Voorhies Lane (formerly Lot 33)	East side of Brown Street, 123 ft. north of Avenue Y, through to the westerly side of Batchelder St.

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

(On September 21, 1983, Cal. No. 12, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.



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**No. 39**
**CB 1, 3, 4, 5, 16****C 831989-993 PPK****PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 25 City-owned properties** 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>Type of Property</b>
831989 PPK	1	2436	23	Unimproved
831990 PPK	3	1704	19,20	Unimproved
		1994	18	"
		1614	68	"
		1756	33	"
		1900	20,21, 22,23	"
		1715	24	Structure
		1734	26	Unimproved
		1734	30	"
		1734	53,54	"
		1762	38	"
		1601	61	Structure (3 story)
		1752	19	Unimproved
		1735	47	"
831991 PPK	4	3379	59,60,61	Unimproved
		3366	16,17	"
		3462	2	"
		3231	21,23,25 26,28, 29,30	"
		3428	40,41, 43,44	"
831992 PPK	5	3790	1	Unimproved
		4042	23	"
		4306	34,35	"
		4331	55	"
		3995	18	"
831993 PPK	16	3531	39	Unimproved

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 September 21, 1983, Cal. No. 13, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

No. 40

CB 7

C 830094 ZMK

**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 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.

(On August 31, 1983, Cal. No. 19, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 39, the hearing was continued to October 12, 1983.)

Close the hearing.

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**BOROUGH OF STATEN ISLAND**


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No. 41

CB 3

C 831045 PPR

**PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Type of Property
831045 PPR	3	5460	Part of Lots 98 and 180	Drainage easement

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

(On September 21, 1983, Cal. No. 14, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**Nos. 42 and 43**

*[Zoning map change and disposition of property to facilitate the development of approximately 48 town-house units, for sale to moderate income families.]*

No. 42

CB 1

C 830831 HAR

**PUBLIC HEARING:**

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

Approval of three separate matters is requested:

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

On the block bounded by Canal, Cedar, Boyd and Wright Streets (Block 527, Lot 49).

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

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

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

(On September 21, 1983, Cal. No. 15, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 43**

**CB 1**

**C 830859 ZMR**

**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. 21d,

(a) changing from an M3-2 District to an R4 District, property bounded by Cedar Street, Boyd Street, a line 500 feet northeasterly of Cedar Street, a line 125 feet northwesterly of Canal Street, a line 700 feet southwesterly of Wright Street, and a line 150 feet northwesterly of Canal Street;

(b) changing from an M3-2 District to an R3-2 District, property bounded by Canal Street, Cedar Street, a line 150 feet northwesterly of Canal Street, a line 700 feet southwesterly of Wright Street, a line 125 feet northwesterly of Canal Street, a line 500 feet northeasterly of Cedar Street, Boyd Street, and a line 200 feet southwesterly of Wright Street; and

(c) establishing within the proposed R3-2 District, a C2-2 District bounded by Canal Street, Cedar Street, a line 150 feet northwesterly of Canal Street, a line 700 feet southwesterly of Wright Street, a line 125 feet northwesterly of Canal Street, and a line 200 feet southwesterly of Wright Street, Borough of Staten Island, as shown on a diagram dated July 18, 1983.

(On September 21, 1983, Cal. No. 16, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

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**BOROUGH OF MANHATTAN**

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**No. 44**

**CB 1**

**C 830362 PPM**

**PUBLIC HEARING:**

**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
197	1	Northwest corner of Lafayette and White Streets	84'6 1/4" × 112'3"	Former Firehouse

in the Borough of Manhattan, pursuant to Section 197-c of the New York City Charter.

(On September 21, 1983, Cal. No. 17, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

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**No. 45**

**CB 1**

**C 830847 HAM**

**PUBLIC HEARING:**

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

Approval of three separate matters is requested:

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

Address	Block	Lot
273 Water Street	107	48

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

This application was submitted on February 28, 1983.

(On September 21, 1983, Cal. No. 18, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 46 and 47**

*[Disposition of City-owned properties to facilitate the development of a 90 dwelling unit market rate project.]*

**No. 46**

**CB 7**

**C 831091 HDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application for the **disposition of City-owned property**, Borough of Manhattan, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The property to be disposed of comprises property on the westerly side of Columbus Avenue between West 87th Street and West 88th Street, Site 44 (Block 1218, Lots 32, 33, 34, and part of Lot 29) in the West Side Urban Renewal Area. The disposition would facilitate the development of a 90 dwelling unit market rate project.

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

**NOTE:** A zoning change to eliminate the reference to the number of stories within the permitted maximum height of front wall is being developed in connection with this project.

(On September 21, 1983, Cal. No. 19, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

## No. 47

CB 7

C 831096 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application for the **disposition of City-owned property**, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The property to be disposed of comprises property on part of the block bounded by West 87th Street, Columbus Avenue, West 88th Street and Amsterdam Avenue, Site 44R1 (Block 1218, Lots 28 and part of Lot 29) in the West Side Urban Renewal Area. The disposition would facilitate the rehabilitation of two townhouses into eight market rate cooperative apartments.

This disposition application was submitted by the Department of Housing Preservation and Development on May 5, 1983.

(On September 21, 1983, Cal. No. 20, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 48

CB 9

C 831982 HAM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application to the **disposition of properties (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
1780-82, 1784 and 1786	2080	28
Amsterdam Ave.		30
		31

- 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 HPD on June 24, 1983.

(On September 21, 1983, Cal. No. 21, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 49

CB 7

C 840038 HDM

**PUBLIC HEARING:**

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

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

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

The property proposed for disposition is located as follows:

Address	Block	Lot
991 Amsterdam Avenue	1863	64

This application was submitted by the Department of Housing Preservation and Development on July 13, 1983.

(On September 21, 1983, Cal. No. 22, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 50

CB 9

C 840039 HDM

**PUBLIC HEARING:**

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

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

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

The property proposed for disposition is located as follows:

Address	Block	Lot
515 West 151st St.	2083	25
517 West 151st St.	2083	23

This application was submitted by the Department of Housing Preservation and Development on July 12, 1983.

(On September 21, 1983, Cal. No. 23, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 51**
**CB 12****C 831984 PPM****PUBLIC HEARING:**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
831984 PPM	12	2219	51	Triangular Area bounded by Post Avenue, West 207th St. and 10th Avenue.

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

(On September 21, 1983, Cal. No. 24, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 52**
**CB 10****C 840090 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Sections 78-312(d) and 78-312(f) of the Zoning Resolution, involving a large-scale residential development fronting on the westerly side of Adam Clayton Powell Boulevard, extending from West 123rd Street to West 124th Street, one site 106 within the Harlem-East Harlem Urban Renewal Area, to implement the plan and project for Ennis Frances Houses.

(On September 21, 1983, Cal. No. 25, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 53**
**CB 6****C 831105 ZMM****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. 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.

(On August 31, 1983, Cal. No. 3, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 45, the hearing was continued to October 12, 1983.)

Close the hearing.

## No. 54

CB 3

C 831101 HAM

### CONTINUED PUBLIC HEARING:

**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.

(On August 31, 1983, Cal. No. 5, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 47, the hearing was continued to October 12, 1983.

Close the hearing.

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**No. 55**

**CB 3**

**C 831311 HAM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application relating to the **disposition of one multiple dwelling**. 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.

(On August 31, 1983, Cal. No. 14, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 56, the hearing was continued to October 12, 1983.)

Close the hearing.

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**Nos. 56, 57, 58 and 59**

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

**No. 56**

**CB 3**

**N 831232 HGM**

**CONTINUED PUBLIC HEARING:**

**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.

(On August 31, 1983, Cal. No. 6, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 48, the hearing was continued to October 12, 1983.)

Close the hearing.

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**No. 57**

**CB 3**

**C 831233 HUM**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** 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, <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> , 11, 12, <u>13</u> , <u>14</u> , 15, 17, 20, 21, 23, <u>24</u> , <u>25</u> , 26, 27, 33, 34, <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.

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.

(On August 31, 1983, Cal. No. 7, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 49, the hearing was continued to October 12, 1983.)

Close the hearing.

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**No. 58**

**CB 3**

**C 831234 HDM**

**PUBLIC HEARING:**

**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> , 11, 12, <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> , 45, 47, 48, 50, <u>51</u> , 52, 53, 54, 55, 56, 58, 59, 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.

(On August 31, 1983, Cal. No. 8, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 50, the hearing was continued to October 12, 1983.)

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### No. 59

**CB 3**

**C 831313 HOM**

**PUBLIC HEARING:**

**IN THE MATTER OF** a housing application for sites within the Lower East Side II Urban Renewal Area, Community Board #3, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Land Use Review Procedure as adopted by the City Planning Commission.

The proposed rental housing authority project would provide approximately 200 dwelling units for families and individuals with low incomes on sites A, B and C of the proposed Lower East Side II Urban Renewal Area.

The project would be acquired upon completion by the New York City Housing Authority, and is to be built on the following sites:

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, <u>32</u> 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> , 11, 12, <u>13</u> , <u>14</u> , 15, 17, 20, 21, 23, <u>24</u> , <u>25</u> , 26, 27, 33, 34, <u>35</u> , 45, 47, 48, 50, 51, <u>52</u> , <u>53</u> , 54, 55, 56, 58, 59, <u>60</u> , <u>63</u> , 64, 66.

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

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

(On September 21, 1983, Cal. No. 75, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF THE BRONX**


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**No. 60****CB 5****C 840027 HAX****PUBLIC HEARING:**

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

Approval of three separate matters is required:

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

Address	Block	Lot
2042 Morris Avenue	2807	56

- 2) An Urban Development Action Area Project for such property, and
- 3) The disposition of such property to a developer selected after an evaluation by HPD, which will include consultation with Community Board #5.

This application was submitted by the Department of Housing Preservation and Development on July 12, 1983.

(On September 21, 1983, Cal. No. 2, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 61**
**CB 3****C 840037 HDX****PUBLIC HEARING:**

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

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

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

The property proposed for disposition is located as follows:

Address	Block	Lot
450 East 165th St.	2386	37

This application was submitted by the Department of Housing Preservation and Development on July 13, 1983.

(On September 21, 1983, Cal. No. 3, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 62**

**CB 2, 3, 5, 6**

**C 831985-988 PPX**

**PUBLIC HEARING:**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Type of Property</b>
831985 PPX	2	2723	63	Unimproved
		2706	7	Unimproved
		2706	23,24,26	Unimproved
		2744	18	Unimproved
831986 PPX	3	2652	25	Unimproved
		2663	61	Unimproved
		2934	18	Unimproved
831987 PPX	5	2877	456	Unimproved
		3178	55	Unimproved
831988 PPX	6	3045	5,6	Unimproved
		3029	29	Unimproved

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 September 21, 1983, Cal. No. 4, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

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**CITYWIDE**

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**No. 63**

**Citywide**

**N 831416 ZRY**

*(Proposed zoning text amendment to eliminate the requirement that the first story of commercial use in a mixed building be considered equivalent to two residential stories, in determining the number of stories within the front wall height.)*

**PUBLIC HEARING:**

Matter in **Bold Type** is new;

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

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

**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 35-62, as follows:

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**35-60 MODIFICATION OF HEIGHT AND SETBACK  
REGULATIONS FOR MIXED BUILDINGS**

\* \* \*

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**35-62**

**Maximum Height of Front Wall in Initial Setback Distance**

In the districts indicated, except as otherwise provided in Section 82-03 (Modification of Bulk and Height and Setback Requirements), Section 82-11 (Building Walls along certain Street lines) and Section 85-04 (Modifications of Bulk Regulations), the maximum height of a front wall of a *mixed building* within the *initial setback distance* shall be the maximum height of a front wall permitted in the applicable district for a *residential*, *commercial*, or *community facility building*, whichever permits the greatest maximum height. [However, for the purpose of this Section, the first *story* used for *commercial uses* shall be considered equivalent to two *residential stories*.]

C1 C2 C3 C4 C5 C6

(On September 21, 1983, Cal. No. 26, the Commission scheduled October 12, 1983 for a public hearing which has been duly advertised.)

**Close the hearing.**

### III. REPORTS

#### BOROUGH OF BROOKLYN

##### No. 64

**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
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.

(On August 31, 1983, Cal. No. 20, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 40, the hearing was closed.)

**For consideration.**

##### No. 65

**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.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
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.

(On August 31, 1983, Cal. No. 21, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 41, the hearing was closed.)

**For consideration.**

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**No. 66**
**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.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
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. On August 31, 1983, Cal. No. 45, the hearing was closed. On September 21, 1983, Cal. No. 65, the report was laid over.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**


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**No. 67****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.

(On August 31, 1983, Cal. No. 17, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 42, the hearing was closed.)

**For consideration.**

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**No. 68**
**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.**  
831289 PPR

**COM. BOARD**  
3

**NO. OF PARCELS**  
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.

(On August 31, 1983, Cal. No. 18, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 43, the hearing was closed.)

**For consideration.**

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**No. 69**

**CB 3**

**N 821253 RAR**

**IN THE MATTER OF** an application, pursuant to Section 107-65 and 107-64 of the Zoning Resolution and Section 200 of the New York City charter from Peter F. Oddo, Jr. Architect, for granting authorizations of modification of existing grade and removal of trees for the construction of 28 dwelling units on Goff Avenue, Maguire Court and Albourne Court, Borough of Staten Island, Block: 6977 and 6998 Lots: 1, 12, 19, 25, 31, 65, 75, 85, 95, 145, 150, 155, 160, 165, 170, 245, 260, 270, 280, 350, 430, 75, 79, 83, 87, 91, 95 and 99.

**For consideration.**

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**BOROUGH OF MANHATTAN**

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**No. 70**

**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.

(On August 31, 1983, Cal. No. 2, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 46, the hearing was closed.)

**For consideration.**

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**No. 71**

**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.

(On August 31, 1983, Cal. No. 9, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 51, the hearing was closed.)

**For consideration.**

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**No. 72**

**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.

(On August 31, 1983, Cal. No. 10, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 52, the hearing was closed.)

**For consideration.**

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**Nos. 73 and 74**

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

**No. 73**

**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.

(On August 31, 1983, Cal. No. 12, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 54, the hearing was closed.)

**For consideration.**

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**No. 74**

**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:

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

This plan and project was submitted by the New York City Housing Authority on February 8, 1983.

(On August 31, 1983, Cal. No. 13, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 55, the hearing was closed.)

**For consideration.**

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**CITYWIDE**

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**No. 75**

**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 *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; and
2. the *development* will not be incompatible with buildings on the surrounding blocks.

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

(On August 31, 1983, Cal. No. 15, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 57, the hearing was closed.)

For consideration.

**BOROUGH OF QUEENS**

No. 76

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.

(On August 31, 1983, Cal. No. 16, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 58, the hearing was closed.)

**For consideration.**

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## BOROUGH OF THE BRONX

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No. 77

**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.

(On August 31, 1983, Cal. No. 22, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 27, the hearing was closed.)

**For consideration.**

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No. 78

**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.

(On August 31, 1983, Cal. No. 23, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983 Cal. No. 28, the hearing was closed.)

**For consideration.**

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**Nos. 79, 80, 81, 82, 83, 84, 85, 86 and 87**

*[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. 79**

**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).

(On August 31, 1983, Cal. No. 25, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**No. 80**

**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**

<b>Block</b>	<b>Lots</b>
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, <u>80</u> , <u>82</u> , 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, <u>38</u> , <u>39</u> , <u>40</u> , <u>41</u> , <u>42</u> , 43, <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	<u>1</u> , <u>3</u> , 4, 5, 6, 7, 8, 9, 11, <u>13</u> , <u>14</u> , 15, 16, <u>17</u> , <u>18</u> , 19, 21, <u>22</u> , 25, <u>29</u> , 30, 31, 32, 33, <u>34</u> , <u>35</u> , <u>37</u> , 38, 39, <u>40</u> , <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> , <u>9</u> , <u>10</u> , 12, 16, 20, 22, 24, 26, <u>28</u> , 30, 32, 34, 36, 38, 45
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2683	4, 6, 8, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 26, and 10
<b>Tiffany-Southern Blvd.</b>	
2733	<u>1</u> , 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 30, 32
2722	2, 3, 4, 5, 14, 16, <u>18</u> , 19, 21
<b>Longwood Avenue</b>	
2695	<u>17</u> , 19, 21, 23
2701	33, 35, 37, 39
2688	65, 55, 57, 59, 61

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

This application was submitted by the Department of Housing Preservation and Development on June 20, 1083.

(On August 31, 1983, Cal. No. 26, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 31, the hearing was closed.)

**For consideration.**

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### No. 81

**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.

(On August 31, 1983, Cal. No. 27, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 32, the hearing was closed.)

**Close the hearing.**

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 No. 82

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 166th 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.

(On August 31, 1983, Cal. No. 28, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 33, the hearing was closed.)

**Close the hearing.**

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 No. 83

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.

(On August 31, 1983, Cal. No. 29, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 34, the hearing was closed.)

**For consideration.**

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### No. 84

**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 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.

(On August 31, 1983, Cal. No. 30, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 35, the hearing was closed.)

**For consideration.**

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No. 85

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.

(On August 31, 1983, Cal. No. 31, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 36, the hearing was closed.)

**For consideration.**

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No. 86

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.

(On August 31, 1983, Cal. No. 32, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 37, the hearing was closed.)

**For consideration.**

CB 2

C 831424 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.

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.

(On August 31, 1983, Cal. No. 33, the Commission scheduled September 21, 1983 for a public hearing. On September 21, 1983, Cal. No. 38, the hearing was closed.)

**For consideration.**

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No. 88

CB 8

N 830815ZAX

**IN THE MATTER OF** application, pursuant to Section 105-421 and 105-423 of the Zoning Resolution, from Ralph Rieder, for the grant of authorizations involving modification of topography, alteration of botanic environment and removal of trees as per plan dated March 11, 1983 to construct a one-family dwelling on property located at 5605 Independence Avenue, w.s. 740.70' North of West 256th Street. (Block 5947, Lot 75) in the NA-2 District, Borough of The Bronx.

**For consideration.**