

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	Minutes			Approved	48	N 831149	ZRY		Hearing Closed
2	C 840191	PPX		Sched. 1/4/84	49	C 831979	HUX		Laid Over
3	C 840246	PPX		" "	50	C 831265	HOX		Laid Over
4	C 840255	HDX		" "	51	C 831980	HDX		Laid Over
5	C 840186	PPR		" "	52	C 831266	HOX		For Rept. Adopted
6	C 820031	NMQ		" "	53	C 831981	HAX		" "
7	C 820032	ZMQ		" "	54	C 840219	HPX		Laid Over
8	C 840044	ZSQ		" "	55	C 810547	MMR		For Rept. Adopt.
9	N 840008	ZRQ		" "	56	C 820713	MMR		" "
10	C 831433	ZSQ		" "	57	C 820956	MMR		" "
11	C 830319	MLQ		" "	58	C 831094	MMR		" "
12	C 831103	PSK		" "	59	N 831106	ZRR		" "
13	C 840067	ZSK		" "	60	N 840346	RAR		Auth. Approved
14	C 840195	HAM		" "	61	C 830467	MMQ		For Rept. Adopt.
15	C 830176	GFM		" "	62	C 831030	GFR		" "
16	C 831034	GFM		" "	63	C 840174	HDK		" "
17	C 830531	ZSM		" "	64	C 830890	ZSM		Laid Over
18	C 840233	ZSM		" "	65	C 831446	PPM		For Rept. Adopt.
19	C 831430	ZMM		" "	66	C 840066	PPM		" "
20	C 831432	ZSM		" "	67	C 840122	HDM		" "
21	C 840189	ZSM		" "	68	C 830503	GFM		" "
22	N 840294	ZRY		" "	69	C 840175	HDM		" "
23	C 821250	BEY		" "	70*	C 830377	ZSM		" "
24	N 840225	ZRY		" "	71	C P 22301			" "
25	N 840345	ZRY		" "					
26	C 830464	ZMX		Hearing Closed					
27	C 840149	IS2 PPX	(RUC)	" "					
28	C 800544	MMX		" "					
29	C 820449	ZMX		" "					
30	C 840196	HDX		" "					
31	C 831081	ZMX		" "					
32	C 840051	ZMX		" "					
33	C 840136	ZSX		" "					
34	C 840137	HPX		" "					
35	C 840163	PPR	(RUC)	" "					
36	C 840160	PPQ	(RUC)	" "					
37	C 840161	PPQ	(RUC)	" "					
38	C 830583	ZMQ		Cont. to 1/4/84					
39	C 840154	IS9 PPX	(RUC)	Hearing Closed					
40	C 840148	PPM	(RUC)	" "					
41	C 831046	HDM		" "					
42	C 830949	GFM		Cont. to 1/4/84					
43	C 840147	HOM		Hearing Closed					
44	C 840188	HDM		" "					
45	C 831231	HDM		" "					
46	N 830574	ZRM (A)		" "					
47	C 830385	MMY		" "					

Present
 Chm. Stern
 V. " Gallant
 Comm. Bond
 " Galino
 " Hornstein
 " Motley
 " Teah

Mtg. Adj. 1:10 P.M.

* Re: #70 Statement by Comm. Motley

Logged ✓

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Municipal Reference and
Research Center
RECEIVED

**COMPREHENSIVE
CITY PLANNING CALENDAR**

MAR 16 1984

of

31 CHAMBERS STREET
NEW YORK CITY

The City of New York

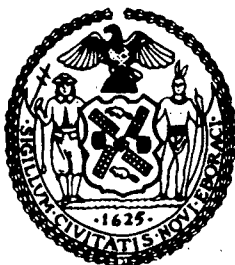
CITY PLANNING COMMISSION

WEDNESDAY, December 7, 1983

MEETING AT 10 A.M.

in the

CITY HALL



Edward I. Koch, Mayor

City of New York

[No. 19]

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than members.
3. Except by unanimous consent, matters upon which public hearings are required by law 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 the 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 prior to the publication of THE CITY RECORD immediately preceding and including the date of hearing. (Detailed information on items appearing in this calendar may be obtained by contacting the Department of City Planning.)

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

CALENDARS: Any member of a Community Planning Board, any civic association or nonprofit 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 plus postage) may do so by contacting the Calendar Information Office, 566-8510.

B

CITY PLANNING COMMISSION

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

ROBERT STURZ, *Chairman*

JOHN GALLENT, *Vice Chairman*

JOHN BOND,

JOSEPH P. GULINO,

JOHN B. HORNSTEIN,

JOHN SAN MOTLEY,

JOSEPH E. TEAH, *Commissioners*

JOSE 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, December 7, 1983

Calendar No. 19

Roll Call; approval of minutes.....	1
Scheduling January 4, 1984.....	1
Public Hearings.....	17
Reports.....	39

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
January 4, 1984, in City Hall, Room 16, Manhattan, at 10:00 a.m.

HOW TO PARTICIPATE:

Address **Title:**

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 4

CB 7

C 840255 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 Procedure.

The property proposed for disposition, 2471 University Avenue (block 3219, lot 201), is a first story new law building containing 20 residential 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.

The land disposition application was submitted by HPD on October 5, 1983.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 5

CB 1

C 840186 PPR

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

Block	Lot	Size	Type of property	A.V.	Location
414	25	8'x190'	Unimproved	\$100	s/s/o College Ave., 190 ft. w/o Woolley Ave. thru to Maine Ave.
417	25	8'x270'	Unimproved	\$100	Centerline of Maine Ave., 167 ft. w/o Woolley Ave. thru Garrison Ave.
420	25	8'x360"	Unimproved	\$100	Centerline of Garrison Ave., 136 ft. w/o Woolley Ave. thru to Lathrop Ave.
451	20	8'x300'	Unimproved	\$100	Centerline of Lathrop Ave., 95 ft. w/o Woolley Ave. thru to Leonard Ave.
454	20	8'x250'	Unimproved	\$100	Centerline at Leonard Ave. 59 ft. w/o Woolley Ave. thru to Waters Ave.
456	60.75	33'x266'	Unimproved	\$1,125	w/s/o Woolley Ave. btw. Waters Ave. and Columbus Place

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 January 4, 1984 for a public hearing.

BOROUGH OF QUEENS

Nos. 6, 7, 8 and 9

Proposed map change, zoning changes, zoning text amendment and Special Permit applications to enable the expansion of an automobile rental facility.]

No. 6

C 820031 MMQ

B 3

IN THE MATTER OF a map change showing the elimination, discontinuance and closing of Street between Ditmars Boulevard and 23rd Avenue, the elimination, discontinuance and closing of 97th Street from Ditmars Boulevard to a point about 110 feet southerly therefrom, the elimination, discontinuance and closing of portion of Ditmars Boulevard from 96th Street to 97th Street, establishing a turn around at the new northerly terminus of 97th Street, map the demapped portion of 97th Street as Park Addition and delineating of a sewer easement therein, in accordance with Map No. 4775 dated January 25, 1983 and signed by the Borough President and the Commissioner of Parks. The map was referred by the Board of Estimate on January 27, 1983 (Cal. No. 10007).

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 7

C 820032 ZMQ

B 3

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9c, by establishing a C2-3 district within an existing R3-2 District on property bounded by Ditmars Boulevard, the former westerly line of 97th Street, the westerly line of 97th Street cul-de-sac, a line 540' north of 23rd Avenue, a line 95' west of 97th Street, a line 100' north of 23rd Avenue, a line 95' east of 95th Street, a line 380' south of Ditmars Boulevard, and 95th Street, Borough of Queens, CB #3 as shown on a diagram dated September 26, 1983.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 8

C 840044 ZSQ

B 3

IN THE MATTER OF an application, pursuant to Section 74-56 of the Zoning Resolution, for the granting of a special permit to enable the enlargement or development of open automobile rental establishment in a C-2 district within a half mile radius of the main entrance of LaGuardia Airport, located at the intersection of Grand Central Parkway and 194th Street, Borough of Queens.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 9

CB 3

N 840008 ZRO

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, establishing new Section 74-56, follows:

32-32

* * *

Open Automobile Rental Establishments

* * *

74-56

Open Automobile Rental Establishments

In C2 districts within a one-half mile radius of the main entrance of La Guardia Airport located at the intersection of Grand Central Parkway and the 94th Street Bridge, the City Planning Commission may permit open automobile rental establishments on zoning lots fronting on Flanders Boulevard, provided that the following findings are made:

- A. That such *open use* will not be incompatible with, or adversely affect the growth and development of appropriate uses in the general area within which such *open use* is to be located;
- B. That such *open use* will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;
- C. That such *open use* is so located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas;
- D. That such *open use* has adequate reservoir space at the vehicular entrances to accommodate either ten automobiles or five per cent of the total parking spaces provided by the *open use*, whichever amount is greater, but in no event shall such reservoir space be required from more than fifty automobiles;
- E. That the streets providing access to such *open use* will be adequate to handle the traffic generated thereby;
- F. That acoustic barriers be installed around the parking areas to minimize noise impacts on surrounding properties;
- G. That visual barriers be installed and properly maintained to screen the parking area from surrounding properties; and
- H. That accessory automotive repairs, maintenance, and car washing are within an enclosed building.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including limitations on signage requirements for shielding of floodlights and for locations of entrances and exits.

Appendix of Uses

* * *

Automobiles

* * *

Automobile Rental Establishments

**

C2

* * *

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 10

CB 7

C 831433 ZSQ

IN THE MATTER OF an application pursuant to Section 197-c of the New York City Charter and Section 78-352 of the Zoning Resolution, for a special permit to substitute an indoor recreation center on 23rd Avenue (The Belle Bay Swim and Racquet Club with proposed expansion) in place of an indoor recreation center (The Bay Club) presently located on 26th Avenue, north of Corporal Kennedy Street. The Belle Bay Swim & Racquet Club is intended to satisfy the community facility bonus requirement of Section 78-352 of the Zoning Resolution for a previously-approved large-scale residential development (CP-22306).

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 11

CB 2

C 830319 MLQ

IN THE MATTER OF proposed landfill in Dutch Kills at 47-17 27th Street, by Principe & Co. Inc., a ready mix cement manufacturers, and distributor. Applicant receives raw material (sand and gravel) by barge and delivers cement by truck. Upon completion landfill would be used for docking barges for unloading and parking company vehicles.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

BOROUGH OF BROOKLYN

No. 12

CB 13 and 15

C 831103 PSK

IN THE MATTER OF an application by the Department of Sanitation under provisions of Section 197-c of the New York City Charter, for the selection and acquisition of property located at Block 7247, part of Lot 106 bounded approximately by Coney Island Creek, Shell Road, Shore Highway and Stillwell Avenue in the Borough of Brooklyn, for construction of a new sanitation garage and salt dome for Community Boards 13 and 15.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 13

CB 1

C 840067 ZSK

IN THE MATTER OF an application for a Special Permit pursuant to Section 74-511 of the Zoning Resolution, for a 22 vehicle parking lot located on the south side of South 1st Street, 50 feet east of Havemeyer Street.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

BOROUGH OF MANHATTAN

No. 14

CB 4

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

Approval of three separate matters is requested:

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

Address	Block	Lot
343 West 47th Street	1038	11

- 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 September 22, 1983.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 15

CB 6

IN THE MATTER OF an application by Robert Kaufman and Max D. Spitzer, for a 10-year renewal of a revocable consent to continue to maintain and use an underground electric conduit with four lampposts in front of an existing 37-story office and commercial building on the east side of Third Avenue, extending from East 46th Street to East 47th Street (747 Third Avenue) C5-3 District within the Special Midtown District.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 16

CB 8

IN THE MATTER OF a renewal for an additional 10 years of a revocable consent to continue to maintain and use a sculptural group projecting from the outside facade of the building 974-990 Madison Avenue. The original consent petition dated May 31, 1949 was approved by Mayor on September 13, 1949. On September 13, 1959, the consent was renewed. On August 1970 (Cal. No. 118), the Board of Estimate granted consent to continue to maintain the Sculptural Group until September 13, 1979.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 17

CB 8

C 830531 ZSM

IN THE MATTER OF an application, pursuant to Section 101-073 of the Zoning Resolution, for a special permit to combine two (2) existing stores on East 86th Street, between Lexington and Third Avenues, in the Special Yorkville-East 86th Street District for use as a single store with a rear frontage of greater than 25 feet.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 18

CB 8

C 840233 ZSM

IN THE MATTER OF an application pursuant to Sections 74-95 and 74-97 of the Zoning Resolution (Housing Quality) from York 72 Associates, for the grant of a Special Permit, modifying an existing special permit (C 821224 ZSM), to reduce the number of dwelling units, change height and setback modifications, change the second floor use from residential to community facility (Use Group 4), add balconies, change the layout of the first floor and narrow the sidewalk, involving a mixed use (residential/community facility/manufacturing) building located at 515 East 86th Street.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

Nos. 19 and 20

An amendment of the Zoning Map and the grant of a special permit involving the construction of a new mixed use (residential/commercial) building on the northeast corner of Broadway and West 68th Street.]

No. 19

CB 7

C 831430 ZMM

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8C, establishing within an existing R7-2 District a C1-5 District bounded by the northerly line of West 68th Street, a line parallel to and 100 feet east of Broadway, a line midway between West 68th Street and West 69th Street and a line parallel to and 100 feet west of Columbus Avenue, as shown on a diagram dated October 24, 1983.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 20

CB 7

C 831432 ZSM

IN THE MATTER OF an application, pursuant to Section 74-95 of the Zoning Resolution (Housing Quality) from Zeckendorf-68th Associates for the grant of a special permit involving the construction of a new mixed use (Residential/Commercial) building on the northeast corner of Broadway and West 68th Street on a zoning lot containing existing buildings.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 21

CB 8

IN THE MATTER OF an application pursuant to Section 74-95 of the Zoning Resolution (Housing Quality) from Trafalger House Real Estate, Inc. for the grant of a special permit involving a 31 story mixed use (residential/commercial) building at 184 East 70th Street on a zoning containing existing buildings.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

CITYWIDE

No. 22

CITYWIDE

[Proposed text amendment to allow auto repair uses in manufacturing space provided in Housing Quality mixed use buildings.]

IN THE MATTER OF an amendment to the Zoning Resolution pursuant to Section 200 of the New York City Charter, relating to Section 74-97 as follows:

Matter in **Bold Type** is new.

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

74-97

Special Provisions for a Housing Quality Development on a Through Lot Divided by Residential Manufacturing District Boundaries with a Substantial Grade Differential.

Within the boundaries of Community Board #8 in the Borough of Manhattan, when a *through lot* comprising an area of at least 30,000 square feet, and with a grade differential of more than 15 feet at *curb level* between two separate *street* frontages, is located partially in an R10 District and partially in an M1-4 District and occupies a frontage on a *wide street*, the City Planning Commission may permit the transfer and conversion to *residential uses* of any unused *floor area* from the M1-4 portion to the R10 portion of the *zoning lot* for a mixed use development, provided that the portion is developed pursuant to Section 74-95 (Housing Quality Development).

In addition to findings required pursuant to Section 74-95, the Commission shall find:

- (1) That such *development* shall relate harmoniously to all structures and open spaces in vicinity in terms of scale, location and access to light and air; and shall not be incompatible with, or adversely affect, any *residential* or *non-residential uses* in the area.
- (2) That such *development* shall provide continuity of similar *uses* along each *street* frontage of the *zoning lot*.
- (3) That such *development* shall not create or contribute to serious traffic congestion on *streets* and shall not unduly inhibit surface traffic and pedestrian flow.
- (4) That all service and vehicular entrances to the commercial/manufacturing portion of *development* shall be located in the M1-4 District.
- (5) That *manufacturing uses* are located below the level of the lowest *story* containing *dwelling units* and that all new *uses* shall be limited to *uses* set forth in paragraph (6)(a) of this section.

That, notwithstanding inconsistent provisions of the Resolution, such mixed *development* shall comply with the following *bulk* regulations:

- a) The maximum *floor area* for any *development* on the M1-4 portion of a *zoning lot* shall not exceed twice its M1-4 lot area. At least 1.0 FAR of such portion of the lot shall contain manufacturing and semi-industrial *uses* listed in groups A and B of Section 15-58.

However, for every square foot of *floor area* for any existing or new manufacturing or semi-industrial *use* listed in Group A and B of Section 15-58 to be retained and/or constructed on the *zoning lot*, the permissible *floor area* on the R10 portion of the *zoning lot*, may be increased by one additional square foot. Such increase of *residential floor area* shall not exceed an amount equal to twice the *lot area* of the M1-4 portion as set forth above.

Within twelve months of the issuance by the Department of Buildings of a temporary or permanent certificate of occupancy, whichever occurs earlier, for the *development*, one or more signed lease agreements shall be filed with the City Planning Commission showing the occupancy of the *floor area* designated for manufacturing and semi-industrial *uses* listed in Group A and B of Section 15-58 by such *uses*. If such filing is not made, or if at any time such *floor area* is vacant for longer than 6 months after notification by the Chairman of the Commission, the City shall have the right to designate as tenant of such space, at a guaranteed rental to be approved by the Commission, any tenant engaged in a manufacturing or semi-industrial *use* listed in Groups A and B of Section 15-58. In addition to the above, written descriptions indicating the *use* of all *floor area* designated for such manufacturing and semi-industrial *uses* shall be filed yearly with the Department of City Planning.

- b) For any further increase of *floor area* on the R10 portion, the following provisions shall apply:

- (i) The City Planning Commission may permit a maximum of 2.0 FAR of bonus *floor area* for a Housing Quality development only when certain specified neighborhood improvements are provided within the *street district* pursuant to Section 74-957.

- (ii) The City Planning Commission may permit the conversion of unused *non-residential floor area* of the M1-4 portion into *residential floor area* and its subsequent transfer to the R10 portion.

For such conversion and subsequent transfer of unused *floor area*, the maximum permissible *floor area ratio* on the M1-4 portion is 6.5 (as allowed for community facility *uses* on the M1-4 portion pursuant to Section 43-122) plus any increase of *floor area* that has been authorized by the Commission for the provision of existing or new manufacturing floor space as required in paragraph (a) above.

For the purpose of this Section, there shall be no more than one room for every 300 square feet of transferable floor area.

- c) For such mixed development, the Housing Quality Program scoring system as set forth in paragraph A of Section 74-954, shall apply to all manufacturing *developments* located in the M1-4 portion of the *zoning lot* in order to evaluate the neighborhood impact of such manufacturing *development* in the area. Paragraphs B, C and D shall not be applicable to manufacturing portions of the *development*. Furthermore, within such mixed *development* predominant placement of *residential uses* and *bulk* shall be in the R10 portion of the *zoning lot*.

- d) When any recreational space required pursuant to paragraph B of Section 74-95 located within the M1-4 District, such recreational space shall be provided above and below the zoning lot occupied by *manufacturing uses*.

- e) *Accessory off street parking for residential uses* may be located within the M1-4 portion of the zoning lot provided that such *accessory parking spaces* are provided below the curb level of the adjoining street.

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

As a condition for the issuance of any special permit under the provisions of this section, there shall be a legal commitment binding upon the owner for the continuance of the life of the related *development* to preserve and maintain *manufacturing uses* on the zoning lot.

For the purposes of paragraphs (5) and (6) of this section, *uses* permitted in the M1-4 portion of the zoning lot may also include automobile repair use listed in paragraph B of section 32-25 (Group 16).

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 23

CITYWIDE

IN THE MATTER OF an application by Command Bus Co. located at 626 Worthington Avenue, Brooklyn, New York for a modification of its interim permit dated September 13, 1979 to add an Express bus route (BM-4) from the intersection of Geritsen and Lois Avenues in the Borough of Brooklyn to the Borough of Manhattan, and to add certain streets to routes BM-2, BM-3 and BQM-1.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 24

CITYWIDE

[Proposed zoning text amendment to change the scoring procedure for Housing Quality Developments on zoning lots containing existing buildings to remain.]

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter of the Zoning Resolution of the City of New York, relating to Sections 74-951, 952, 954 and 955 as follows:

Matter in **Bold Type** is new;

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

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

74-95 Housing Quality Developments

* * *

5. That in a *discrete development* the new construction has an overall positive impact on the condition of the existing building on the zoning lot.

Provisions for Developments

* * *

For the purposes of this section a *rooming unit* in an existing building on the zoning lot shall be calculated as two-thirds (2/3) of a *dwelling unit*. However, in an *integrated development* for the purposes of scoring pursuant to Section 74-954 (Guidelines for Applications) a *rooming unit* shall be considered a *dwelling unit*.

952

Housing Quality Definitions

* * *

Discrete Development

* * *

A "discrete development" is a *development* or *enlargement* on a zoning lot containing an existing building or buildings which are to remain, which building or buildings are physically, structurally or spatially unaltered in conjunction with the *development* or *enlargement* of a building requiring a special permit pursuant to Section 74-95 (Housing Quality Developments).

Integrated Development

An "integrated development" is a *development* or *enlargement* on a zoning lot containing an existing building or buildings which are to remain, which building or buildings are:

- Physically, structurally or spatially altered in conjunction with the construction of the new *development* or *enlargement* or;
- provide an indoor or outdoor circulation connection between the existing building and the new *development* or *enlargement* on the zoning lot, resulting in a sharing of stairs, corridors, lobbies or outdoor space in conjunction with the *development* or *enlargement* of a building receiving a special permit pursuant to Section 74-95 (Housing Quality Developments).

954

Guidelines for Applications

* * *

Recreation Space

* * *

2. Sunlight Onsite

* * *

Special Conditions

* * *

- For the purposes of this computation, outdoor space shall not include balconies or terraces, and in R7-2, R8, R9 and R10 districts (or their commercial equivalents) shall not include other outdoor space unless such space is designated under program element B1 as recreation space.

74-959

Special Regulations for Housing Quality Developments on Zoning Lots Containing Existing Buildings to Remain.

To establish adjustments to the scoring procedure for Housing Quality developments on zoning lots with existing buildings to remain the requirements of 74-954 are modified to first distinguish between integrated and discrete developments and second to establish the scoring procedure for each. The intent of these modifications for an integrated development is to score buildings on the zoning lot as one Housing Quality development. The intent of these modifications for a discrete development is to score the elements of the development relating to the internal configuration of the building as it applies to the new construction on the zoning lot.

For Housing Quality Developments on zoning lots containing existing buildings to remain the procedure for calculating the number of Housing Quality points obtained shall be determined on the basis of whether the development is an integrated development or a discrete development, defined in Section 74-952 (Housing Quality Definitions). In all cases an existing building shall be either integrated or discrete for purposes of the Housing Quality special permit and consistent with the zoning lot as noted on all documents submitted with an application. A zoning lot may consist of both an integrated development and a discrete development. Each portion of the zoning lot will be scored in accordance with the appropriate scoring procedure for that portion of the zoning lot.

For an integrated development all buildings on the zoning lot shall be scored in accordance with the four Housing Quality Programs except that:

1. Existing non-residential buildings or non-residential portions of buildings shall be excluded from the following programs:
 - B) Recreation Space
 - C) Security and Safety, except:
 - 2) Visibility from Public Space to elevator doors. In a mixed building or residential building containing community facility uses all main lobbies shall be scored for compliance.
 - D) Building Interior
2. If the existing buildings to remain on the zoning lot have no portion of the street wall falling within the street wall polygon, that building is excluded from scoring the following program elements in the Neighborhood Impact program;
 - 2) Ground floor activity
 - 3) Street wall length
 - 4) Street wall height

For the purposes of this paragraph if a development site containing an existing building to remain is in one or more street districts and such existing building is excluded from scoring a program element listed above, then the calculation for compliance shall exclude that portion of the street line on the zoning lot equal to the length of the street wall of the existing building for that program element. In the case of a development site which is located in two or more street districts the regulations of Section 74-955 (Special Regulations for Developments falling in more than one street district) a separate calculation shall be done for each program element.

(B) Recreation Space

- 1) Type and Size—The recreation factor as defined in Section 74-952 shall be calculated on the basis of the required lot area of the entire zoning lot.

For the purposes of this program element an existing rooming unit shall have one adult.

In the case of an integrated development the Commission shall also make the findings required under Section 74-957 B, 5a, b, c, & d.

A discrete development or portion of a zoning lot determined to be a discrete development the existing building or buildings are excluded from all Housing Quality program elements as set forth in Section 74-954 except as per the following:

(A) Neighborhood Impact

- 1) Off-site sunlight—Existing buildings are to be included in the zoning lot for the purposes of calculating the maximum shadow area and proposed shadow area.
- 3) Street Wall Length—Existing buildings are to be included on the zoning lot for the purposes of scoring street wall length unless the entire street wall of the existing building does not fall within the street wall polygon.
- 4) Street Wall Height—Existing buildings are to be included on the zoning lot for the purposes of scoring street wall height unless the entire street wall of the existing building does not fall within the street wall polygon.
- 5) Building Height—The existing building shall be included in the calculation for proposed building height on the zoning lot.
- 6) Street Trees—The Street Trees planting program element shall be scored in the quantity and conditions under the "Requirement for Full Compliance" for the entire zoning lot.

For the purposes of paragraphs 3 and 4 above, if a development site containing an existing building to remain is in one or more street districts and such existing building is excluded from scoring a program element listed above, then the calculation for compliance shall exclude that portion of the street line on the zoning lot equal to the length of the street wall of the existing building for that program element. In the case of a development site which is located in two or more street districts the regulations of Section 74-955 (Special Regulations for Developments falling in more than one street district) a separate calculation shall be done for each program element.

Recreation Space

- 1) Type and Size—For the purposes of this program element the recreation factor shall be multiplied by the adjusted lot area (ALA) to determine the required free use space in accordance with the following formula:

$$ALA = \frac{NFA \times TLA}{TFA}$$

where:

NFA = New floor area to be constructed on the zoning lot
 TLA = The total lot area of the zoning lot
 TFA = The total floor area to be on the zoning lot

For zoning lots divided by district boundaries the percentage of lot area in each district shall be used to find the required free use space.

- 4) **Planting**—For the purposes of this program element if there is no *outdoor space* which is accessible to the tenants of the new *building or enlargement*, then the planting must be located in a greenhouse providing sufficient natural light to support the planting provided.
- 5) **Trees**—For the purposes of this program element the requirement for full compliance shall be based on the Adjusted Lot Area (ALA). If there is no outdoor space which is accessible to the tenants of the new *building or enlargement*, then the tree planting must be located in a greenhouse providing sufficient natural light to support the planting provided.

D) Building Interior

- 1) **Size of Dwelling Unit**—The calculation of "A" (the preferred net sq. ft. per dwelling unit) shall be based on the entire zoning lot and its respective districts.
4. **Visual Privacy—Onsite**—The calculation for compliance shall include visual penetration from the existing dwelling units on the zoning lot into the new dwelling units proposed in the new building or enlargement.

Unless modified by Section 74-95 (Housing Quality Developments) the entire zoning lot including existing buildings, shall be subject to all underlying use, bulk, parking and signage regulations and the provisions of Sections 74-951, 953, 957 and 958, except, for the purposes of calculating the permitted density on the zoning lot the number of dwelling units in existing new buildings shall be determined in accordance with the provisions of Section 74-951.

Any development, alteration or enlargement to a building or buildings on a zoning lot which has received a special permit pursuant to Section 74-95 (Housing Quality Developments) which affects the scoring shall be subject to review and approval by the City Planning Commission.

Resolution for adoption scheduling January 4, 1984 for a public hearing.

No. 25

CB M4, Q2, K1, 2, 6

N 8403/5 ZRY

[Proposed zoning text amendment to Section 42-02 of the Zoning Resolution extending December 31, 1982 sunset provision for certain Article 7c study areas where past residential conversion has been found and terminating those study areas where the Department of City Planning analysis has indicated little or no residential conversion.]

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter of the Zoning Resolution as follows:

Matter in **Bold Type** is new;

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

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

42-02

†Study Areas

The following areas shall be considered study areas for purposes of state legislation relating to residential use contained in Article 7C of the Multiple Dwelling Law.

1. In the borough of Brooklyn:

In community district 1:

The portions of the manufacturing districts in the areas bounded by the following streets:

Division Avenue, Wythe Avenue, Berry Street and South 10th Street.

[Kent Street, South 5th Street, Wythe Avenue and South 4th Street.]

Berry Street, South 5th Street, [5th Place] Driggs Avenue and South 4th Street.

Wythe Avenue, South 6th Street, Broadway, Driggs Avenue, South 8th Street.

Hope Street, Havemeyer Street, Metropolitan Avenue and Roebling Street.

[South 1st Street, Wythe Avenue, South 2nd Street, Berry Street]

Wythe Avenue, North 4th Street, North 3rd Street, Berry Street.

[Kent Street, North 13th Street, Wythe Avenue and North 12th Street.]

[North 14th Street, Wythe Avenue, North 15th Street and Nassau Street.]

Norman Street, Dobbin Street, Nassau Street and Guernsey Street.

[Noble Street, West Street, Oak Street and Franklin Street.]

Calhoun Street, Vandervoort Avenue, Grand Street and Morgan Avenue.

[Maujer Street, Morgan Avenue, Meadow Street, Bogart Street, Ten Eyck Street and Waterbury Street.]

In community district 2:

The manufacturing districts in the area bounded by Plymouth Street on the north, Bridge Street on the east, Prospect Street to Jay Street to York Street on the south, along York Street to Main Street, to Front Street to Dock Street to Water to Washington Street to Plymouth Street.

[The manufacturing districts in the area bounded by Nassau Street on the north, to Duffield Street to the midblock between Nassau Street and Concord Street, to Gold Street to Concord Street to Prince Street, to Myrtle Avenue on the south, to Flatbush Avenue Extension to Nassau Street.]

In community district 6:

The M-1 district bounded by Baltic Street on the north. Hicks Street on the east, Kane Street to Tiffany Place to DeGraw Street on the south and Columbia Street on the west.]

In the borough of Manhattan, all manufacturing districts located between West 17th Street and West 42nd Street, and between Ninth Avenue and Twelfth Avenue.]

In the borough of Queens, the manufacturing districts located in the area bounded by 44th Drive on the north, the Long Island Railroad Tracks and Thompson Avenue on the south and east, and Fifth Street on the west, terminating at 44th Drive.]

The designation of such study areas shall cease to have all force and effect on December 31, [1981 or] 1985, on the date that the City Planning Commission [rezones a study area or] issues a resolution that a study area is properly zoned, or on the effective date that the area is rezoned, whichever occurs earlier. [Notwithstanding the above, the designation of the study area set forth in subsection 1c, above shall cease to have all force and effect on December 31, 1982 unless the City Planning Commission shall have, prior to such date, certified a proposal to rezone such area to permit residential use. This section shall become effective immediately upon signing by the Governor of legislation creating Article 7C of the Multiple Dwelling Law.]

Resolution for adoption scheduling January 4, 1984 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 26

C 830464 ZMX

B 12

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. 2b, changing from M4 District to an M1-1 District an area bounded by Boston Road, Palmer Avenue, a line 100 feet northerly of Boston Road and Boller Avenue as shown on a Diagram dated September 19,

(On November 23, 1983, Cal No. 3, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

C 840149-152 PPX

B 1, 2, 5, 6

PUBLIC HEARING:

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

URP #	C.B.	Block	Lot	Location
49PPX	1	2665	59,60	Southside of E. 156th Street 174 feet east of Tinton Avenue.
		2646	28,29	767-771 Forest Avenue.
		2275	12,14,15	Southside of E. 149th St. 175 feet east of Brook Avenue.
50PPX	2	2694	46,47,48	Southeast corner of Prospect Avenue and E. 169th Street.
51PPX	5	2863	28	2034-38 Davidson Avenue.
		3207	1,35,38	Northeast corner of W. 181 St. and Aqueduct Avenue.
52PPX	6	2992	18,20,22	East side of Daly Ave. 50 feet north of E. 176th Street.
		2946	24,26,28	West side of Crotona Ave. 79 feet north of E. 176th Street.
			43	

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 November 23, 1983, Cal No. 4, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 28, 29, and 30

[Mapping action and Zoning map change, zoning change and disposition of City-owned property for the construction of housing for the elderly.]

No. 28

CB 6

PUBLIC HEARING:

IN THE MATTER OF a map showing the elimination of a park bounded by Southern Boulevard, Bedford Park Boulevard, Fordham University and the New York and Harlem Railroad right-of-way as shown on Map No. 11973 dated October 5, 1981 and signed by the Borough President.

(On November 23, 1983, Cal No. 5, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CB 6

PUBLIC HEARING:

IN THE MATTER OF the zoning of a park being demapped to an R6 District within an area bounded by Southern Boulevard, Bedford Park Boulevard, Fordham University and the New York and Harlem Railroad right-of-way as shown on diagram dated September 26, 1983.

(On November 23, 1983, Cal No. 6, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CB 6

PUBLIC HEARING:

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 Procedure.

The property to be disposed of is Block 3272, Lot 2. Approval of the proposed disposition would facilitate the construction of an 118 dwelling unit rental housing project for low and moderate income elderly tenants, tentatively designated as the Rosehill Apartments. The project site comprises an irregularly shaped parcel at the north westerly corner of Southern Boulevard and Bedford Park Boulevard.

This application was submitted by the Department of Housing Preservation and Development on September 7, 1983.

(On November 23, 1983, Cal No. 7, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CB 8

C 831081 ZMX

PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 201 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 1d, changing from R7-1 and R6 Districts to an R5 District property bounded by West 235th Street, Oxford Avenue, a line 100 feet south of West 235th Street, Riverdale Avenue, the northerly boundary of Ewen Park and easterly and westerly prolongations, and Johnson Avenue, as shown on a diagram dated October 31, 1983.

(On November 23, 1983, Cal No. 70, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 8

C 840051 ZMX

PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 1d, changing from an R6 District to an R-6 District property bounded by West 235th Street, Oxford Avenue, West 240th Street and Johnson Avenue, as shown on a diagram dated September 26, 1983.

(On November 23, 1983, Cal No. 71, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 33 and 34

[Special permit, plan and project and related land disposition for the construction of 126 rental units of housing]

No. 33

CB 1

C 840136 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section(s) 78-312 and 78-41 of the Zoning Resolution, from the Department of Housing Preservation and Development for the grant of a special permit and an authorization involving a large-scale residential development within the area bounded generally by East 139th Street, St. Ann's Avenue, East 141st Street and Cypress Avenue.

Plans for this proposed large-scale residential development are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York.

(On November 23, 1983, Cal No. 8, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CB 1

C 840137 HPX

PUBLIC HEARING:

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. Both applications are pursuant to Section 197-c of the Uniform Land Use Review Procedure.

The proposed new construction project, tentatively known as Rainbow Plaza, would provide 100 rental dwelling units for families of low and moderate income in one seven story building. The project site is located in the Mott Haven Section and comprises property on two blocks, as follows:

Block 2553 - Property on part of the block bounded by East 140th Street, St. Ann's Avenue, East 141st Street and Cypress Avenue, (Blocks 2553, Lots 1, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, 64, 66, 67, 68 and 72)

Block 2552 - Property on part of the block bounded by East 140th Street, Cypress Avenue, East 149th Street and St. Ann's Avenue (block 2552, Lots 9, 10, 11, 12, 13, 15, 17, 18, 19 and 20).

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

(On November 23, 1983, Cal No. 9, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 35

CB 3

C 840163 PPR

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 53 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS
840163PPR	3	53

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 November 23, 1983, Cal No. 10, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 36

CB 10

C 840160 PPQ

PUBLIC HEARING:

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

ULURP #	C.B.	Block	Lot	Location
840160PPQ	10	11456	32	Northeast corner of Fairfield Ave. and Emerald St.
		11456	36,40,48 50,52,57 66	Southeast corner of Cozine Ave. and Emerald Street

(On November 23, 1983, Cal No. 18, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CB 12

C 840161 PPQ

PUBLIC HEARING:

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

ULURP #	C.B.	Block	Lot	Location
840161PPQ	12	13043	32	Southwest corner of 140th Ave. and Coombs St.
		12278	13,14	West side of 154th St. 100 feet south of 132nd Ave.

(On November 23, 1983, Cal No. 19, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CB 4

C 830583 ZMQ

PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the zoning map Section No. 9d changing from a M1-1 district to an R6 District property bounded by 47th Avenue, a line at right angles to 47th Avenue extending 403 feet westerly from the intersection of the southerly prolongation of the westerly line of 47th Street with the southerly line of 47th Avenue, the northerly right-of-way line of the Long

Island Railroad, and a line at right angles to 47th Avenue distant 755 feet westerly from the intersection of the southerly prolongation of the westerly line of 80th Street and the southerly line of 47th Avenue, as shown on a diagram dated October 3, 1983.

(On November 23, 1983, Cal No. 20, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 39

CB 1, 3, 4, 5, 15, 16

C 840154-159 PPK

PUBLIC HEARING:

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

ULURP #	COM. BOARD	NO. OF PARCELS
840154PPK	1	2
840155PPK	3	8
840156PPK	4	6
840157PPK	5	6
840158PPK	15	1
840159PPK	16	5

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 November 23, 1983, Cal No. 2, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 40

CB 11

C 840148 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.

ULURP #	C.B.	Block	Lot	Location
840148PPM	11	1807	22	363 Pleasant Avenue

(On November 23, 1983, Cal No. 11, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

C 831046 HDM

CB 9

PUBLIC HEARING:

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 Procedure.

The disposition would facilitate the substantial rehabilitation of a 10 story residential building containing 102 dwelling units for low and moderate income elderly and handicapped tenants. The project tentatively known as Manny L. Wilson Towers, is located on the easterly part of the block bounded by Hancock Place, Manhattan Avenue, West 123rd Street and Morningside Avenue. The property to be disposed of is Block 1950, Lots 14 and 55.

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

(On November 23, 1983, Cal No. 12, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CB 8

C 830949 GFM

PUBLIC HEARING:

IN THE MATTER OF an application by Gimbel Brothers for a 10-year renewal of a revocable consent to continue to maintain and use eight marquees on the Lexington Avenue, East 86th Street, and East 87th Street faces of the existing Gimbel's Department Store building at 100-1288 Lexington Avenue, in a C4-6 District within the Special Yorkville-East 86th Street District.

(On November 23, 1983, Cal No. 13, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 43 and 44

plan, project related and disposition of City-owned property to facilitate rehabilitation of 88 dwelling units.]

No. 43

CB 12

C 840147 HOM

PUBLIC HEARING:

IN THE MATTER OF a New York City Housing Authority plan and project, tentatively designated as the Washington Heights Phase IV Rehabilitation project, pursuant to Section 150 of the New York State Public Housing Law and Section 197-c of the Uniform Land Use Review Procedure.

The proposed project provides for the rehabilitation of approximately 88 dwelling units for low income families in five five-story buildings (block 2132, lot 106; 502 West 177th Street; and block 2132, lots 80, 82, 84 and 86; 502 thru 514 West 176th Street).

This application was submitted by the New York City Housing Authority on August 23, 1983.

(On November 23, 1983, Cal No. 14, the Commission scheduled December 7, 1983 for proposed zoning text amendments concerning the Special Greenwich Street Development public hearing which has been duly advertised.)

Close the hearing.

No. 44

CB 12

PUBLIC HEARING:

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 Procedure.

The properties proposed for disposition would facilitate the rehabilitation of five buildings, two of which are the subject of the application:

506 West 176th Street (block 2132, lot 84) and
502 West 177th Street (block 2132, lot 106).

This project is tentatively designated as Washington Height Phase IV rehab, a New York City Housing Authority project.

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

(On November 23, 1983, Cal No. 15, the Commission scheduled December 7, 1983 for public hearing which has been duly advertised.)

Close the hearing.

No. 45

CB 7

PUBLIC HEARING:

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

The property to be disposed of is Block 1863, Lots 10, 11 and 12, part of site 3 in the Cathedral Parkway Urban Renewal Area and is located on the northerly side of West 108th Street, between Amsterdam and Columbus Avenues. The proposed project, tentatively known as the Valley Lodge, would facilitate the rehabilitation of two adjacent buildings as a shelter for 80 men and women aged 55 and older. An adjacent vacant lot is to be developed as open space for the project.

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

(On November 23, 1983, Cal No. 16, the Commission scheduled December 7, 1983 for public hearing which has been duly advertised.)

Close the hearing.

No. 46

proposed zoning text amendments concerning the Special Greenwich Street Development District.

CB 1

N 830574 ZRM(A)

PUBLIC HEARING:

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.

455
456

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

is located along a *street line*

is located above the level of the *street* such that it may not qualify as an *arcade*;

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),

has a minimum continuous width of 15 feet unobstructed except for building columns,

has a minimum height of 20 feet,

is open to the public at all hours, and

is designed so as to allow connection with all contiguous elements of the District Plan, and match the height of contiguous connecting circulation elements.

* * *

472

ing walls along certain street lines

withstanding 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:

For blocks 13N, 20S, 20N and 21, a height of not less than 85 feet.

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.

* * *

86-092

Use Group G

A. Convenience Retail or Service Establishments

1. Bakeries, provided that floor area used for production shall be limited to 750 square feet per establishment.
2. Barber shops.
3. Beauty parlors.
4. Drug stores.
5. Eating or drinking places, including those which provide outdoor table service or incidental musical entertainment.
6. Food stores, including supermarkets, grocery stores, meat markets, or delicatessen stores.
7. Hardware stores.
8. Package liquor stores.
9. Shoe or hat repair shops.
10. Stationery stores.
11. Tailor or dressmaking shops, custom.
12. Variety stores, limited to 10,000 square feet of floor area per establishment.
13. Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of floor area per establishment and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.

B. Retail or Service Establishments.

1. Antique store.
2. Art galleries, commercial.
3. Artists' supply stores.
4. Automobile supply stores, with no installation or repair services.
5. Bookstores.
6. Candy or ice cream stores.
7. Cigar or tobacco stores.
8. Clothing or clothing accessory stores, limited to 10,000 square feet of floor area per establishment.
9. Dry goods or fabric stores, limited to 10,000 square feet of floor area per establishment.
10. Florist shops.
11. Furniture stores, limited to 10,000 square feet of floor area per establishment.
12. Furrier shops, custom.
13. Gift shops.
14. Interior decorating establishments, provided that floor area used for processing, servicing or repairs shall be limited to 750 square feet per establishment.
15. Jewelry or art metal craft shops.

16. Leather goods or luggage stores.
 17. Locksmith shops.
 18. Millinery shops.
 19. Musical instrument repair shops.
 20. Music stores.
 21. Newsstands, open or enclosed.
 22. Optician or optometrist establishments.
 23. Pawn shops.
 24. Pet shops.
 25. Photographic equipment or supply stores.
 26. Photographic studios.
 27. Picture framing shops.
 28. Printing establishments, limited to 2,500 square feet of floor area per establishment for production, post offices and telegraph offices, limited to 2,500 square feet of floor area per establishment.
 29. Record stores.
 30. Shoe stores.
 31. Sporting or athletic stores.
 32. Stamp or coin stores.
 33. Television, radio, phonograph or household appliance stores, limited to 10,000 square feet of floor area per establishment.
 34. Toy stores.
 35. Typewriter or other small business machine sales, rental or repair stores.
 36. Umbrella repair shops.
 37. Watch or clock stores or repair shops.
 38. Off-track betting establishments.
- Amusements.
1. Theaters.

* * *

PENDIX B

Block 15

Mandatory Lot Improvements

) A pedestrian connection between PC1:1 (above the level of Washington Street) and West Street (above street level about midway on the west lot line).

Build to lot line on Battery Place.

Build to street line on West Street.

Block 17S

[no designated improvements.]

Mandatory Lot Improvements

Build to street line on West Street.

Block 17N

[no designated improvements.]

Mandatory Lot Improvements

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 top 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 obvious 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) *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

Build to *street line* on West Street.

Block 56S

[No designated improvements.]

Mandatory Lot Improvements

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

Build to *street line* on Liberty Street and West Street.

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

A *pedestrian connection* between the west end of (b) above and street level near the corner of West Street and Liberty Street.

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**

Improvement		Additional floor area (sq. ft.)	
1	Pedestrian tunnel under Church Street between block 62 and the World Trade Center. ⁽¹⁾	50	303,50
2	Pedestrian tunnel between block 62 and the Lex IRT Fulton Street Station. ⁽²⁾		74,00
3	Pedestrian tunnel under Liberty Street between block 52N and the World Trade Center. ⁽³⁾		222,00
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. ⁽⁴⁾		222,00
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). ⁽⁵⁾		134,00

- 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).⁽⁶⁾
- 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).⁽⁷⁾
- 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.⁽⁸⁾
- PCI:9 *Open pedestrian bridge 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 covered pedestrian space with access from both Broadway and the elevated shopping way along the west side of Greenwich Street.*⁽⁹⁾
- PCI:10 Reconstruction of Exchange Alley between Broadway and Trinity Place.
- †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.
- PCI:12 Renovation of BMT Rector Street station.
- PCI: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.

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 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 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 50 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.

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.

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.

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.

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.

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.

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.

PCI:10. Reconstruction of Exchange Alley for its full width between Broadway and Trinity Place.

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 to be preserved) and painting (including patching and repainting 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, 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.

(On November 23, 1983, Cal. No. 17, the Commission scheduled December 7, 1983 for public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 47

street widening to facilitate the replacement of a deteriorating bridge.]

CB 1K, CB 2Q

C 830385 MMY

PUBLIC HEARING:

IN THE MATTER OF a map change showing the widening of Greenpoint Avenue between View Avenue (Borough of Queens) and Kingsland Avenue (Borough of Brooklyn) and the changing of street grades therefore, in accordance with Map No. 4781/X2344P dated July 25, 1983 and signed by the Borough Presidents.

(On November 23, 1983, Cal No. 21, the Commission scheduled December 7, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48

proposed zoning text amendment to revise the density standards for Housing Quality Program developments.]

Citywide

N 831149 ZRY

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, the Zoning resolution of The City of New York, relating to Sections 74-951, 74-952, 74-954, 74-957, 74-959, as follows:

Matter in **Bold Type** is new;

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

Matter in *italics* is defined in Section 12-10 or Section 74-952.

95

Housing Quality Developments

The provisions of this section shall not apply to any Special Purpose District other than the Special Transit land use District.

Any development authorized by a special permit issued prior to June 1, 1983, pursuant to Section 245 (Housing Quality Developments) may be started or continued after (the effective date of this amendment).

951

Perk Provisions for Developments

The maximum residential floor area ratio for any building on a zoning lot and the required lot area per dwelling unit [room or floor area per room] shall be as follows:

	Maximum Floor Area Ratio Permitted	[Required] [Lot Area] [Per Room]	[Required] [Floor Area] [Per Room]
R3	0.50	[375]	
R4	0.75		[205]
R5	1.25		[215]
R6	2.43	[96]	
R7	3.44	[72]	
R8	6.02	[44]	
R9	7.52	[39]	
R9A	9.00		
R10	10.00	[30]	
R10 BONUS	12.00	[24.9]	

However, in all districts, the required lot area per dwelling unit may be reduced by 15 percent dwelling units in non-profit residences for the elderly or dwelling units in a publicly-assisted public housing development listed in Section 25-25 (a), (b), or (c), that are reserved for elderly tenants for a period of not less than 40 years and that comply with the appropriate space requirements for related accessory social and welfare facilities set forth in Section 12-10 (Non-profit residence for the elderly).

The floor area bonus provision for predominantly residential buildings in R10 districts and commercial districts permitting an R10 floor area ratio may be modified in accordance with Section 74-957 of this chapter provided that the floor area ratio does not exceed 12.0. The special option regulations relating to predominantly built up area (infill) and the lot area per room and floor area per room requirements of Section 23-00 et-seq shall not apply to any development for which special permit is granted under provisions of this section.

74-952

Housing Quality Definitions

Free Use Space

Balconies. Shall be no less than 75 square feet with a minimum dimension of 6'. [An additional square feet shall be provided for each zoning room above 4.5 zoning rooms in the dwelling unit serves.] For dwelling units containing 951 or more net square feet, balconies shall not be less than 95 square feet. At least 40% of its perimeter shall be contained by the exterior walls of building. The walls adjoining the dwelling unit shall be 50% glazed. Balconies are excluded from floor area calculations.

[Gross Square Feet Per Room

"Gross square feet per room" is the floor area divided by the number of rooms.]

Net Square Feet Per Dwelling Unit

"Net square feet per dwelling unit" is all of the floor area within the walls separating the dwelling unit from the exterior of the building, other dwelling units, common areas, or mechanical spaces.

74-954

B. Recreation Space

122

1. Type and Size . . .

population of a building shall be based on its dwelling unit distribution; 2 adults for each dwelling unit (except dwelling units [of 2-1/2 zoning rooms or less] having less than 651 net square feet where a single adult is assumed) and 1 child for each dwelling unit [with 4-1/2 zoning rooms or less an additional child for each additional room above 4.5 zoning rooms per dwelling unit.] of between 901 (951 in R9 or R10 Districts) and 1250 net square feet, plus an additional child for each net square feet increase per dwelling unit above 1250 net square feet. To find the preferred square feet of recreational space, use the following chart:

1125
833
517
288
216
132
117
100
90
75

Security and Safety

Density of Corridor. To increase recognition among neighbors on each floor for better security.

Maximum Housing Quality Points. 5.0

Requirements for Full Compliance. The number of [zoning rooms] dwelling units for each separate corridor shall not exceed [30]8. Corridors serving less than [30 zoning rooms] 8 dwelling units shall be considered in full compliance.

Housing Quality Point Computation.

If (A/a) is .0 to .55 If (A/a) is .55 to .65
(0.0) (A/a) (3.3) (A/a)

If (A/a) is .65 to 1.0
(5.5) (A/a)

A = [30 zoning rooms] 8 dwelling units for each separate corridor
a = Number of [zoning rooms] dwelling units serviced by a corridor

Special Conditions

- For buildings and multi-building developments where the number of [zoning rooms] dwelling units for each separate corridor varies from floor to floor or building to building, compliance shall be computed separately for each corridor. A final score shall be obtained by an average weighted by the number of [zoning rooms] dwelling units serviced by each separate corridor.
- For a building where a corridor services dwelling units on only one of its sides and has either a transparent window or opening at least 4'-0" high along 75% of its length, the maximum number of [zoning rooms] dwelling units serviced by the corridor shall be increased to [45 zoning rooms] 12 dwelling units.
- For buildings with 24 hour doorman service, guaranteed by all leases the maximum number of [zoning rooms] dwelling units serviced by the corridor shall be increased to [45 zoning rooms] 12 dwelling units.
- For buildings designated for the elderly or buildings which have corridors on which 75% of the dwelling units are designated for the elderly the maximum number of [zoning rooms] dwelling units on a corridor may be waived when a solarium as defined in Section 74-952 is provided on each corridor requiring a waiver.
- For corridors which have a portion of their length complying with special condition i., the permitted number of [zoning rooms] dwelling units serviced shall be weighted on the basis of the number of dwelling units [zoning rooms] serviced by each portion.

3. Visibility of Private Outdoor Space from the Lobby. To insure the safe use of all private outdoor space by tenants.

Maximum Housing Quality Points. 5.0

Requirements for Full Compliance. All private outdoor space should be visible from within the lobby. Visibility is measured at eye level and occurs between two sight lines which originate at any point within a lobby and extends through transparent openings. Any permanent structure over 4'0" high is considered an obstruction.

Housing Quality Point Computation. (5.0)(c/C)

where:

C = Total square feet of private outdoor space.

c = Total square feet of private outdoor space visible from lobbies.

Special Conditions.

- For developments with multiple lobbies the total amount of private outdoor space complying shall be multiplied by a fraction equal to the total [number of zoning rooms] amount of floor area occupied by dwelling units serviced by the lobby divided by total [number of zoning rooms] amount of floor area occupied by dwelling units in development.
- For dwelling units having direct access to private outdoor space these dwelling units shall be considered to be lobbies serving the [number of zoning rooms in the] dwelling unit, with visibility measured at the door leading to the private outdoor space.
- For developments with private outdoor space which is accessible only through private indoor space, the door between them may be considered a lobby.
- For zoning lots where the onsite parking requirements have been waived, the maximum Housing Quality points for Visibility of Private Outdoor Space from the Lobby shall be increased to 5.5.

* * *

4. Surveillance from Dwelling Units. To insure surveillance of public, semi-private and private outdoor space from dwelling units where people are likely to be at home during the day.

Maximum Housing Quality Points. 4.4

Requirements for Full Compliance. Dwelling units with [4.5 or more zoning rooms] a minimum of 901 (951 in R9 or R10 districts) net square feet per dwelling unit and dwelling units designated for elderly and/or handicapped should be concentrated on the first four floors.

Housing Quality Point Computation. (4.4) (d/D)

where:

D = Total number of dwelling units in the first four floors

d = Number of dwelling units with [4.5 or more zoning rooms] a minimum of 901 (951 in R9 or R10 Districts) net square feet per dwelling unit and dwelling units designated and designed for elderly and/or handicapped on the first four floors.

Special Conditions.

- For developments where marketing conditions or subsidy programs will not support the number of [4.5 zoning rooms elderly or handicapped] dwelling units necessary to achieve full compliance; the City Planning Commission may adjust 'D'.

* * *

D. BUILDING INTERIOR

- Size of Dwelling Unit. To create large, useable dwelling units accommodating a variety of styles.

Maximum Housing Quality Points 4.5

Requirements for Full Compliance. [Gross] Net square feet shall [conform to] meet or exceed the following schedule:

	R3-2	R4	R5	R6	R7	R8	R9	R10
Net Square Feet	188	205	215	233	247	265	293	300
Dwelling Unit	650	700	745	785	820	850	875	890

Housing Quality Point Computations. (4.5)(a/A)

A = Net square feet per dwelling unit as preferred by the program

a = Actual net square feet per dwelling unit

A = Gross square feet per room as preferred by program

a = Actual gross square feet per room

No dwelling unit shall contain more than one kitchen (or kitchenette).

* * *

Window Size. To maximize light, views and a feeling of spaciousness.

Maximum Housing Quality Points. 3.8

Requirements for Full Compliance. There shall be 1 square foot of window for every 3 square feet of gross floor area in the largest living room (including the dining alcove) plus 1 square foot of window for every 8 square feet of the remainder of the [gross] net floor area in the dwelling unit.

* * *

Pram, Bicycle and Bulk Storage. To provide adequate, secure and convenient storage for prams, bicycles and other bulk items owned by building tenants.

Maximum Housing Quality Points. 1.6

Requirements for Full Compliance. Bulk storage can be provided in individual dwelling units or in common storage rooms. When such space is within a dwelling unit it shall be at least 16 square feet and have a minimum dimension of 4'0" and contain no less than 120 cubic feet of space. When such space is shared there shall be [5 square] 40 cubic feet of storage space for each additional [zoning room above 1.5, in every dwelling unit] 300 square feet of dwelling unit or portion thereof above 450-square feet. Shared storage space shall be located within 20'-0" of an elevator door and no more than 4'-0" below curb level or off the private open space, if it is directly accessible by ramp and within 4'-0" of established grade. Bulk storage provided in complying common storage rooms, when located above grade, shall be exempt from the floor area of the building.

* * *

Special Regulations for Housing Quality Developments in R10 Districts or Commercial Equivalents.

- Housing Quality developments in R10 District or commercial equivalents which earn at least 85 Housing Quality Program points under the scoring system described in Section 74-954 (Guidelines for applications), score a mandatory minimum of 15 points in each of its 4 parts, as a precondition for application, may be increased from a floor area ratio of 10 to a maximum of 12 and the lot area per [room] dwelling unit may be reduced from [30] 90 to a minimum of [24.9] 75 provided such development contains one or a combination of the public amenities described in 'B' below. As a precondition for any application for a Housing Quality development special permit in an R10 District or commercial equivalent the following conditions shall be satisfied.

- B) In order to earn an increase in *floor area ratio* and a reduction in *lot area per [per room dwelling unit]* in a Housing Quality Development, the *development* shall first provide *plaza* or a neighborhood improvement or a combination of the two. The following bonusable public amenities for Housing Quality Developments.

* * *

Lot Area Bonus

For each percent of additional *floor area* achieved by *plaza*, *arcade*, public area, neighborhood improvement or preservation, the *lot area per dwelling unit* requirement of 90 square feet [Section 23-22 (Reduced Lot Area Per Room)] shall be reduced by 1 percent. However, in no event shall such [reduction exceed 17 percent of the applicable *lot area* requirement set forth in Section 23-22. *lot area per dwelling unit* be less than 75 square feet.

74-958

Special regulations for Housing Quality developments on zoning lots divided by district boundaries.

For Housing Quality *developments* where the goals of the Neighborhood Impact program are prescribed by district boundaries on the *zoning lot*, the total *floor area* and *[rooms] dwelling units* set forth below may be located anywhere on the *zoning lot* regardless of district boundaries. However, the applicable *use* regulations for each district shall apply only to that portion of *zoning lot* located within such district.

- The maximum *floor area ratio* permitted on each portion of such *zoning lot* shall be multiplied by the percentage of the *zoning lot* to which such *floor area ratio* applies. The sum of the products thus obtained shall be the adjusted maximum *floor area ratio* applicable to such *zoning lot*. The total amount of *floor area* permitted on the *zoning lot* shall exceed the sum of the *floor area* permitted for each portion of such *zoning lot* in accordance with the applicable district regulations for such portion.
- The *lot area per [room] dwelling unit* required for the *building* or *buildings* on the *zoning lot* shall be computed separately for that portion of the *zoning lot* located in each district. The total *lot area* of the *zoning lot* shall not be less than the sum of such required *lot areas* so computed. The total number of *[rooms] dwelling units* permitted on the *zoning lot* shall not exceed the sum of the *[rooms] dwelling units* permitted on each portion of such *zoning lot* in accordance with the applicable district regulations for each portion.

(On November 23, 1983, Cal. No. 22, the Commission scheduled December 7, 1983, for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 49, 50 and 51

Second Amendment to the Bathgate Urban Renewal Plan, a New York City Housing Authority plan and project for the elderly and disposition of City-owned properties to facilitate the construction of 72 units of housing for the elderly.

No. 49

C 831979 HUX

IN THE MATTER OF the Second Amendment to the Bathgate Urban Renewal Plan, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York City, the New York City Charter and the Uniform Land Use Review Procedures.

proposed amendment provides for the following:

Site #4 The acquisition for residential use of a site for a proposed New York City Housing Authority project tentatively designated as the Claremont Parkway-Third Avenue Area, comprising the major portion of the block bounded by Claremont Parkway, Fulton Avenue, East 171th Street and Third Avenue (Block 2928, Lot 1-11, 15, 17, 18, 20*, 21, 23, 25, 27, 29, 36, 37 and 38).

Site #1 The acquisition for residential use of a part of the Block bounded by the Cross Bronx Expressway, Fulton Avenue, East 174th Street and Third Avenue (Block 2930, Lots 60, 61, 62, 63 and 65).

Designation of P.S. 4 as an "X" parcel replacing the former "Q" parcel designation, (Block 2930, Lot 1).

Designation of 4 properties on the westerly side of Fulton Avenue between East 173rd and East 172nd Streets (Block 2929, Lots 74, 78 and 82) as a "Q" parcel.

Addition of site numbers #1 through #4 to areas designated for residential reuse.

20 in block 2928 is privately owned, the remaining lots are city owned.

Second Amended Urban Renewal Plan was submitted by the Department of Housing Preservation and Development on June 24, 1983.

(On November 2, 1983, Cal. No. 7, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 25, the hearing was closed.)

For consideration.

No. 50

C 831265 HOX

CB 3

IN THE MATTER OF a New York City Housing Authority plan and project for 72 units of housing for the elderly, tentatively known as the Claremont Parkway-Third Avenue Area, 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.

The site of the proposed 72 unit project is located in Community District #3, Borough of the Bronx and is to be acquired upon completion by the New York City Housing Authority. This project comprised the major portion of the block bounded by Claremont Parkway, Fulton Avenue, East 171st Street and Third Avenue (Block 2928, Lots 1-11, 15, 17, 18, 20, 21, 23, 25, 27, 29, 36, 37 and 38).

This plan and project was submitted by the New York City Housing Authority on June 9, 1983.

(On November 2, 1983, Cal. No. 8, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 26, the hearing was closed.)

For consideration.

No. 51

CB 3

C 831980 HDX

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

The property proposed for disposition is to be redeveloped with a 72 unit housing project to be required upon completion by the New York City Housing Authority. The project site comprises the major portion of the block bounded by Claremont Parkway, Fulton Avenue, East 171st Street and Third Avenue (Block 2928, Lots 1-11, 15, 17, 18, 20, 21, 23, 25, 27, 29, 36, 37 and 38).

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

(On November 2, 1983, Cal. No. 9, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 27, the hearing was closed.)

For consideration.

Nos. 52 and 53

[Plan and project and disposition of City-owned property to construct 116 units of housing for the elderly.]

No. 52

CB 3

C 831266 HOX

IN THE MATTER OF a New York City Housing Authority plan and project for the elderly, tentatively known as the Franklin Avenue-East 169th Street Area, 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 site of the proposed 116 unit project for the elderly is to be acquired upon completion by the New York City Housing Authority. This project comprises the following:

Property on westerly side of Franklin Avenue between East 169th Street and East 170th Street (Block 2931, Lots 86, 88, 90, 92 and 93).

This plan and project was submitted by the New York City Housing Authority on June 9, 1983.

(On November 2, 1983, Cal. No. 10, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 28, the hearing was closed.)

For consideration.

No. 53

C 831981 HAX

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

The designation of City-owned property located:

On the westerly side of Franklin Avenue, between East 169th Street and East 170th Street (Block 2931, Lots 86, 88, 90, 92, and 93).

An Urban Development Action Area Project for such property:

The disposition of such property to a developer selected by the New York Housing Authority.

This application was submitted by the Department of Housing Preservation and Development on June 23, 1983.

(On November 2, 1983, Cal. No. 11, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 29, the hearing was closed.)

For consideration.

No. 54

C 840219 HPX

CB 1

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 New York City Charter and the Uniform Land Use Review Procedures.

The proposed project, tentatively 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 50).

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

(On October 12, 1983, Cal. No. 89, the Commission scheduled November 2, 1983 for a public hearing. On November 2, 1983, Cal. No. 43, the hearing was continued to November 11, 1983. On November 23, 1983, Cal. No. 31, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 55**CB 1**

IN THE MATTER OF a map change showing the realignment and narrowing of Van Street from 60 feet to 50 feet wide between Richmond Avenue and Dixon Avenue in accordance with Map No. 4013 dated May 6, 1981 and signed by the Borough President.

(On November 2, 1983, Cal. No. 13, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 32, the hearing was closed.)

For consideration.

No. 56**CB 3**

IN THE MATTER OF a map change application, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, to modify the lines of Amboy Road from Bay Terrace to Justin Avenue, and to establish a street set-back line from Bay Terrace to Justin Avenue, in accordance with Map No. 4026, dated January 4, 1982, and signed by the Borough President.

(On November 2, 1983, Cal. No. 14, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 33, the hearing was closed.)

For consideration.

No. 57**CB 3**

IN THE MATTER OF a map change application, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, to eliminate the lines and grades of Hillcrest Street from Richmond Avenue to Ridge Avenue, in accordance with Map No. 4044, dated March 31, 1983 and signed by the Borough President.

(On November 2, 1983, Cal. No. 15, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 34, the hearing was closed.)

For consideration.

No. 58

Proposed elimination of an unimproved street area to remove clouds from existing properties.

CB 3**C 831094 MMR**

IN THE MATTER OF a map showing the elimination of Katan Avenue between Ridgewood Avenue and Cortelyou Avenue and delineating sewer easements therein, all in accordance with Map No. 4042, dated April 21, 1983 and signed by the Borough President.

(On November 2, 1983, Cal. No. 16, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 35, the hearing was closed.)

For consideration.

No. 59**CB 3****N 831106 ZRR**

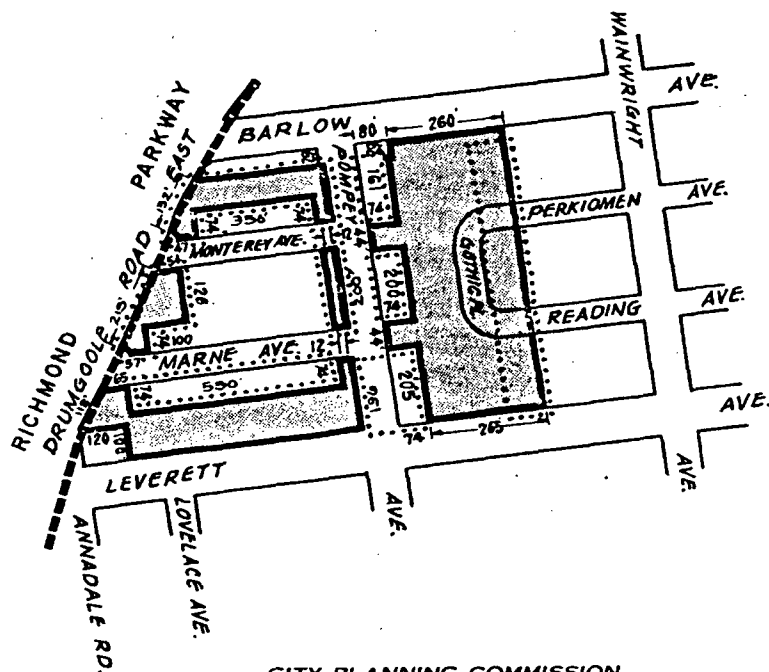
IN THE MATTER OF an application, pursuant to Section 107-21 of the Zoning Resolution Section 200 of the New York City Charter from the Staten Island Office of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space involving one family homes on Pompey Avenue, Monterey Avenue and Marne Avenue.

Block: 5642 and 5643 Lots: 115, 114, 85, 87, 63, 62, 16, 17, 37, 39, 52, 53. As shown on a map dated May 11, 1983.

(On November 2, 1983, Cal. No. 17, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 36, the hearing was closed.)

For consideration.

C 820956 MMR



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-21 OF ZONING
RESOLUTION, IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAP

33c

BOROUGH OF
STATEN ISLAND

Certification Date:
New York, May 11, 1983

SCALE IN FEET
300 150 0 150 300

NOTE:

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

No. 60

N 840346 RAR

CB 3

request for authorization for Tree Preservation, substitution of Plant Material and Tree Removal for an existing house located at 416 Edgegrove Avenue within the Special South Richmond Development District.]

IN THE MATTER OF an application, pursuant to Zoning Sections 107-321, 107-323, and 107-324, Tree Preservation, Substitution of Plant Materials, Tree Removal, Special South Richmond Development District regulation from owner, Vincent F. Cannistraci, for granting of an authorization approving the final survey planting at 416 Edgegrove Avenue (Block 6280 Lot 10).

For consideration.

BOROUGH OF QUEENS

No. 61

map change to minimize damages to abutting properties]

CB 7

C 830467 MMQ

IN THE MATTER OF a map change showing a change in the legal grades within the area bounded by Powells Cove Boulevard, 127th Street, and 6th Avenue, in accordance with Map No. 1, dated May 23, 1983 and signed by the Borough President.

(On November 2, 1983, Cal. No. 2, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 48, the hearing was closed.)

For consideration.

No. 62

proposed consent renewal to continue to maintain and use a pedestrian bridge]

CB 9

C 831030 GFQ

IN THE MATTER OF an application submitted by Ozone Industries, Inc. for a 10 year renewal of a revocable consent to maintain and use a pedestrian bridge spanning 50 feet across 101st Street, approximately 316 feet south of 101st Avenue.

(On November 2, 1983, Cal. No. 3, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 49, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 63

CB 17

C 840174 HDM

IN THE MATTER OF an application for 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 located at 14 East 96th Street (Block 4598, Lot 16), is a 4 story new law walk-up, currently in Leasing Bureau Program of the Department of Housing Preservation and Development (HPD). HPD intends to sell the property to an Article XI Housing Development Corporation for the purpose of providing housing for low income families.

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

(On November 2, 1983, Cal. No. 6, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 64

CB 5

C 830890 ZSM

IN THE MATTER OF a special permit pursuant to section 197-c of the New York City Charter and Section 74-711 of the Zoning Resolution involving a modification of split lot regulations to allow a floor area ratio of 16.22 in a portion of the zoning lot which allows a floor area ratio of 15.00 as of right, an increase in height of one foot, eleven inches and a modification of an existing special permit to allow an additional two floors each containing 12429 square feet to be constructed within the building envelope on a zoning lot containing a landmark which zoning lot is located on the south west corner of West 40th Street and Fifth Avenue, for a building under construction at 452 Fifth Avenue within the Fifth Avenue subdistrict of the Special Town District.

(On November 2, 1983, Cal. No. 18, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 38, the hearing was closed.)

For consideration.

No. 65

CB 3

C 831446 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
831446PPM	3	559	16	114-24 East 14th Street

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 November 2, 1983, Cal. No. 19, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 39, the hearing was closed.)

For consideration.

No. 66

C 840066 PPM

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

ULURP #	C.B.	Block	Lot	Location
066PPM	1	189	42	226 West Broadway

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 November 2, 1983, Cal. No. 20, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 40, the hearing was closed.)

For consideration.

No. 67

C 840122 HDM

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

one property to be disposed to an Article XI Housing Development Fund Corporation at the time of title transfer for the purpose of providing housing for low-income families.

The properties are located as follows:

Address	Block	Lot
455-457-459 West 35th St.	733	7, 6, 5
314-316-318 West 36th St	759	52, 53, 54

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

(On November 2, 1983, Cal. No. 21, the Commission scheduled November 23, 1983 for a public hearing. On November 23, 1983, Cal. No. 41, the hearing was closed.)

For consideration.

No. 68

[Proposed modification of a revocable consent for electrical conduits and 18 lampposts on south sidewalk of East 73rd Street, the east sidewalk of Third Avenue and the north sidewalk of East 72nd Street.]

CB 8

C 830503 GFN

IN THE MATTER OF a modification of a revocable consent of the 203 East 72nd St Corp. concerning capping existing electrical conduits serving 8 lampposts, removing 14 stand lampposts fronting 1251-65 Third Avenue (a/k/a 201-207 East 72nd Street and 200 East 72nd Street), reducing the number of lampposts to be replaced from 18 to 10, replacing posts of the maining 10—four extending north and six extending east from the northeast corner of Third Avenue and East 72nd Street—with sturdier posts, while retaining the existing lamps relocating these 10 lampposts approximately 6 inches further away from the curb, in a C1-5 Zoning District within an R10 District. Concerning the eight lampposts which are being eliminated from the revocable consent, 4 extend south and 4 extend east from the southeast corner of Third Avenue and East 73rd Street, in a C1-9 Zoning District; 4 of these posts were destroyed as a result of accident and were not replaced.

(On November 2, 1983, Cal. No. 23, the Commission scheduled November 23, 1983 for public hearing. On November 23, 1983, Cal. No. 43, the hearing was closed.)

For consideration.

No. 69

CB 12

C 840175 HDN

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 Act.

The property, located at 562 West 186th Street (Block 2157 Lot 42), is a 5 story new law walk containing 37 dwelling units and is currently in the Leasing Bureau Program of the Department of Housing Preservation and Development (HPD). HPD intends to sell the property to an Article 22 Housing Development Corporation for the purpose of providing housing for low income families.

The Department of Housing Preservation and Development submitted the application on August 31, 1983.

(On November 2, 1983, Cal. No. 24, the Commission scheduled November 23, 1983 for public hearing. On November 23, 1983, Cal. No. 44, the hearing was closed.)

For consideration.

No. 70

CB 7

C 830377 ZSN

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.

(On October 12, 1983, Cal. No. 14, the Commission scheduled November 2, 1983 for a public hearing. On November 2, 1983, Cal. No. 46, the hearing was continued to November 23, 1983. On November 23, 1983, Cal. No. 45, the hearing was closed.)

For consideration.

No. 71

[Proposed elimination of unimproved street area to remove cloud from the underlying properties.]

CP 22301

A map change showing the elimination of the lines of Extension of Irving Place from East 72nd Street to 4th Avenue, as shown on maps 30028 dated February 26, 1973 and signed by the City Engineer, City of New York, Borough of Manhattan, dated June 27, 1973 (Calendar Year 1973).

(On November 23, 1983, Cal. No. 64, the report was laid over.)

For consideration.