

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	MINUTES			Approved					
2	C 810305	MMQ		Sched. 2/1/84					
3	C 830287	MMQ		" "					
4	C 830997	GFM		" "					
5	C 840265	PPM		" "					
6	C 830560	MMR		" "					
7	C 840353	PPR		" "					
8	C 840266-268	PPX		" "					
9	C 831264	HAK		" "					
10	C 840282	PPQ		Hearing Closed					
11	C 840283	PPQ		" "					
12	C 820031	MMQ		" "					
13	C 820032	ZMQ		" "					
14	C 840044	ZSQ		" "					
15	C 840044	ZSQ(A)		" "					
16	N 840008	ZRQ		" "					
17	C 831433	ZSQ		" "					
18	C 840094	PSK		" "					
19	C 810213	MMK		" "					
20	C 840271-	281	PPK	" "					
21	C 820546	ZSM		" "					
22	C 831085	ZSM		Cont. to 2/1/84					
23	C 840045	ZSM		Hearing Closed					
	NOTICE			" "					
24	C 831430	ZMM		" "					
25	C 831432	ZSM		" "					
26	C 830949	GFM		" "					
27	C 830807	ZSX		" "					
28	C 840300	ZMX	(RUC)	" "					
*29	C 840062	MMX	(RUC)	" "					
30	C 840269-	270	PPX	" "					
31	C 820823	MMR		" "					
32	C 830319	MLQ		7av. Rept. Adopted					
33	C 830583	ZMQ		" "					
34	C 831103	PSK		" "					
35	C 840067	ZSK		" "					
36	C 840195	HAM		" "					
37	C 830176	GFM		" "					
38	C 831034	GFM		" "					
39	C 830531	ZSM		" "					
40	N 840294	ZRY		Laid Over					
41	C 821250	BFY		Laid Over					
42	C 840246	PPX		7av. Rept. Adopted					
43	C 840191	PPX		" "					
44	C 830464	ZMX		" "					
45	C 840186	PPR		" "					

PRESENT

Chairman Sturz
 Vice " Gallant
 Comm. Gulino
 " Motley
 " Teah

Meeting adjourned at: 12:45 P.M.

B.#29 = 4 yes votes, Comm. Motley not participating.

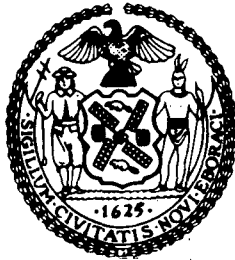
B.#44 = 4 yes votes, 1 no vote.
 (Vice Chmn. Gallant voted "no".)

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

CITY PLANNING COMMISSION

WEDNESDAY, January 18, 1984

MEETING AT 10 A.M.
in the
CITY HALL



Edward I. Koch, Mayor
City of New York

[No. 2]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

5. All proposals scheduled for public hearings shall be duly advertised in accordance with charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately preceding and including the date of hearing. (Detailed information on items appearing in this calendar may be obtained by contacting the Department of City Planning.)

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

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription prorated) may do so by contacting the Calendar Information Office, 566-8510.

B

CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MARTIN GALLEN, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, January 18, 1984

Calendar No. 2

Roll Call; approval of minutes.....	1
I. Scheduling February 1, 1984.....	1
II. Public Hearings.....	5
III. Reports.....	15

**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
February 1, 1984, in City Hall, Room 16, Manhattan, at 9:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office—Room 1614
2 Lafayette Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1614, 2 Lafayette Street).

Subject

Date of Hearing Calendar No.:

Borough Identification No.:

CB No.:

Position:

Opposed

In Favor

Comments:

.....
.....
.....
.....
.....

Name:

Address:

Organization (if any)

Address Title:

D

**PUBLIC HEARING ON THE PROPOSED CITY FISCAL YEAR 1985
COMMUNITY DEVELOPMENT PROGRAM, POSSIBLE REVISIONS TO
THE ADOPTED CD X PROGRAM, THE PROPOSED CD XI PROGRAM
AND THE CITY'S CAPITAL NEEDS AND PRIORITIES**

**TO BE HELD IN ALL BOROUGHS
ON THE DATES AND TIMES SCHEDULED BELOW**

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION has scheduled public hearings as listed below relative to the City Fiscal Year 1985 Community Development Program, possible revisions to the adopted CD X Program, the proposed CD XI Program, and the City's Capital Needs and Priorities for Fiscal Year 1985.

SCHEDULE FOR HEARINGS

Wednesday, February 1, 1984—Citywide Hearings to be held in the Board of Estimate Chamber, Room 16, City Hall, Manhattan, at 9 A.M.

Monday, February 6, 1984—Manhattan Borough Hearing to be held in the auditorium of the Graduate Center of CUNY, 33 West 42 Street, Manhattan at 6 P.M.

Wednesday, February 8, 1984—Bronx Borough Hearing to be held in the Central Jury Room, Room 212, Bronx County Courthouse, 851 Grand Concourse, entrance on Walton Avenue, the Bronx, at 6 P.M.

Wednesday, February 15, 1984—Queens Borough Hearing to be held in the main jury room in the basement of Queens Borough Hall, 120-55 Queens Boulevard, Kew Gardens, Queens, at 6 P.M.

Tuesday, February 21, 1984—Brooklyn Borough Hearing to be held in the Cafeteria of the Con Edison Building, Room 621, 30 Flatbush Avenue, between Nevins Street and Livingston Street, Brooklyn, at 6 P.M.

Wednesday, February 22, 1984—Staten Island Borough Hearing to be held in the Main Floor Auditorium, Susan E. Wagner High School, 1200 Manor Road, Staten Island, at 7 P.M.

In the first hour of each Borough hearing, elected officials and one representative of each community board, either the community board chairperson or district manager, will be given preference in determining the order of speakers. Other representatives of community boards, interested citizens, and representatives of borough-wide public and private organizations and other community groups will follow.

Registration of speakers will begin one (1) hour prior to the hearing, at the location of the hearing, and will continue throughout the hearing. No substitutes for, or representatives of, registrants will be accepted. Speakers will be limited to three (3) minutes each. For further information, please call 566-7242.

Citizens are urged to comment on projects and proposals they wish to have included in the City's Fiscal Year 1985 (CFY '85) Capital and Community Development budgets, and the Proposed Eleventh Year (CD XI) Statement of Objectives and Budget. The public should note that the Tenth Year (CD X) Statement of Objectives and Budget was adopted by the Board of Estimate and City Council on June 6, 1983 for a CD X program year to begin on May 1, 1984 and that two-twelfths of the anticipated CD X entitlement grant amount were allocated for expenditure in CFY 1984. Ten-twelfths of the anticipated CD X entitlement amount will be reallocated in accordance with the adopted CFY 1985 Community Development budget. For further details on the City's three-year CD acceleration plan, citizens should refer to the City Fiscal Year 1984 Community Development Program document.

Copies of the City Fiscal Year 1984 Community Development Program, the Register for the Preliminary Budget, and the Statements of Community District Needs may be obtained in person from the Department of City Planning, Room 1419, 2 Lafayette Street, New York, New York 10007-1363 or by calling 566-7242.

The Community Development Block Grant Program is authorized by the U.S. Housing and Community Development Act of 1974 (as amended in 1977, 1981 and 1983). Under the program, the City expects to receive \$217,094,000 for the Eleventh Year, beginning March 1, 1985.

WEDNESDAY, JANUARY 18, 1984

No. 1

**APPROVAL OF MINUTES OF
Special Meeting of December 5, 12 and 19, 1983
and Regular Meeting of December 7, 1983**

**1. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 1, 1984
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF QUEENS

No. 2

CB 5

C 810305 MMQ

[Proposed elimination of a street area to alleviate garbage dumping problems and enhance security.]

IN THE MATTER OF a map change showing the elimination, discontinuance and closing of 59th Avenue between Rust Street and 59th Street and the delineating of a sewer and utility easement, in accordance with Map No. 4784, dated October 11, 1983 and signed by the Borough President. The map was referred by the Board of Estimate on October 20, 1983 (Calendar No. 233).

Resolution for adoption scheduling February 1, 1984 for a public hearing.

No. 3

CB 7

C 830287 MMQ

IN THE MATTER OF a map change establishing a 9.7 acre public park on the Fort Totten Site, on the north side of the Cross Island Parkway, between Totten Road and the northeasterly prolongation of 15th Road, minor corrections in the dimensions of the north line of the Cross Island Parkway and the delineation of a sewer easement and a right-of-way easement, in accordance with Map No. 4706 dated September 1, 1977 and signed by the Borough President.

Resolution for adoption scheduling February 1, 1984 for a public hearing.

BOROUGH OF MANHATTAN

No. 4**CB 8****C 830997 GFM**

[Proposed 10-year renewal of a franchise to continue to maintain and use an aerial tramway from Roosevelt Island over the East River to the west side of Second Avenue between East 59th Street and East 60th Street].

IN THE MATTER OF an application by the New York State Urban Development Corporation for a renewal of a franchise for ten years from June 30, 1984, to maintain and operate an aerial tramway over the across the west channel of the East River, north of the Queensborough Bridge, between Roosevelt Island and the west side of Second Avenue, exclusively for the transportation of persons.

Resolution for adoption scheduling February 1, 1984 for a public hearing.

No. 5
CB 11**C 840265 PPM**

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

Block	Lot	Location	Size	Type of Property
1635	148	South side of E. 108th St. 82 feet East of Lexington Ave.	17 x 100'	Unimproved

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

Resolution for adoption scheduling February 1, 1984 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 6**CB 1****C 830560 MMR**

IN THE MATTER OF a map change showing the establishment of an addition to Hero Park located at the southeast intersection of Victory Boulevard and Forest Avenue, in accordance with Map No. 4049 dated August 10, 1983 and signed by the Borough President and the Commissioner of Parks.

Resolution for adoption scheduling February 1, 1984 for a public hearing.

No. 7
CB 3**C 840353 PPR**

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	Zoning
840353 PPR	3	7945	9	Southwest corner of Craig Avenue and Amboy Road	R3-2

Resolution for adoption scheduling February 1, 1984 for a public hearing.

BOROUGH OF THE BRONX

No. 8

CB 1,2,3

C 840266-268 PPX

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

ULURP #	C.B.	Block	Lot	Location	Zoning
840266 PPX	1	2676	23	Northside of 156th St. 30 feet west of Union Ave.	C2-2 R7-1
			25	Northside of E. 156th St. 118 feet west of Union Ave.	C2-2 R7-1
		2375	18, 21	Westside of Elton Ave., 97 feet North of 153rd Street	C4-4
			2581	16	532 Wales Avenue
		2581	37,38, 39,50	507-515 Tinton Avenue	R7-1
840267 PPX	2	2757	43	1054 Lowell Street	M1-1
		2757	48,49	1159-63 E. 165th Street	M1-1
840268 PPX	3	2679	32	1063 Prospect Avenue	R-6
			2927	1	3738 3rd Avenue
		2927	4	3750 3rd Avenue	C2-4
		2963	33,34, 34,37	Northwest corner of Bristow Street and Jennings Street	R7-1

Resolution for adoption scheduling February 1, 1984 for a public hearing.

BOROUGH OF BROOKLYN

No. 9

CB 1

C 831264 HAK

IN THE MATTER OF an application relating to the designation and disposition of a City-owned building located in Community District #1 of the Borough of Brooklyn, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

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

Address	Block	Lot
358 Marcy Avenue	2232	44

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

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

Resolution for adoption scheduling February 1, 1984 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 10
CB 10
C 840282 PPQ
PUBLIC HEARING:

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

ULURP #	C.B.	Block	Lot	Location	Zoning
840282PPQ	10	13939	1,7,9,11, 18,30,49	East side of 76th St. between Fairfield (156th) Avenue through to 77th Street	R4

(On January 4, 1984, Cal. No. 3, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11
CB 12
C 840283 PPQ
PUBLIC HEARING:

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	Zoning
840283PPQ	12	12549	20,22,108	Southside of 134th Avenue, 140 ft. west of Farmers Blvd. through to Garrett St.	R3-2

(On January 4, 1984, Cal. No. 4, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 12, 13, 14, 15 and 16

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

No. 12
CB 3
C 820031 MMQ
CONTINUED PUBLIC HEARING:

IN THE MATTER OF a map change showing the elimination, discontinuance and closing of 96th 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. 286).

(On December 7, 1983, Cal. No. 6, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 16, the hearing was continued to January 18, 1984.

Close the hearing.

No. 13

CB 3

C 820032 ZMQ

CONTINUED 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. 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.

(On December 7, 1983, Cal. No. 7, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 17, the hearing was continued to January 18, 1984.)

Close the hearing.

No. 14

CB 3

C 840044 ZSQ

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-56 of the Zoning Resolution, from National Car Rental Co. 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 94th Street, Borough of Queens.

(On December 7, 1983, Cal. No. 8, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 18, the hearing was continued to January 18, 1984.)

Close the hearing.

No. 15

CB 3

C 840044 ZSQ(A)

IN THE MATTER OF an alternate application to C840044ZSQ pursuant to Section 74-56 of the Zoning Resolution, from National Car Rental Company for the granting of a special permit to

enable the enlargement or development of an open automobile rental establishment for 508 cars in a C2 District within a half mile radius of the main entrance of LaGuardia Airport, located at the intersection of Grand Central Parkway and 94th Street, Borough of Queens.

Close the hearing.

No. 16

CB 3

N 840008 ZRQ

CONTINUED PUBLIC HEARING:

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**, as 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 Ditmars 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 signs, requirements for shielding of floodlights and for locations of entrances and exits.

Appendix of Uses

* * *

Automobiles

* * *

Open Automobile Rental Establishments

**

C2

* * *

(On December 7, 1983, Cal. No. 9, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 19, the hearing was continued to January 18, 1984.)

Close the hearing.

No. 17

CB 7

C 831433 ZSQ

CONTINUED PUBLIC HEARING:

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**, easterly 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).

(On December 7, 1983, Cal. No. 10, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 20, the hearing was continued to January 18, 1984.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 18

CB 7

C 840094 PSK

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter, for the **selection and acquisition of private properties** located at Block 625, part of lots 65 and 70 and Block 635, part of lots 13, at the foot of 19th Street, east of Gowanus Creek in the Borough of Brooklyn for the construction of a new **Barge Storage Facility to service the new Hamilton Avenue Marine Transfer Station.**

(On January 4, 1984, Cal. No. 5, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CB

C 810213 MMK

PUBLIC HEARING:

IN THE MATTER OF a map change showing the narrowing, discontinuance and closing of of Henry Street (on its easterly side) from a width of 60 feet to a width of 50 feet from Warren Street to Baltic Street in accordance with Maps Nos. N-2347 and N-2348, dated September 20, 1983, and signed by the Borough President.

(On January 4, 1984, Cal. No. 6, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 3,4,5,6,7,8,9,13,14,16,18

C 840271-281 PPK

PUBLIC HEARING

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

ULURP #	COM. BOARD	NO. OF PARCELS
840271PPK	3	7
840272PPK	4	1
840273PPK	5	11
840274PPK	6	1
840275PPK	7	1
840276PPK	8	2
840277PPK	9	1
840278PPK	13	1
840279PPK	14	1
840280PPK	16	6
840281PPK	18	3

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 January 4, 1984, Cal. No. 7, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 21

CB 2

C 820546 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section(s) 74-782 of the Zoning Resolution, from Martin J. Marcus, Architect 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 3,600 square feet, on property located along Broadway between Prince and Houston Streets (577 Broadway) within the SoHo, M1-5B district.

(On January 4, 1984, Cal. No. 8, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 2

C 831085 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-781 of the Zoning Resolution, from P Kim, owner for the **grant of a Special Permit** to permit a use listed in Use Group 6 on the ground floor of a loft building on property located between Astor Place and East 4th Street (417 Lafayette Street) within the NoHo, M1-5B district.

(On January 4, 1984, Cal. No. 9, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

[Grant of a Special Permit in connection with the construction of an office building at 599 Lexington Avenue]

CB 6

C 840045 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application pursuant to Section 81-53 of the Zoning Resolution from Zuck-Lin, Inc. for the **grant of a special permit involving an increase in floor area ratio from 15.00 to 18.00** for the construction of a major subway improvement (53rd Street/Lexington Avenue subway station) in connection with the construction of an office building at 599 Lexington Avenue, within the Special Midtown District.

The scope of the proposed major subway improvement includes the relocation of an existing subway stair from the sidewalk to a location within the zoning lot in accordance with the requirements of Section 81-47 of the Zoning Resolution.

(On January 4, 1984, Cal. No. 10, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB 6

Borough of Manhattan

On January 18, 1984, at 10:00 a.m. in City Hall, New York, New York, a public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed office building at 599 Lexington Avenue, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

Close the hearing.

Nos. 24 and 25

[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. 24

CB 7

C 831430 ZMM

CONTINUED PUBLIC HEARING:

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

(On December 7, 1983, Cal. No. 19, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 29, the hearing was continued to January 18, 1984.)

Close the hearing.

No. 25

CB 7

C 831432 ZSM

CONTINUED PUBLIC HEARING:

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.

(On December 7, 1983, Cal. No. 20, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 30, the hearing was continued to January 18, 1984.)

Close the hearing.

 No. 26

CB 8

C 830949 GFM

CONTINUED 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 1280-1288 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. On December 7, 1983, Cal. No. 42, the hearing was continued to January 4, 1984. On January 4, 1984, Cal. No. 36, the hearing was continued to January 18, 1984.)

Close the hearing.

BOROUGH OF THE BRONX

No. 27

CB 8

C 830807 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-90 of the Zoning Resolution, from the Hebrew Home for the Aged and Infirm of Riverdale for the grant of a special permit involving the construction of a three-story health related facility on property located at 5901 Palisade Avenue.

Plans for this proposed health related facility are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York, 10007.

(On January 4, 1984, Cal. No. 11, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 28

CB 3

C 840300 ZMX

PUBLIC HEARING:

IN THE MATTER OF a zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment to the Zoning Map, Section No. 3d, changing from an R7-1 District to a C8-3 District, property bounded by East 172nd Street, Minford Place, a line 125 feet south of East 173rd Street and a line midway between Minford Place and Southern Boulevard, as shown on a diagram dated October 31, 1983.

(On January 4, 1984, Cal. No. 12, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29
CB 3**C 840062 MMX****PUBLIC HEARING:**

IN THE MATTER OF a map change establishing the lines of Charlotte Street from East 170th Street to a point approximately 115 feet south of Boston Road and eliminating a sewer easement therein, and showing the adjustment of grades necessitated thereby, Borough of the Bronx, CD No. 3, in accordance with Map No. 11993, dated October 28, 1983, and signed by the Borough President.

(On January 4, 1984, Cal. No. 13, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30
CB 4, 6**C 840269-270 PPX****PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
840269PPX	4	2506	111	1282 Shakespeare Ave.
		2524	56	989-91 Ogden Ave.
840270PPX	6	2924	3	1868 Bathgate Avenue
		2954	22	790 Fairmont Place
		3056	18	2423 Hoffman Street
		3133	11	2126 Vyse Avenue
		3908	40	369 Wyatt Street
		3058	5,7,43	Eastside of Washington Ave., 64 feet North of E. 188th St.

(On January 4, 1984, Cal. No. 14, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 31**CB 2****C 820823 MMR****PUBLIC HEARING:**

IN THE MATTER OF a map change eliminating the lines and grades of Saybrook Street from Akron Street to Morani Street and Elton Place from Debbie Street to Saybrook Street and

showing the discontinuing and closing of a section of Saybrook Street; also delineating a sewer easement from Morani Street to Akron Street, in accordance with Map No. 4048, dated August 1, 1983 and signed by the Borough President.

(On January 4, 1984, Cal. No. 2, the Commission scheduled January 18, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF QUEENS

No. 32

CB 2

C 830319 MLQ

IN THE MATTER OF proposed landfill in Dutch Kills at 47-17 27th Street, by Principe-Dana 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.

(On December 7, 1983, Cal. No. 11, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 21, the hearing was closed.)

For consideration.

No. 33

CB 4

C 830583 ZMQ

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the zoning map, Section No. 9d, changing from a M1-1 District to an R6 District property bounded by 47th Avenue, a line at right angles to 47th Avenue distant 403 feet westerly from the intersection of the southerly prolongation of the westerly line of 80th 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. On December 7, 1983 Cal. No. 38, the hearing was continued to January 4, 1984. On January 4, 1984, Cal. No. 22, the hearing was closed.

For consideration.

BOROUGH OF BROOKLYN

No. 34

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 Parkway and Stillwell Avenue in the Borough of Brooklyn, for the construction of a new sanitation garage and salt dome for Community Boards 13 and 15.

(On December 7, 1983, Cal. No. 12, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 23, the hearing was closed.)

For consideration.

 No. 35

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.**

(On December 7, 1983, Cal. No. 13, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 36

CB 4

C 840195 HAM

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.

(On December 7, 1983, Cal. No. 14, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 25 the hearing was closed.)

For consideration.

 No. 37

CB 6

C 830176 GFM

IN THE MATTER OF an application by Robert Kaufman and Possfund Investments Ltd., 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 easterly side of Third Avenue, extending from East 46th Street to East 47th Street (747 Third Avenue) in a C5-3 District within the Special Midtown District.**

(On December 7, 1983, Cal. No. 15, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 26, the hearing was closed.)

For consideration.

CB 8

No. 38

C 831034 GFM

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 at 974-990 Madison Avenue. The original consent petition dated May 31, 1949 was approved by the Mayor on September 13, 1949. On September 13, 1959, the consent was renewed. On August 20, 1970 (Cal. No. 118), the Board of Estimate granted consent to continue to maintain the Sculpture Group until September 13, 1979.

(On December 7, 1983, Cal. No. 16, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 27, the hearing was closed.)

For consideration.

CB 8

No. 39

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 linear frontage of greater than 25 feet.

(On December 7, 1983, Cal. No. 17, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 28, the hearing was closed.)

For consideration.

CITYWIDE

No. 40

CITYWIDE

N 840294 ZRY

[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 Residence-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 par-

tially 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 R10 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 the 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 local *streets* and shall not unduly inhibit surface traffic and pedestrian flow.
- (4) That all service and vehicular entrances to the commercial/manufacturing portion of the *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.
- (6) 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 74-954 is located within the M1-4 District, such recreational space shall be provided above a *story* 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 so 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 (Use Group 16).

(On December 7, 1983, Cal. No. 22, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 38, the hearing was closed.)

For consideration.

No. 41

CITYWIDE

C 821250 BFY

IN THE MATTER OF an application by Command Bus Co. located at 626 Wortman 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-1, BM-2, BM-3 and BQM-1.

(On December 7, 1983, Cal. No. 23, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 39, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 42**CB 1****C 840246 PPX**

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

Block#	Lot	Location	Type of Property
2331	22	307-19 149th Street	Municipal Garage plus commercial store space.

(On December 7, 1983, Cal. No. 3, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 43, the hearing was closed.)

For consideration.

No. 43
CB 6**C 840191 PPX**

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

Block	Lot	Dimension	Type of property	A.V.	Location	Zoning
3045	60	49'x105'	Unimproved	\$3,200	n/s E. 179th St., 30 ft e/o	R7-1
3030	39	37'x104'	Unimproved	\$2,500	e/s Webster Ave. 274 ft. n/o E. 181st St.	C8-3

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

(On December 7, 1983, Cal. No. 2, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 42, the hearing was closed.)

For consideration.

No. 44
CB 12**C 830464 ZMX**

IN THE MATTER OF a Zoning Change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map, Section No. 2b, changing from an R-4 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, 1983.

(On November 23, 1983, Cal. No. 3, the Commission scheduled December 7, 1983 for a public hearing. On December 7, 1983, Cal. No. 26, the hearing was closed. On January 4, 1984, Cal. No. 53, was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 45**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	Zoning
414	25	8 'x190'	Unimproved	\$100	s/s/o College Ave., 190 ft. w/o Woolley Ave. thru to Maine Ave.	R2
417	25	8 'x270'	Unimproved	\$100	Centerline of Maine Ave., 167 ft. w/o Woolley Ave. thru Garrison Ave.	R2
420	25	8 'x360"	Unimproved	\$100	Centerline of Garrison Ave., 136 ft. w/o Woolley Ave. thru to Lathrop Ave.	R2
451	20	8 'x300'	Unimproved	\$100	Centerline of Lathrop Ave., 95 ft. w/o Woolley Ave. thru to Leonard Ave.	R3-2
454	20	8 'x250'	Unimproved	\$100	Centerline at Leonard Ave. 59 ft. w/o Woolley Ave. thru to Waters Ave.	R3-2
456	60.75	33 'x266'	Unimproved	\$1,125	w/s/o Woolley Ave. btw. Waters Ave. and Columbus Place	R3-2

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

(On December 7, 1983, Cal. No. 5, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 15, the hearing was closed.)

For consideration.
