

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	MINUTES			Approved	48	C 820032	ZMQ		Inv. Rept. (
2	C 840205	ZSM		Sched. 2/22/84	49	C 840044	ZSQ		Has been fi
3	C 840314	HAM		" "	50	C 840044	ZSQ(A)		Filed
4	C 840306	PPM		" "	51	N 840008	ZRQ		" " "
5	N 840429	ZRM		" "	52	C 831433	ZSQ		Laid Ov
6	C 830985	BFY		" "	53	N 830435	ZAR		Inv. Rept. Ad
7	C 840304	PPX		" "	54	M 790533 (C)	ZSM		" " "
8	C 840305	PPX		" "	55				
9	C 840323 -	326	PPX	" "	56				
10	C 821114	MMR		" "	57				
11	C 840302	PPR		" "	58				
12	C 840338	PPR		" "	59				
13	N 821053	ZRR		" "	60				
14	C 840327 -	336	PPK	" "	61				
15	C 840164	HDK		" "	62				
16	N 840492	BDK		" "	63				
17	C 831271	HDK		" "	64				
18	C 840337	PPQ		" "	65				
19	C 830528	MMQ		" "	66				
20	C 830580	ZSQ		" "	67				
21	C 830581	MMQ		" "	68				
22	C 830997	GFM		Hearing Closed	69				
23	C 840265	PPM		" "	70				
24	C 831085	ZSM		" "	71				
25	C 840266 -	268	PPX	" "	72				
26	C 830560	MMR		" "	73				
27	C 840353	PPR		" "	74				
28	C 831264	IIAK		" "	75				
29	C 810305	MMQ		" "	76				
30	C 830287	MMQ		" "	77				
31	C 820546	ZSM		Inv. Rept. Adopted	78				Present: H. Sturg, Chairman M. Gallant, Vice Chairman M. Bond, Commissioner J. Gulino, " S. Motley, " T. Teah, "
32	C 830949	GFM		" " "	79				
33	C 831430	ZMM		Inv. Rept. Adopted	80				
34	C 831432	ZSM		Inv. Rept. Adopted	81				
35	C 840189	ZSM		" " "	82				
36	C 840206	ZSM		" " "	83				
37	N 840225	ZRY		" " "	84				
38	C 830807	ZSX		Laid Over	85				
39	C 840269 -	270	PPX	Inv. Rept. Adopted	86				
40	C 820823	MMR		Laid Over	87				
41	N 840448	RAR		Inv. Rept. Adopted	88				
42	C 840094	PSK		" " "	89				
43	C 810213	MMK		" " "	90				
44	C 840271 -	281	PPK	" " "	91				
45	C 840282	PPQ		" " "	92				
46	C 840283	PPQ		" " "	93				
47	C 820031	MMQ		" " "	94				

Present:  
H. Sturg, Chairman  
M. Gallant, Vice Chairman  
M. Bond, Commissioner  
J. Gulino, "  
S. Motley, "  
T. Teah, "

Meeting Adjourned at 10:55 A.M.

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF FEBRUARY 1, 1984

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

III A

R E P O R T S  
- - - - -

Cal. No. 53

CB 2

N 830435 ZAR

DISPOSITION.....FAVORABLE REPORT ADOPTED

Cal. No. 54

CB 6

M 790553 (c) ZSM

IN THE MATTER OF resolution concerning a modification to the Restrictive Declaration issued in conjunction with special permit C 790553 ZSM pursuant to Section 74-95 of the Zoning Resolution (Housing Quality), involving a recently constructed 29 story mixed-use (residential-commercial) building located on the west side of Second Avenue between East 58th and East 59th Streets.

DISPOSITION.....FAVORABLE REPORT ADOPTED

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

of

**The City of New York**

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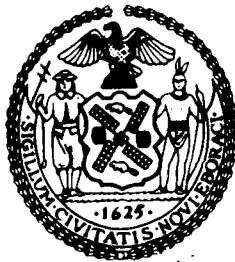
**CITY PLANNING COMMISSION**

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**WEDNESDAY, February 1, 1984**

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**MEETING AT 9 A.M.  
Community Development Hearing at 9:00 A.M.  
Regular City Planning Commission Meeting  
at 10:00 A.M.  
in the  
CITY HALL**



**Edward I. Koch, Mayor**

**City of New York**

**[No. 3]**

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

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

## CITY PLANNING COMMISSION

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

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

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

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

B

**CITY PLANNING COMMISSION**

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

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *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, February 1, 1984**

**Calendar No. 3**

Roll Call; approval of minutes.....	1
I. Scheduling February 22, 1984.....	1
II. Public Hearings.....	10
III. Reports.....	14

**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 22, 1984, in City Hall, Room 16, Manhattan, at 10:00 a.m.

## GENERAL INFORMATION

### HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject .....

Date of Hearing ..... Calendar No.: .....

Borough ..... Identification No.: .....

CB No.: .....

Position:

Opposed .....

In Favor .....

Comments:

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

Name: .....

Address: .....

Organization (if any) .....

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

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.



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WEDNESDAY, FEBRUARY 1, 1984

9:00 A.M.

NO. 1A

**CITYWIDE 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.**

**WEDNESDAY, FEBRUARY 1, 1984**

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**No. 1**

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**APPROVAL OF MINUTES OF  
Special Meeting of January 3, 1984  
and Regular Meeting of January 4, 1984**

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**1 PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 22, 1984  
STARTING AT 10 A.M.  
in CITY HALL, MANHATTAN**

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**BOROUGH OF MANHATTAN**

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**No. 2**

**CB 6**

**C 840205 ZSM**

**IN THE MATTER OF** an application, pursuant to Section 74-96 of the Zoning Resolution, for a **special permit to modify the provisions of Article II, Chapter 7** (Special Urban Design Guidelines—Residential Plaza) on property located on the west side of **Second Avenue between East 54th Street and East 55th Street** within C1-9 and C6-4 Districts.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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**No. 3**

**CB 3**

**C 840314 HAM**

**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 requested:

- 1) The designation of City-owned property as an Urban Development Action Area.
 

Address	Block	Lot
303 East 8th Street	391	57
- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

This application was submitted by the Department of Housing Preservation and Development (HPD) on October 24, 1983.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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## No. 4

CB 3

C 840306 PPM

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

ULURP #	C.B.	Block	Lot	Location	Zoning
840306 PPM	3	437	4	NorthEast Corner of 1st Ave., E. 9th St., Northside of E. 1st St., 285 feet East of 2nd. Avenue.	C1-5 R7-2
		445	54	Northside of E. 3rd. St. 265 feet East of 2nd. Ave.	R7-2

Resolution for adoption scheduling February 22, 1984 for a public hearing.

## No. 5

CB 4 and 5

N 840429 ZRM

[Proposed zoning text amendment with regard to the extension of the Sunset date from July 15, 1984 to July 15, 1985 of the Theatre Subdistrict in the Borough of Manhattan.]

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 81-71, as follows:

Matter in **Bold type** is new:

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

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

## 81-70 SPECIAL REGULATIONS FOR THEATRE SUBDISTRICT

## 81-71

## General Provisions

The regulations of Sections 81-72 to 81-74, inclusive, relating to Special Regulations for the Theatre Subdistrict are applicable only in the Theatre Subdistrict, whose boundaries are shown on Map No. 2 (Special Midtown District and Subdistricts). They supplement or modify the regulations of this Chapter applying generally to the *Special Midtown District* of which the Subdistrict is a part.

In order to preserve and protect the character of the Theatre Subdistrict as a cultural and theatrical showcase as well as to help insure a secure basis for the useful cluster of shops, restaurants and related amusement activities, special incentives and controls are provided for the preservation and rehabilitation of existing theatres and the addition of new theatres, and special restrictions are placed on ground floor uses and signage within the Subdistrict.

The Mayor of the City of New York shall appoint a Theatre Advisory Council (the "Council") and name a chairperson. Other members of the "Council" shall include representatives of the performing arts, the theatrical industry and related professions. The "Council" shall advise the City Planning Commission concerning applications for special permits or certifications pursuant to Section 81-74.

Applications shall be referred by the Commission to the "Council" for an advisory report prior to certification for ULURP (Uniform Land Use Review Procedure) review. Such advisory report shall assist the Commission in evaluating each special permit application and in making each of the required findings therein concerning demolition pursuant to Section 81-742 or the *floor area* bonus pursuant to Sections 81-744 or 81-745. In all special permits or certifications involving the preservation or rehabilitation of existing theatres or the construction of new theatres, the "Council" shall advise the Commission on the adequacy of the assurances required by Section 81-743 for continuance of legitimate theatre use.

The regulations of Sections 81-72 through 81-74, relating to a Special Theatre Subdistrict will expire on [July 15, 1984] **July 15, 1985**. At that time or prior thereto, the City Planning Commission will submit to and the Board of Estimate will act upon further zoning action or actions based upon a comprehensive review undertaken by the City Planning Commission with the full participation and advice of the Theatre Advisory Council authorized herein. Such review will include additional planning proposals to strengthen the long-term viability of the legitimate theatres through alternative accommodations, such as but not limited to, the designation of the special character of the Theatre District, actions of the Landmarks Preservation Commission, consideration of air rights and implementation of special criteria for the theatre demolition permit.

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**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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**CITYWIDE**

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**No. 6**

**Q 1,2,3,4,6,8,9 and 10**  
**M 1,2,3,4,5, and 6**

**C 830985 BFY**

**IN THE MATTER OF** an application from Olympia Trails Bus Company, Inc. requesting a franchise to operate omnibus service between Newark International Airport on the one hand, and, on the other, the World Trade Center and the East Side Airlines terminal, via Holland Tunnel and via Lincoln Tunnel; and between the World Trade Center and the East Side Airlines Terminal on the one hand, and, on the other, La Guardia Airport and John F. Kennedy International Airport.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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**BOROUGH OF THE BRONX**

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**No. 7**

**CB 1**

**C 840304 PPX**

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

ULURP #	C.B.	Block	Lot	Location	Zoning
840304 PPX	1	2309	18,19	300-302 East 134th Street	M1-2

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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## No. 8

CB 3

C 840305 PPX

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	Zoning
840305 PPX	3	2976	60,62,67 68,70,71	1340-1344 and 1358-62 Wilkins, and 872-890 Jennings Street.	C1-2

Resolution for adoption scheduling February 22, 1984 for a public hearing.

## No. 9

CB 1,2,3,4

C 840323-326 PPX

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

ULURP #	C.B.	Block	Lot	Location
840323 PPX	1	2291	41	475 Brook Avenue
		2617	18	670 St. Anns Ave.
		2329	73	513 Courtlandt Ave.
		2552	3	280 St. Anns Ave.
840324 PPX	2	2726	76	1018 Fox Street
		2744	11	1086 Southern Blvd.
		2690	119	850 E. 164th St. A.L.A. 976-78 Prospect Avenue.
840325 PPX	3	2481	8	886 Morris Avenue
840326 PPX	5	2803	20	306 East Tremont Avenue

Resolution for adoption scheduling February 22, 1984 for a public hearing.

## BOROUGH OF STATEN ISLAND

## No. 10

CB 3

C 821114 MMR

IN THE MATTER OF a map change establishing the lines and grades of Thollen Street from Ovis Place to Spratt Avenue, and Ovis and Thayer Places from Hylan Boulevard to Thollen Street, in accordance with Map No. 4030, dated April 12, 1982 and signed by the Borough President.

Resolution for adoption scheduling February 22, 1984 for a public hearing.

## No. 11

CB 1

C 840302 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
840302 PPR	1	1717	76,225	South side of Morrow Street, 180 feet East of Elizabeth Grove Road thru to Goethals Road North	M2-1

Resolution for adoption scheduling February 22, 1984 for a public hearing.

## No. 12

CB 1

C 840338 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
840338 PPR	1	644	26	395 Vanderbilt Ave.	R-5

Resolution for adoption scheduling February 22, 1984 for a public hearing.

## No. 13

CB 3

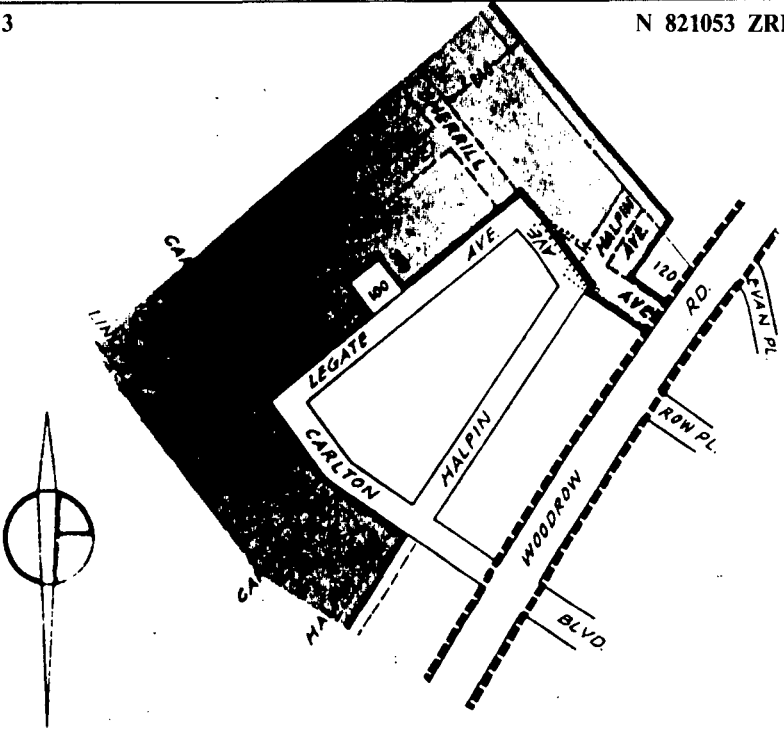
N 821053 ZRR

**IN THE MATTER OF** an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter from the Staten Island Office of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space for elimination of Open Space from the bed of mapped street Legate Avenue and Halprin Avenue, and replacing outside of mapped street, in the South Richmond Special District, as shown on a diagram dated June 1, 1982.

Resolution for adoption scheduling February 22, 1984 for a public hearing.

CB 3

N 821053 ZRR



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
**DIAGRAM SHOWING PROPOSED**  
 CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-200 OF ZONING  
 RESOLUTION, IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAP

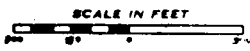
**33a**

BOROUGH OF  
 STATEN ISLAND





Approved

*[Signature]*  
 Director, Division of Zoning

*[Signature]*  
 Chief Engineer



**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.

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**BOROUGH OF BROOKLYN**


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**No. 14****CB 1,2,3,4,5,6,7,8,14,16****C 840327-336 PPK**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 104 City-owned properties pursuant to Section 197-c of the New York City Charter.

<b>ULURP #</b>	<b>COM.BOARD</b>	<b>NO. OF PARCELS</b>
840327 PPK	1	6
840328 PPK	2	2
840329 PPK	3	47
840330 PPK	4	1
840331 PPK	5	14
840332 PPK	6	2
840333 PPK	7	1
840334 PPK	8	10
840335 PPK	16	20
840336 PPK	14	1

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

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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**No. 15****CB 1****C 840164 HDK**

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

The property to be disposed of (Block 2757, Lots 28, 29 & 31) contains three buildings which are to be rehabilitated into one structure having 65 rental apartments for the elderly. The project is tentatively known as METRO HOUSES and is to receive Section 202 funds from the Department of Housing and Urban Development.

This application was submitted by the Department of Housing Preservation and Development on August 25, 1983.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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**No. 16****CB 5,16****N 840492 BDK**

**IN THE MATTER OF** an application, submitted by the Public Development Corporation pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) for the District Plan of the East Brooklyn Industrial Park.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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## No. 17

CB 2

C 831271 HDK

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

The property, known as **29 Greene Avenue** (Block 2119, lot 1), comprises Site 21 within the Atlantic Terminal Urban Renewal Area.

The proposed disposition would facilitate the conversion of the former Brooklyn Eye and Ear Hospital to provide 87 apartments for the elderly. The project is to be financed by a Direct Loan Mortgage provided by the U.S. Department of Housing and Urban Development pursuant to Section 202 of the Housing Act of 1957, with 100% subsidy provided under Section 8 of the U.S. Housing Act of 1937, as amended.

This application was submitted by the Department of Housing Preservation and Development on June 10, 1983 and December 21, 1983.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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 BOROUGH OF QUEENS
 

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## No. 18

CB 12

C 840337 PPQ

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

ULURP #	C.B.	Block	Lot	Location	Zoning
840337 PPQ	12	10089	7	106-35 Sutphin Blvd.	R-6
		10090	21	107-06 150th Street	C2-2
		12056	28	141-24 Rockaway Blvd.	C1-1

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

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 No. 19
 

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CB 3

C 830528 MMQ

**IN THE MATTER OF** amap 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 change the street lines at the northeast corner of Northern Boulevard and 68th Street, in accordance with Map No. 4783, dated September 20, 1983 and signed by the Borough President.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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 No. 20 and 21
 

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*[Proposed elimination of unneeded street areas and special permit request in conjunction with a proposed large scale residential development, known as Flushing View Terrace.]*

## No. 20

CB 7

C 830580 ZSQ

**IN THE MATTER OF** an application from Flushing View Terrace Corporation requesting a **special permit** pursuant to Section 78-312(c) 78-312(f), 78-35 and 78-52 of the **Zoning Resolution**, involving a large-scale residential development fronting on the westerly side of 120th Street, extending from 25th Road to 25th Avenue.

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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## No. 21

CB 7

C 830581 MMQ

**IN THE MATTER OF** a map change showing the elimination of 25th Road and 25th Avenue between 119th Street and 120th Street, elimination of the westerly 10 feet of 120th Street between 25th Road and 25th Avenue, establishment of two 90 feet turnaround areas in the new termini of 119th Street; approximately 558 feet south of 23rd Avenue and approximately 673 feet north of 27th Avenue and the delineation of public pedestrian easements and sewer easements, all in accordance with Map No. 4786, dated October 19, 1983 and signed by the Borough President. The map was referred by the Board of Estimate on October 20, 1983 (Calendar No. 318).

**Resolution for adoption scheduling February 22, 1984 for a public hearing.**

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**II. PUBLIC HEARINGS**  
(Starting Not Before 10:00 A.M.)

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**BOROUGH OF MANHATTAN**

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**No. 22**

*[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].*

**CB 8**

**C 830997 GFM**

**PUBLIC HEARING:**

**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.

(On January 18, 1984, Cal. No. 4, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 23**

**CB 11**

**C 840265 PPM**

**PUBLIC HEARING:**

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

Block	Lot	Location	Size	Type of Property
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.

(On January 18, 1984, Cal. No. 5, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 24**

**CB 2**

**C 831085 ZSM**

**CONTINUED 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. On January 18, 1984, Cal. No. 22, the hearing was continued to February 1, 1984.)

Close the hearing.

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**BOROUGH OF THE BRONX**

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**No. 25**

**CB 1,2,3**

**C 840266-268 PPX**

**PUBLIC HEARING:**

**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	C2-4
		2963	4	3750 3rd Avenue	C2-4	
			33,34, 34,37		Northwest corner of Bristow Street and Jennings Street	R7-1

(On January 18, 1984, Cal. No. 8, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF STATEN ISLAND**

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**No. 26**

**CB 1**

**C 830560 MMR**

**PUBLIC HEARING:**

**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.

(On January 18, 1984, Cal. No. 6, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 27.

CB 3

C 840353 PPR

**PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location	Zoning
840353 PPR	3	7945	9	Southwest corner of Craig Avenue and Amboy Road	R3-2

(On January 18, 1984, Cal. No. 7, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF BROOKLYN**

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No. 28

CB 1

C 831264 HAK

**PUBLIC HEARING:**

**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.

(On January 18, 1984, Cal. No. 9, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF QUEENS**

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**No. 29**

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

**CB 5****C 810305 MMQ****PUBLIC HEARING:**

**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).

(On January 18, 1984, Cal. No. 2, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 30**

*[Proposed mapping of a 9.7 acre public park in Fort Totten.]*

**CB 7****C 830287 MMQ****PUBLIC HEARING:**

**IN THE MATTER OF** a map change showing the layout of a park along the northerly line of the Cross Island Parkway, between Totten Road and the northeasterly prolongation of 17th Avenue, minor modification of the northerly 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.

(On January 18, 1984, Cal. No. 3, the Commission scheduled February 1, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**III. REPORTS**


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**BOROUGH OF MANHATTAN**


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**No. 31**
**CB 2**
**C 820546 ZSM**

**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. On January 18, 1984, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**No. 32**
**CB 8**
**C 830949 GFM**

**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. On January 18, 1984, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**Nos. 33 and 34**

*[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. 33**
**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.

(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. On January 18, 1984, Cal. No. 24, the hearing was closed.)

For consideration.

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No. 34

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.

(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. On January 18, 1984, Cal. No. 25, the hearing was closed.)

For consideration.

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No. 35

CB 8

C 840189 ZSM

**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 lot containing existing buildings.

(On December 7, 1983, Cal. No. 21, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 31, the hearing was closed.)

For consideration.

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No. 36

CB 7

C 840206 ZSM

**IN THE MATTER OF** an application, pursuant to Section 74-95 of the Zoning Resolution, for the **grant of a special permit involving Housing Quality**, to modify height and setback, open space, and exclusion from floor area of recreation space requirements for a **proposed 11 story residential building on property located south of 68th Street between Central Park West and Columbus Avenue.**

(On December 19, 1983, Cal. No. 1, the Commission scheduled January 4, 1984 for a public hearing. On January 4, 1984, Cal. No. 32, the hearing was closed.)

For consideration.



No. 37

CITYWIDE

N 840225 ZRY

[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 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.

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*.

74-951

Bulk 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*.

74-952

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* receiving 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:

- a) Physically, structurally or spatially altered in conjunction with the construction of the new *development* or *enlargement* or;
- b) 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).

74-954

Guidelines for Applications

\* \* \*

B. Recreation Space

\* \* \*

2. Sunlight Onsite

\* \* \*

Special Conditions

\* \* \*

- (ii) 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 all *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* as 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 consistently 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 of 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 *development site* which is located in two or more *street districts* a separate calculation shall be done for each program element in accordance with the regulations of Section 74-955 (Special Regulations for Developments falling in more than one street district).

3. (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.

For 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 of 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* a separate calculation shall be done for each program element in accordance with the regulations of Section 74-955 (Special Regulations for Development falling in more than one street district).

**(B) 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 may 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 may 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 and 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 effects the scoring shall be subject to review and approval by the City Planning Commission.

(On December 7, 1983, Cal. No. 24, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 40, the hearing was closed.)

For consideration.

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**BOROUGH OF THE BRONX**


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**No. 38****CB 8****C 830807 ZSX**

**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. On January 18, 1984, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 39**
**CB 4, 6****C 840269-270 PPX**

**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
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. On January 18, 1984, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**


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**No. 40****CB 2****C 820823 MMR**

**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. On January 18, 1984, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 41**

**CB 3**

**N 840448 RAR**

**IN THE MATTER OF** an application, pursuant to Sections 107-65, 107-123 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter from Jerome L. Grushkin, Architect, for granting **authorization of modification of existing grade, school seat and subdivision certification to construct two, two-family detached dwellings at 51 and 55 Cloverdale Avenue, Block 5257, lot 66.**

**For consideration.**

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**BOROUGH OF BROOKLYN**

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**No. 42**

**CB 7**

**C 840094 PSK**

**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. The maps were referred by the Board of Estimate on October 6, 1983 (Cal. Nos. 268 and 269).**

(On January 4, 1984, Cal. No. 5, the Commission scheduled January 18, 1984 for a public hearing. On January 18, 1984, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No. 43**

**CB**

**C 810213 MMK**

**IN THE MATTER OF** a **map change** showing the narrowing, discontinuance and closing 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. On January 18, 1984, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 44**
**CB 3,4,5,6,7,8,9,13,14,16,18****C 840271-281 PPK**

**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.

<b>ULURP #</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
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. On January 18, 1984, Cal. No. 20, the hearing was closed.)

For consideration.

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**BOROUGH OF QUEENS**


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**No. 45****CB 10****C 840282 PPQ**

**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Zoning</b>
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. On January 18, 1984, Cal. No. 10, the hearing was closed.)

For consideration.

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**No. 46**
**CB 12****C 840283 PPQ**

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

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. On January 18, 1984, Cal. No. 11, the hearing was closed.)

For consideration.

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**Nos. 47, 48, 49, 50 and 51**

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

**No. 47**

**CB 3**

**C 820031 MMQ**

**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. On January 18, 1984, Cal. No. 12, the hearing was closed.)

For consideration.

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**No. 48**

**CB 3**

**C 820032 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. 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. On January 18, 1984, Cal. No. 13, the hearing was closed.)

For consideration.



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 No. 49

CB 3

C 840044 ZSQ

**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. On January 18, 1984, Cal. No. 14, the hearing was closed.)

**For consideration.**

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 No. 50

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.

(On January 18, 1984, Cal. No. 15, the hearing was closed.)

**For consideration.**

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 No. 51

CB 3

N 840008 ZRQ

**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

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**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 for 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

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Automobiles

\* \* \*

Open Automobile Rental Establishments

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C2

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(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. On January 18, 1984, Cal. No. 16, the hearing was closed.)

For consideration.

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No. 52

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, 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. On January 18, 1984, Cal. No. 17, the hearing was closed.)

**For consideration.**