

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	MINUTES			Approved	48	C 840382	PPX		Hearing C
2	C 840396	PPK		Withdrawn	49	C 840497	PPX		Withdrawn
3	C 840441	HDK		Sched. 4/4/84	50	C 840327	336 PPK		For. Rept.
4	C 830881	HDK		" "	51	N 840492	BDK		" "
5	C 840498	HAK		" "	52	C 831271	HDK		" "
6	C 840458	475	PPK	" "	53	C 821114	MMR		" "
7	C 840034	HAK		" "	54	C 840338	PPR		" "
8	C 840023	HOK		" "	55	N 821053	ZRR		" "
9	C 840123	HUK		" "	56	C 830985	BFY		" "
10	C 840124	HDK		" "	57	C 840205	ZSM		Paid C
11	C 840125	ZMK		" "	58	C 840314	HAM		For. Rept.
12	N 840154	HGK		" "	59	C 840306	PPM		Rept. Delay
13	C 840126	HUK		" "	60	C 830997	GFM		Paid O
14	C 840127	HDK		" "	61	N 840429	ZRM		For. Rept.
15	C 840128	HDK		" "	62	C 840304	PPX		" "
16	C 840129	HDK		" "	63	C 840305	PPX		" "
17	C 840053	HOK		" "	64	C 840665	ZMK		Sched. 4/4/84
18	C 840130	HDK		" "	65	N 831235	ZAR		Outgoing
19	C 840131	ZMK		" "	66	N 840402	ZAR		"
20	C 840517	PPK		" "	67	N 840200	ZAR		"
21	C 840476	483	PPQ	" "	68				
22	C 840519	PPQ		" "	69				
23	C 840450	PPM		" "	70				
24	C 840409	HOM		" "	71	Comm. Scheinberg participated only in			
25	C 840506	HAM		" "	72	Reports Calendared Nos. 35, 48, 64,			
26	C 830150	GFM		" "	73	65, 66 and 67			
27	C 840484	486	PPR	" "	74				
28	C 800998	ZMR		" "	75	PRESENT:			
29	C 840349	ZSR		" "	76	H. Sturz, Chairman			
30	C 801016	MMR		" "	77	M. Gallent, Vice Chairman			
31	C 840451	457	PPX	" "	78	J. Gulino, Commissioner			
32	C 840383	393	PPK	Hearing Closed	79	S. Motley, "			
33	C 831300	GFK		" "	80	D. Scheinberg "			
34	C 831972	MMQ		" "	81				
35	C 840303	PPQ		(RUC) " "	82	MEETING ADJOURNED AT 3:40 P.M.			
36	C 831230	GFO		" "	83				
37	C 830528	MMQ		" "	84				
38	C 830580	ZSQ		" "	85				
39	C 830581	MMQ		" "	86				
40	C 840236	ZMM		" "	87				
41	C 840364	ZMM		" "	88				
42	C 840260	ZMM		" "	89				
43	C 840213	ZSM		Cont. 4/4/84	90				
44	C 840408	HAM		Hearing Closed	91				
45	C 840218	GFM		" "	92				
46	C 840095	ZSM		Cont. 4/4/84	93				
47	N 840235	ZRY			94				

Notice

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF MARCH 7, 1984

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

IA    S C H E D U L I N G

BOROUGH OF BROOKLYN

No. 64

CB 16

C 840665 ZMK

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 17d establishing an R6 District within an area bounded by Riverdale Avenue, Sackman Street, Newport Street, and Christopher Avenue (formerly known as New Lots Playground), Borough Brooklyn, as shown on a diagram dated March 1, 1984.

DISPOSITION: Resolution approved scheduling April 4, 1984 for a public hearing.

IIIA   R E P O R T S

BOROUGH OF STATEN ISLAND

No. 6165

CB 2

N 831235 ZAR

(Request to construct one (1) one-family dwelling in the Special Natural Area District-1 of Staten Island.)

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution from Albert Melniker, A.I.A., for the grant of authorizations involving the modification of existing topography and alteration of botanic environment or removal of trees to construct one (1) one-family dwelling on property located on the south side of Douglas Road. (Block 835, Lot 105)

Plans for the proposed one (1) one-family dwelling are on file with the City Planning Commission and may be seen in the Staten Island Borough Office, 56 Bay Street, Staten Island, New York.

DISPOSITION.....AUTHORIZATION APPROVED

CB 3

N 840402 ZAR

(Request for authorization for tree removal, certification of tree preservation and substitution of other plant materials in the South Richmond Special District pursuant to Sections 107-64, 107-321 and 107-323 of the Zoning Resolution and Section 200 of the New York City Charter).

**IN THE MATTER** of application, pursuant to Sections 107-64, 107-321 and 107-323 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 authorization for tree removal, certification of tree preservation and substitution of other plant materials involving 2 two-family dwellings at 5735 and 5745 Amboy Road (Block 6858, Lots 49 and 54).

DISPOSITION.....AUTHORIZATION APPROVED

No. 66 67

CB 2

N 840200 ZAR

**IN THE MATTER** of an application, pursuant to Sections 105-421 and 105-423, of the Zoning Resolution from Charles A. Magrino, R.A., for the grant of authorizations involving the modification of existing topography and alteration of botanic environment or removal of trees, to construct one (1) one-family dwelling on property located on the south side of St. Andrews Road, 340.00' east of Aultman Avenue. (Block 2262, Lot 27)

Plans for the proposed one (1) one-family dwelling are on file with the City Planning Commission and may be seen in the Staten Island Borough Office, 56 Bay Street, Staten Island, New York 10301.

DISPOSITION: ..... AUTHORIZATION APPROVED

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

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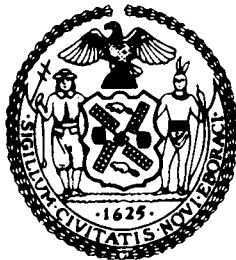
**CITY PLANNING COMMISSION**

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**WEDNESDAY, March 7, 1984**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 5]**

**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.

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## CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MARTIN GALLEN, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

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.

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### ORDER OF BUSINESS AND INDEX

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WEDNESDAY, March 7, 1984

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#### Calendar No. 5

Roll Call; approval of minutes.....	1
I. Scheduling April 4, 1984.....	1
II. Public Hearings.....	24
III. Reports.....	62

**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  
April 4, 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:.....

**WEDNESDAY, MARCH 7, 1984**

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**No. 1**

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**APPROVAL OF MINUTES OF  
Regular Meeting of January 18 and February 1, 1984**

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**1 PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, APRIL 4, 1984  
STARTING AT 10 A.M.  
in CITY HALL, MANHATTAN**

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**BOROUGH OF BROOKLYN**

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**No. 2**

**CB 17**

**C 840396 PPK**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
840396 PPK	17	4994	19	East side of Nostrand Avenue, 340 feet north of Farragut Road.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 3**

**CB 16**

**C 840441 HDK**

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

The proposed disposition relates to parcels in the Central Brooklyn Urban Renewal Plan to be developed with single family homes for moderate income homeowners, tentatively known as the Nehemiah Plan development.

The City is to contribute \$10,000, toward a purchase price of up to \$50,000. This application constitutes a portion of the first phase of 250 homes. Included is the former New Lots Playground.

The properties to be disposed of are as follows:

<b>Address</b>	<b>Block</b>	<b>Lot</b>
<b>333 Riverdale Ave.</b>	3811	45
<b>407 Christopher Ave.</b>	3812	9
<b>405 Christopher Ave.</b>	3812	10
<b>403 Christopher Ave.</b>	3812	11



480 Junius St.	3814	45
557 Powell St.	3831	1
551 Powell St.	3831	4
545 Powell St.	3831	6
538 Powell St.	3831	9
525 Powell St.	3831	12
521 Powell St.	3831	15
515 Powell St.	3831	18
509 Powell St.	3831	21
503 Powell St.	3831	23
Entire Blk.	3829	1

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

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 4**

**CB 1**

**C 830881 HDK**

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

The property proposed for disposition, block 3089, lot 35 and part of lot 34, comprises site 7 within the Lindsay-Bushwick Urban Renewal Area. It is to be disposed of to the New York City Housing Authority, which will construct a parking garage for maintenance vehicles immediately adjacent to the site.

This application was submitted by the Department of Housing Preservation and Development on August 12, 1983 and December 22, 1983.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 5**

**CB 6**

**C 840498 HAK**

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

Address	Block	Lot
649-661 Warren Street	934	47
623 Warren Street	934	66
621 Warren Street	934	19
		(part of)
646 Warren Street	934	16

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

- 3) The disposition of such property to a developer selected by the Department of Housing Preservation and Development.

The property is proposed for development of approximately 10 to 20 two or three family homes under the City's Home-ownership Program to provide affordable home ownership opportunities to moderate and middle income families. The program is privately financed, with city and Federal assistance applied to reduce the cost of homes to conform with local market conditions and make housing affordable to a broader range of income groups.

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

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 6**

**CB 1-18**

**C 840458-475 PPK**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 453 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>
840458 PPK	1	83
840459 PPK	2	9
840460 PPK	3	13
840461 PPK	4	63
840462 PPK	5	33
840463 PPK	6	2
840464 PPK	7	4
840465 PPK	8	84
840466 PPK	9	17
840467 PPK	10	2
840468 PPK	11	3
840469 PPK	12	22
840470 PPK	13	14
840471 PPK	14	6
840472 PPK	15	11
840473 PPK	16	26
840474 PPK	17	41
840475 PPK	18	20

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

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 7**

**CB 3**

**C 840034 HAK**

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

Approval of three separate matters is required:

- 1) The designation of City-owned property as an Urban Development Action Area located as follows:

Address	Block	Lot
607 Willoughby Ave.	1760	70
609 Willoughby Ave.	1760	69
611 Willoughby Ave.	1760	68
217 Hart Street	1769	72
680 Willoughby Ave.	1769	20
241 Hart Street	1769	64
229 Hart Street	1769	66
225 Hart Street	1769	69

The proposed project, tentatively known as the Bedford-Stuyvesant Phase II Rehabilitation and New Construction, would contain 84 dwelling units for low-income families.

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

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

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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No. 8

CB 3

C 840023 HOK

**IN THE MATTER OF a New York City Housing Authority Plan and Project**, pursuant to Section 150 of the New York State Public Housing Law and the Uniform Land Use Review Procedure.

The proposed project, tentatively known as the Bedford-Stuyvesant Phase II Rehabilitation and New Construction would contain 84 dwelling units for low-income families on property as follows:

Address	Block	Lot
607 Willoughby Ave.	1760	70
609 Willoughby Ave.	1760	69
611 Willoughby Ave.	1760	68
217 Hart Street	1769	72
680 Willoughby Ave.	1769	20
241 Hart Street	1769	64
229 Hart Street	1769	66
225 Hart Street	1769	69

This plan and project application was submitted by the New York City Housing Authority on July 8 and December 9, 1983.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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## No. 9

CB 1

C 840123 HUK

**IN THE MATTER OF the 7th amendment to the Williamsburg Urban Renewal Plan**, located in Community District #1 of the Borough of Brooklyn, pursuant to Article 15 of the General Municipal (Urban Renewal) Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed 7th amendment to the Williamsburg Urban Renewal Plan provides for land use changes as follows:

**As previously approved**

**Site #**                      **Land Use**  
1B                              Residential

**as now proposed**

**Site #**                      **Land Use**  
1C                              Commercial and Residential  
1D                              Residential  
1E                              Residential

A new street is to be mapped northwesterly from Clymer Street to Morton Street as proposed to be mapped. Morton Street is to be mapped southwesterly from Bedford Avenue to a new Street as proposed to be mapped.

5 & 11                      Industrial

5A                              Park  
5B                              Industrial  
5C                              Park

7                              Park

7A                              Residential  
7B                              Residential  
7C                              Residential

Taylor and Wilson Streets are to be mapped between Wythe and Kent Avenues.

The new parcel boundaries are described below:

- Site 1C** is bounded by Division Avenue, Bedford Avenue, Morton Street (as proposed to be mapped) and the easterly line of parcel 1A.
- Site 1D** is bounded by Morton Street (as proposed to be mapped), Bedford Avenue, Clymer Street, and a new Street (as proposed to be mapped).
- Site 1E** is bounded by Clymer Street, an easterly line of Site 1A and a northerly line of Site 1A, and a new street as proposed to be mapped.
- Site 5A** is bounded by Kent Avenue, Division Avenue, Wythe Avenue and the northerly line of Site 5B.
- Site 5B** is bounded by Kent Avenue, the southerly line of Site 5A, Wythe Avenue and the northerly line of Site 5C.
- Site 5C** is bounded by Kent Avenue, the southerly line of Site 5B; Wythe Avenue and Clymer Street.
- Site 7A** is bounded by Clymer Street, Wythe Avenue, Taylor Street (as proposed to be mapped) and Kent Avenue.
- Site 7B** is bounded by Taylor Street (as proposed to be mapped), Wythe Avenue, Wilson Street (as proposed to be mapped) and Kent Avenue.

**Site 7C** is bounded by Wilson Street (as proposed to be mapped), Wythe Avenue, Ross Street and Kent Avenue.

In addition to the above changes Institutional Uses are expanded to include "Dormitory Facilities affiliated with Religious Institutions."

The urban renewal plan also provides for the establishment of a Williamsburg Cross-Subsidy Fund by the Department of Housing Preservation and Development. The purpose of the fund is to help finance housing and housing related projects for low and moderate income people in the Williamsburg II and Williamsburg Urban Renewal Areas.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 10**

**CB 1**

**C 840124 HDK**

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

The proposed disposition relates to a privately-financed owner-occupied Low-rise development to be constructed on Sites 7A, 7B and 7C within the Williamsburg Urban Renewal Area. The new development is to be the subject of a Request For Proposal, and will contain an estimated 140 dwelling units in 50 buildings.

The properties comprising the development sites are described below:

- Site 7A** property bounded by Clymer Street, Wythe Avenue, Taylor Street (as proposed to be mapped) and Kent Avenue, (part of block 2171 as formerly mapped). Block 2171, Lots Nos. 1, 4, 7, 10, 11, 12, 13, 14, 16, 18, 29, 52, 54, 55, 56.
- Site 7B** property bounded by Taylor Street (as proposed to be mapped), Wythe Avenue, Wilson Street (as proposed to be mapped) and Kent Avenue. (Part of block 2175 as formerly mapped.) Block 2175, Lot 1.
- Site 7C** property bounded by Wilson Street (as proposed to be mapped), Wythe Avenue, Ross Street and Kent Avenue. (Part of block 2180 as formerly mapped.) Block 2180, Lot 1.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 11**

**CB 1**

**C 840125 ZMK**

**IN THE MATTER OF** a zoning map change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**. Section No. 12d, from an existing M1-2 to R6 District on property bounded by Clymer Street, Wythe Avenue, Ross Street and

Kent Avenue, as shown on a diagram dated February 6, 1984, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

**No. 12**

**CB 1**

**N 840154 HGK**

**IN THE MATTER OF the designation as the Williamsburg II Urban Renewal Area**, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State the area comprised as follows:

Beginning at the corner formed by the intersection of the easterly line of Driggs Avenue with the northerly line of South 8th Street as these streets are laid out on the City Map:

Running thence easterly, along the northerly line of South 8th Street to its intersection with the easterly line of Roebling Street;

Thence southerly, along the easterly line of Roebling Street across the bed of South 9th Street to its intersection with the southerly line of Division Avenue;

Thence westerly, along the southerly line of Division Avenue, and across the bed of Roebling Street, Lee Avenue, Clymer Street, Bedford Avenue, Wythe Avenue to its intersection with the westerly line of Wythe Avenue;

Thence northerly, along the westerly line of Wythe Avenue across the bed of Division Avenue, South 11th Street, South 10th Street, South 9th Street, South 8th Street to its intersection with the prolongation of the northerly line to its intersection with Tax Lot 104, Tax Block 2130;

Thence easterly, along said prolongation and the northerly line of Tax Lot 104, Tax Block 2130, to the easterly line of Tax Lot 104, Tax Block 2130;

Thence southerly, along the easterly line of Tax Lots 104, 4, 3, 2, 1, to the northerly line of South 8th Street;

Thence easterly, along the northerly line of South 8th Street to the westerly line of Tax Lot 26, Tax Block 2130;

Thence northerly, along the westerly line of Tax Lot 26, Tax Block 2130 to the northerly line of Tax Lot 26, Tax Block 2130;

Thence easterly, along the northerly line of Tax Lots 26, 25, Tax Block 2130 to the easterly line of Tax Lot 25, Tax Block 2130;

Thence southerly, along the easterly line of Tax Lot 25, Tax Block 2130 to the northerly line of Tax Lot 21, Tax Block 2130;

Thence easterly, along the northerly line of Tax Lot 21 and across the bed of Berry Street to the northerly line of Tax Lot 39, Tax Block 2131;

Thence continuing easterly, along the northerly line of Tax Lots 39, 38, Tax Block 2131 to the westerly line of Tax Lot 37, Tax Block 2131;

Thence northerly, along the westerly line of Tax Lot 37 to the northerly line of Tax Lot 37, Tax Block 2131;

Thence easterly, along the northerly line of Tax Lots 37, 35, 34, 32, 31, 30, 29, 28, 27, 21 and across the bed of Bedford Avenue to a point on the easterly line of Bedford Avenue;

Thence southerly, along the easterly line of Bedford Avenue to the northerly line of Tax Lot 3, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 3, Tax Block 2132 to the northerly line of Tax Lot 1, Tax Block 2132;

Thence northerly, along the westerly line of Tax Lot 1, Tax Block 2132 to the northerly line of Tax Lot 1, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lots 1, 37, 36, 35, 34, 33, 30, to the easterly line of Tax Lot 30, Tax Block 2132;

Thence southerly, along the easterly line of Tax Lot 30, Tax Block 2132, to the northerly line of Tax Lot 25, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 25, Tax Block 2132, to the easterly line of Tax Lot 20, Tax Block 2132;

Thence northerly, along the easterly line of Tax Lot 20, Tax Block 2132 to the northerly line of Tax Lot 25, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 25, Tax Block 2132 and across the bed of Driggs Avenue to the easterly line of Driggs Avenue;

Thence southerly, along the easterly line of Driggs Avenue to the point or place of beginning, be the aforesaid courses and distances more or less.

The above described area is located in Section 8 of the Kings County Tax Map, City and State of New York.

The following properties are designated as EXCLUDED FROM THE PROJECT (X):

Block: 2137                      Lot: 43

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

**No. 13**

**CB 1**

**C 840126 HUK**

**IN THE MATTER OF** the Williamsburg II Urban Renewal Plan, pursuant to Article 15 of the General Municipal (Urban Renewal) Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

**The proposed urban renewal plan** provides for the acquisition and redevelopment or rehabilitation of properties on sites listed and described below. (Properties which are privately-owned at the present time, and are to be acquired pursuant to this urban renewal plan, are indicated with an asterisk).

Property on the northerly side of South 8th Street, between Berry Street and Bedford Avenue:

Site 1	Address	Block #	Lot #	Proposed Use
	91 South 8th St.	2131	37	Residential
	93 South 8th St.	2131	38	New Construction
	95 South 8th St.	2131	39	
Site 2	Address	Block # .	Lot #	Proposed Use
	101 South 8th St.	2131	32	Residential
	105 South 8th St.	2131	34	Rehabilitation

Property on the northerly side of South 9th Street, between Wythe and Berry Streets:

Site #	Address	Block #	Lot #	Proposed Use
Site 3	*59 South 9th St.	2136	1	Residential
	61 South 9th St.	2136	35	New Construction
	63 South 9th St.	2136	36	
	65 South 9th St.	2136	37	
	*67 South 9th St.	2136	38	
Site 4	Address	Block #	Lot #	Proposed Use
	71 South 9th St.	2136	32	Residential
	*73 South 9th St.	2136	33	New Construction
Site 5	Address	Block #	Lot #	Proposed Use
	79 South 9th St.	2136	29	Residential New Construction
Site 6	Address	Block #	Lot #	Proposed Use
	85 South 9th St.	2136	26	Residential New Construction

Property on the northerly side of South 9th Street between Berry Street and Bedford Avenue:

Site #	Address	Block #	Lot #	Proposed Use
Site 7	91 South 9th St.	2137	44	Residential
	89 South 9th St.	2137	45	Rehabilitation
Site 8	Address	Block #	Lot #	Proposed Use
	95 South 9th St.	2137	41	Residential
	97 South 9th St.	2137	42	New Construction
Site 9	Address	Block #	Lot #	Proposed Use
	442 Bedford Ave.	2137	31	Residential
	*444 Bedford Ave.	2137	32	New Construction
	*113 South 9th St.	2137	33	
	*115 South 9th St.	2137	34	
	117 South 9th St.	2137	35	
	.119 South 9th St.	2137	36	

Property comprising the major portion of the block bounded by South 8th Street, Driggs Avenue, South 9th Street and Bedford Avenue:

Site #	Address	Block #	Lot #	Proposed Use
Site 10	427 Bedford Ave.	2138	1	Residential
	*425 Bedford Ave.	2138	2	New Construction
	*423 Bedford Ave.	2138	3	
	421 Bedford Ave.	2138	4	
	*413 Bedford Ave.	2138	7	
	*411 Bedford Ave.	2138	8	
	132 South 8th St.	2138	9	
	*136-38 South 8th St.	2138	10	
	*140 South 8th St.	2138	12	
	*144 South 8th St.	2138	13	
	152 South 8th St.	2138	17	
	156 South 8th St.	2138	19	
	*158 South 8th St.	2138	20	
	160 South 8th St.	2138	21	
	162 South 8th St.	2138	22	



*868 Driggs Ave.	2138	125
870 Driggs Ave.	2138	26
872 Driggs Ave.	2138	27
874 Driggs Ave.	2138	28
876 Driggs Ave.	2138	129
157 Driggs Ave.	2138	34
153 Driggs Ave.	2138	36
151 Driggs Ave.	2138	37
149 Driggs Ave.	2138	38
147 Driggs Ave.	2138	39
145 Driggs Ave.	2138	40
141-3 Driggs Ave.	2138	41
137-9 Driggs Ave.	2138	42
*135 Driggs Ave.	2138	44

Property comprising the entire block bounded by South 9th Street, Berry Street, South 10th Street and Wythe Avenue.

**Site 11** Block 2145, All Lots

Addresses of privately-owned property	Block #	Lot #	Proposed Use
*45 South 10 St.	2145	1	Residential,
*46 South 9th St.	2145	8	New Construction
*62 South 9th St.	2145	12	(Low-Income Housing
*72 South 9th St.	2145	17	New York City Housing
*78 South 9th St.	2145	19	Authority)
*432 Berry St.	2145	22	
*73 South 10th St.	2145	23	
*71 South 10th St.	2145	24	
*69 South 10th St.	2145	25	
*65 South 10th St.	2145	28	
*61 South 10th St.	2145	30	
*59 South 10th St.	2145	31	
*57 South 10th St.	2145	32	
*55 South 10th St.	2145	33	
*49 South 10th St.	2145	36	

All other properties on this site are City-owned.

Property comprising a westerly part of the block bounded by South 9th Street, Bedford Avenue, South 10th Street and Berry Street:

Site 12	Address	Block #	Lot #	Proposed Use
	*75 South 10th St.	2146	1	Park
	*435 Berry St.	2146	2	
	433 Berry St.	2146	3	
	431 Berry St.	2146	4	
	*429 Berry St.	2146	5	
	*82 South 9th St.	2146	6	
	*84 South 9th St.	2146	7	
	*86 South 9th St.	2146	8	
	*88 South 9th St.	2146	9	
	*90 South 9th St.	2146	10	
	*92-94 South 9th St.	2146	11	

Property comprising an easterly part of the block bounded by South 9th Street, Bedford Avenue, South 10th Street and Berry Street:

Site 13	Address	Block #	Lot #	Proposed Use
	106 South 9th St.	2146	18	Residential,
	446 Bedford Ave.	2146	19	Rehabilitation
	448 Bedford Ave.	2146	20	

Property comprising a westerly part of the block bounded by South 9th Street, Driggs Avenue, Division Street and Bedford Avenue:

Site 14	Address	Block #	Lot #	Proposed Use
	107 Division Ave.	2147	1	Residential, New
	449 Bedford Ave.	2147	2	Construction or Park

Property comprising the northerly part of the block bounded by South 10th Street, Berry Street, South 11th Street and Wythe Avenue:

Site 15	Address	Block #	Lot #	Proposed Use
	46-48 South 10th St.	2156	7	Residential,
	50 South 10th St.	2156	9	New Construction
	*52 South 10th St.	2156	10	(Low-Income housing
	54 South 10th St.	2156	11	New York City
	56 South 10th St.	2156	12	Housing Authority)
	58 South 10th St.	2156	13	
	*60 South 10th St.	2156	14	
	*62 South 10th St.	2156	15	
	64 South 10th St.	2156	16	
	*66-68 South 10th St.	2156	17	
	70 South 10th St.	2156	19	
	*72 South 10th St.	2156	20	
	448 Berry St.	2156	21	
	450 Berry St.	2156	22	

Property comprising a northerly part of the block bounded by South 10th Street, Bedford Avenue, Division Avenue and Berry Street:

Site 16	Address	Block #	Lot #	Proposed Use
	*455 Berry St.	2157	1	Residential,
	*453 Berry St.	2157	2	New Construction
	*451 Berry St.	2157	3	(Low-Income housing,
	*449 Berry St.	2157	4	New York City
	447 Berry St.	2157	5	Housing Authority)
	74 South 10th St.	2157	6	
	76 South 10th St.	2157	7	
	*78 South 10th St.	2157	8	
	*80 South 10th St.	2157	9	
	*82 South 10th St.	2157	10	
	84 South 10th St.	2157	11	
	*86-88 South 10th St.	2157	12	
	90 South 10th St.	2157	14	
	*92 South 10th St.	2157	15	
	94 South 10th St.	2157	16	
	96 South 10th St.	2157	17	
	98 South 10th St.	2157	18	
	100 South 10th St.	2157	19	

*462 Bedford Ave.	2157	20
*464 Bedford Ave.	2157	21
*466 Bedford Ave.	2157	22

Property on the southerly side of South 8th Street, between Driggs Avenue and Roebling Street:

Site 17	Address	Block #	Lot #	Proposed Use
	*176 South 8th St.	2139	7	Residential Rehabilitation

\*Indicates privately owned property to be acquired pursuant to the related Williamsburg II Urban Renewal Plan.

The urban renewal plan also provides for the establishment of a Williamsburg Cross-Subsidy Fund by the Department of Housing Preservation and Development. The purpose of the fund is to help finance housing and housing related projects for low and moderate income people in the Williamsburg II and Williamsburg Urban Renewal Areas.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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### No. 14

**CB 1**

**C 840127 HDK**

**IN THE MATTER OF** the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to Sites 1, 3, 4, 5, 6, 8 and 9 within the Williamsburg II Urban Renewal Area. Approximately 62 new housing units are to be constructed on these sites by the New York City Housing Partnership or by a developer to be selected by the Department of Housing Preservation and Development after the Request For Proposal process has been completed. The properties comprising these various sites are described and listed below. (Properties which are privately-owned at present time and are to be acquired pursuant to the related urban renewal plan, are indicated with asterisks).

Property on the northerly side of South 8th Street, between Berry Street and Bedford Avenue:

Site 1	Address	Block #	Lot #
	91 South 8th St.	2131	39
	93 South 8th St.	2131	38
	95 South 8th St.	2131	37

Property on the northerly side of South 9th Street, between Wythe and Berry Streets:

Site 3	Address	Block #	Lot #
	*59 South 9th St.	2136	1
	*61 South 9th St.	2136	38
	63 South 9th St.	2136	37
	65 South 9th St.	2136	36
	67 South 9th St.	2136	35

Site #	Address	Block #	Lot #
Site 4	*71 South 9th St.	2136	33
	73 South 9th St.	2136	32
Site 5	Address	Block #	Lot #
	79 South 9th St.	2136	29
Site 6	Address	Block #	Lot #
	85 South 9th St.	2136	26

Property on the northerly side of South 9th Street between Berry Street and Bedford Avenue:

Site #	Address	Block #	Lot #
Site 8	95 South 9th St.	2137	41
	97 South 9th St.	2137	42
Site 9	Address	Block #	Lot #
	442 Bedford Ave.	2137	31
	*444 Bedford Ave.	2137	32
	*117 South 9th St.	2137	33
	*115 South 9th St.	2137	34
	111 South 9th St.	2137	35
109 South 9th St.	2137	36	

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 16, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 15**

**CB 1**

**C 840128 HDK**

**IN THE MATTER OF** the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area in Community District #1, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure adopted by the City Planning Commission.

The proposed disposition relates to sites 2, 7, 13 and 17 within the Williamsburg II Urban Renewal Area. Approximately 64 housing units are to be rehabilitated on these sites by a developer to be selected by the Department of Housing Preservation and Development after the Request For Proposal process has been completed. The rehabilitation of the buildings which occupy these sites will be privately financed unless this proves infeasible and/or subsidies to assist developers create housing for lower income families become available through Federal, State or Municipal sources.

The properties involved are described below:

Property on the northerly side of South 8th Street, between Berry Street and Bedford Avenue:

Site #	Address	Block #	Lot #
Site 2	101 South 8th St.	2131	32
	105 South 8th St.	2131	34

Property on the northerly side of South 9th Street between Berry Street and Bedford Avenue:

Site #	Address	Block #	Lot #
Site 7	91 South 9th St.	2137	44
	89 South 9th St.	2137	45

Property comprising an easterly part of the block bounded by South 9th Street, Bedford Avenue, South 10th Street and Berry Street:

Site 13	Address	Block #	Lot #
	106 South 9th St.	2146	18
	446 Bedford Ave.	2146	19
	448 Bedford Ave.	2146	20

Property on the southerly side of South 8th Street, between Driggs Avenue and Roebling Street:

Site 17	Address	Block #	Lot #	Proposed Use
	*176 South 8th St.	2139	7	Residential Rehabilitation

\*Indicates privately owned property to be acquired pursuant to the related Williamsburg II Urban Renewal Plan.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

No. 16

CB 1

C 840129 HDK

**IN THE MATTER OF** the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to site 10 within the Williamsburg II Urban Renewal Area. The development of market rate housing which will occupy this site will be privately financed unless this proves infeasible. The developer will be chosen through a Request For Proposal process. It is estimated that approximately 140 DU's will be constructed.

The properties comprising Site 10 are listed below. (Properties which are privately-owned at the present time, and are to be acquired pursuant to the related urban renewal plan, are indicated with an asterisk).

Property comprising the major portion of the block bounded by South 8th Street, Driggs Avenue, South 9th Street and Bedford Avenue:

Site 10	Address	Block #	Lot #	Proposed Use
	427 Bedford Ave.	2138	1	Residential
	*425 Bedford Ave.	2138	2	New Construction
	*423 Bedford Ave.	2138	3	
	421 Bedford Ave.	2138	4	
	*413 Bedford Ave.	2138	7	
	*411 Bedford Ave.	2138	8	
	132 South 8th St.	2138	9	
	*136-38 South 8th St.	2138	10	
	140 South 8th St.	2138	12	
	*144 South 8th St.	2138	13	
	152 South 8th St.	2138	17	
	156 South 8th St.	2138	19	
	*158 South 8th St.	2138	20	

160 South 8th St.	2138	21
162 South 8th St.	2138	22
*868 Driggs Ave.	2138	125
870 Driggs Ave.	2138	26
872 Driggs Ave.	2138	27
874 Driggs Ave.	2138	28
876 Driggs Ave.	2138	129
157 Driggs Ave.	2138	34
153 Driggs Ave.	2138	36
151 Driggs Ave.	2138	37
149 Driggs Ave.	2138	38
147 Driggs Ave.	2138	39
145 Driggs Ave.	2138	40
141-3 Driggs Ave.	2138	41
137-9 Driggs Ave.	2138	42
*135 Driggs Ave.	2138	44

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

**No. 17**

**CB 1**

**C 840053 HOK**

**IN THE MATTER OF** a housing application for a plan and project tentatively designated as the Berry-South 9th Street area, on sites 11, 15 and 16 within the Williamsburg II Urban Renewal Area, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed housing project would provide approximately 150 new rental dwelling units in buildings ranging in height from 3 to 6 stories. The project would be acquired upon completion by the New York City Housing Authority. The properties comprising the project sites are as listed below. (Properties which are privately-owned at the present time and are to be acquired pursuant to the related urban renewal plan, are indicated with asterisks.)

Property comprising the entire block bounded by South 9th Street, Berry Street, South 10th Street and Wythe Avenue.

**Site 1** Block 2145, All Lots

<b>Addresses of privately-owned property</b>	<b>Block #</b>	<b>Lot #</b>	<b>Proposed Use</b>
*45 South 10th St.	2145	1	Residential,
*46 South 9th St.	2145	8	New Construction
*62 South 9th St.	2145	12	(Low-Income Housing,
*72 South 9th St.	2145	17	New York City Housing
*78 South 9th St.	2145	19	Authority)
*432 Berry St.	2145	22	
*73 South 10th St.	2145	23	
*71 South 10th St.	2145	24	
*69 South 10th St.	2145	25	
*65 South 10th St.	2145	28	
*61 South 10th St.	2145	30	
*59 South 10th St.	2145	31	

*57 South 10th St.	2145	32
*55 South 10th St.	2145	33
*49 South 10th St.	2145	36

All other properties on this site are City-owned.

Properties comprising the northerly part of the block bounded by South 10th Street, Berry Street, South 11th Street and Wythe Avenue:

Site 15	Address	Block #	Lot #	Proposed Use
	46-48 South 10th St.	2156	7	Residential,
	50 South 10th St.	2156	9	New Construction
	*52 South 10th St.	2156	10	(Low-Income housing,
	54 South 10th St.	2156	11	New York City
	56 South 10th St.	2156	12	Housing Authority)
	58 South 10th St.	2156	13	
	*60 South 10th St.	2156	14	
	*62 South 10th St.	2156	15	
	64 South 10th St.	2156	16	
	*66-68 South 10th St.	2156	17	
	70 South 10th St.	2156	19	
	*72 South 10th St.	2156	20	
	448 Berry St.	2156	21	
	450 Berry St.	2156	22	

Property comprising a northerly part of the block bounded by South 10th Street, Bedford Avenue, Division Avenue and Berry Street:

Site 16	Address	Block #	Lot #	Proposed Use
	*455 Berry St.	2157	1	Residential,
	*453 Berry St.	2157	2	New Construction
	*451 Berry St.	2157	3	(Low-Income housing,
	*449 Berry St.	2157	4	New York City
	447 Berry St.	2157	5	Housing Authority)
	74 South 10th St.	2157	6	
	76 South 10th St.	2157	7	
	*78 South 10th St.	2157	8	
	*80 South 10th St.	2157	9	
	*82 South 10th St.	2157	10	
	84 South 10th St.	2157	11	
	*86-88 South 10th St.	2157	12	
	90 South 10th St.	2157	14	
	*92 South 10th St.	2157	15	
	94 South 10th St.	2157	16	
	96 South 10th St.	2157	17	
	98 South 10th St.	2157	18	
	100 South 10th St.	2157	19	
	*462 Bedford Ave.	2157	20	
	*464 Bedford Ave.	2157	21	
	*466 Bedford Ave.	2157	22	

This application was submitted by the New York City Housing Authority on July 22, 1983 and February 6, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

## No. 18

CB 1

C 840130 HDK

**IN THE MATTER OF** the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to a New York City Housing Authority Project, tentatively known as the Berry Street-South 9th Street Area, to be constructed on sites 11, 15 and 16 within the Williamsburg II Urban Renewal Area. The properties comprising the project sites are listed below. (Properties which are privately-owned at the present time, and are to be acquired pursuant to the related urban renewal plan, are indicated with asterisks.)

Property comprising the entire block bounded by South 9th Street, Berry Street, South 10th Street and Wythe Avenue.

**Site 11** Block 2145, All Lots

Addresses of privately-owned property	Block #	Lot #	Proposed Use
*45 South 10th St.	2145	1	Residential,
*46 South 9th St.	2145	8	New Construction
*62 South 9th St.	2145	12	(Low-Income Housing,
*72 South 9th St.	2145	17	New York City Housing
*78 South 9th St.	2145	19	Authority)
*432 Berry St.	2145	22	
*73 South 10th St.	2145	23	
*71 South 10th St.	2145	24	
*69 South 10th St.	2145	25	
*65 South 10th St.	2145	28	
*61 South 10th St.	2145	30	
*59 South 10th St.	2145	31	
*57 South 10th St.	2145	32	
*55 South 10th St.	2145	33	
*49 South 10th St.	2145	36	

All other properties on this site are City-owned.

Property comprising the northerly part of the block bounded by South 10th Street, Berry Street, South 11th Street and Wythe Avenue:

Site 15	Address	Block #	Lot #	Proposed Use
	46-48 South 10th St.	2156	7	Residential,
	50 South 10th St.	2156	9	New Construction
	*52 South 10th St.	2156	10	(Low-Income housing
	54 South 10th St.	2156	11	New York City
	56 South 10th St.	2156	12	Housing Authority)
	58 South 10th St.	2156	13	
	*60 South 10th St.	2156	14	
	*62 South 10th St.	2156	15	
	64 South 10th St.	2156	16	
	*66-68 South 10th St.	2156	17	
	70 South 10th St.	2156	19	
	*72 South 10th St.	2156	20	
	448 Berry St.	2156	21	
	450 Berry St.	2156	22	



Property comprising a northerly part of the block bounded by South 10th Street, Bedford Avenue, Division Avenue and Berry Street:

Site 16	Address	Block #	Lot #	Proposed Use
	*455 Berry St.	2157	1	Residential,
	*453 Berry St.	2157	2	New Construction
	*451 Berry St.	2157	3	(Low-Income housing,
	*449 Berry St.	2157	4	New York City
	447 Berry St.	2157	5	*Housing Authority)
	74 South 10th St.	2157	6	
	76 South 10th St.	2157	7	
	*78 South 10th St.	2157	8	
	*80 South 10th St.	2157	9	
	*82 South 10th St.	2157	10	
	84 South 10th St.	2157	11	
	*86-88 South 10th St.	2157	12	
	90 South 10th St.	2157	14	
	*92 South 10th St.	2157	15	
	94 South 10th St.	2157	16	
	96 South 10th St.	2157	17	
	98 South 10th St.	2157	18	
	100 South 10th St.	2157	19	
	*462 Bedford Ave.	2157	20	
	*464 Bedford Ave.	2157	21	
	*466 Bedford Ave.	2157	22	

This application was submitted by the New York City Housing Authority on August 9, 1983.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 19**

**CB 1**

**C 840131 ZMK**

**IN THE MATTER OF** a Zoning Map Change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section 12d, from an existing M1-1 and M1-2 to an R6 District on blocks bounded by Wythe Avenue, Berry Street, South 8th Street, and South 10th Street between Berry Street, Bedford Avenue and South 8th Street, as shown on a diagram dated February 6, 1984, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 20**

**CB 16**

**C 840517 PPK**

**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	Size	Type of Property
3522	3	457 Rockaway Ave.	25 'x100'	Unimproved
	5	463 Rockaway Ave.	25 'x100'	Unimproved

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**BOROUGH OF QUEENS**


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**No. 21****CB 3, 4, 7, 10, 11, 12, 13, 14****C 840476-483 PPQ**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 42 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>
840476 PPQ	3	5
840477 PPQ	4	3
840478 PPQ	7	9
840479 PPQ	10	3
840480 PPQ	11	3
840481 PPQ	12	1
840482 PPQ	13	11
840483 PPQ	14	7

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

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 22**
**CB 10****C 840519 PPQ**

**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:**

<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Size</b>	<b>Type of Property</b>
14243	1113, 1114, 1116	Southwest corner of 102nd St. and 163rd Ave.	34'x237'	Unimproved

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**BOROUGH OF MANHATTAN**


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**No. 23****CB 3****C 840450 PPM**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
840450 PPM	3	345	8	166 Attorney Street

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**Nos. 24 and 25***[Disposition of City-owned property for a New York City Housing Authority plan and project.]***No. 24****CB 9****C 840409 HOM**

**IN THE MATTER OF a New York City Housing Authority Plan and Project**, pursuant to Section 150 of the New York State Public Housing Law and the Uniform Land Use Review Procedure.

The proposed project, tentatively known as the Manhattanville II Rehabilitation, Phase II, would contain 100 dwelling units for low-income families on property as follows:

<b>Address</b>	<b>Block</b>	<b>Lot</b>
625 West 135th St.	2002	14
519 West 135th St.	1988	90
521 West 134th St.	1988	14
517 West 134th St.	1988	18
1523 Amsterdam Ave.	1988	106
1524 Amsterdam Ave.	1988	105

This plan and project application was submitted by the New York City Housing Authority on June 6, 1983.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

**No. 25****CB 9****C 840506 HAM**

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

Approval of three separate matters is required:

- 1) The designation of City-owned property as an Urban Development Action Area located as follows:

<b>Address</b>	<b>Block</b>	<b>Lot</b>
625 West 135th St.	2002	14
519 West 135th St.	1988	90
521 West 134th St.	1988	14
517 West 134th St.	1988	18
1528 Amsterdam Ave.	1988	106
1524 Amsterdam Ave.	1988	105

The proposed project, tentatively known as the Manhattanville II Rehabilitation, Phase II, would contain 100 dwelling units for low-income families.

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

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

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**No. 26**

**CB 3 and 6**

**C 830150 GFM**

*[Renewal of consent to maintain and use a sloped utility bridge spanning diagonally northwesterly across East 14th Street rising from the southeast corner of Avenue D.]*

**IN THE MATTER OF** an application by Consolidated Edison for a 10 year renewal of a **revocable consent** to continue to maintain and use a sloped bridge (approximately 129 feet long for that portion above East 14th Street by 15.7 feet wide by 18 feet high, 154.5 feet above the center of the Street) with approximately 20% fenestration of side walls, rising diagonally across the street at an angle of 18 34' in a northwesterly direction connecting the set-back Mill House Tower on the southeast corner at Avenue D with the generating plant on the north side of East 14th Street, for the purpose of conveying coal and other services through pipes and wires between the connected structures, Community Planning District Numbers 3 and 6, Borough of Mahattan.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

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**No. 27**

**CB 1, 2, 3**

**C 840484-486 PPR**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 4 City-owned properties** in the Borough of Staten Island 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>
840484 PPR	1	45 1157	43 28	137 Hendricks Avenue South east corner of Housman Ave. and LaSalle Street.
840485 PPR	2	3294	52	North side of Delaware Avenue 550 feet west of Beal Street
840486 PPR	3	6393	3	East side of Lipsett Ave., 44 feet south of Oceanview Ave.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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## Nos. 28, 29 and 30

*[Amendment to the Zoning Map, special permit and a map modification.]*

## No. 28

CB 2

C 800998 ZMR

**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. 27b, changing from an R2 District to an R3-2 District property bounded by Richmond Road, Enfield Place, DiMarco Place, a line 225 feet easterly of the northerly prolongation of the westerly street line of Milburn Street, a line 225 feet northerly of DiMarco Place, a line 25 feet easterly of the northerly prolongation of the westerly street line of Milburn Street, a line 270 feet northerly of the northerly street line of DiMarco Place, a line 175 feet easterly of Rockland Avenue, the southerly boundary line of High Rock Park and its easterly prolongation, the easterly street lines of Luigi Court and Di Marco Place and their northerly and southerly prolongations, a line 150 feet northerly of Richmond Road, and a line 150 feet easterly of Enfield Place as shown on a diagram dated January 9, 1984.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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 No. 29

CB 2

C 840349 ZSR

**IN THE MATTER OF** an application, pursuant to Section 78-312 (Large Scale Residential Development for a **special permit** to authorize the reduction of the required rear yard from 30 feet to 20 feet within a large scale residential development containing 116 dwelling units located at 3117 Richmond Road at Enfield Place.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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 No. 30

CB 2

C 801016 MMR

**IN THE MATTER OF** a **map modification** showing the elimination of the lines and grades of ENFIELD PLACE from Dimarco Place to a point 120 feet west of Summit Avenue, the elimination of the lines and grades of LUIGI COURT and DIMARCO PLACE from Enfield Place to their easterly termini, the establishment of an addition to HIGH ROCK PARK and the discontinuance and closing of a section of ENFIELD PLACE, in accordance with Map No. 4045, dated June 16, 1983 and signed by the Borough President and the Commissioner of Parks.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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**BOROUGH OF THE BRONX**


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## No. 31

CB 1, 2, 3, 4, 6, 8, 12

C 840451-457 PPX

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 27 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>
840451 PPX	1	4
840452 PPX	2	2
840453 PPX	3	3
840454 PPX	4	5
840455 PPX	6	9
840456 PPX	8	1
840457 PPX	12	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.

**Resolution for adoption scheduling April 4, 1984 for a public hearing.**

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## II. PUBLIC HEARINGS

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### BOROUGH OF BROOKLYN

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No. 32

CB 2, 3, 4, 5, 6, 7, 8, 9, 13, 16, 17

C 840383-393 PPK

**PUBLIC HEARING:**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 73 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS
840383 PPK	2	3
840384 PPK	3	4
840385 PPK	4	6
840386 PPK	5	1
840387 PPK	6	3
840388 PPK	7	3
840389 PPK	8	39
840390 PPK	9	2
840391 PPK	13	2
840392 PPK	16	9
840393 PPK	17	1

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

(On February 22, 1984, Cal. No. 4, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 33

CB 2

C 831300 GFK

**PUBLIC HEARING:**

IN THE MATTER OF an application for a **revocable consent** to construct, maintain and use a bridge over and across Sands Street to connect premises located at 74-82 Sands Street to premises located at 73-95 Sands Street.

(On February 22, 1984, Cal. No. 5, the Commission scheduled March 7, 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. 34****CB 4****C 831972 MMQ****PUBLIC HEARING:**

**IN THE MATTER OF** a proposed map change showing the elimination of Haspel Street between 56th Avenue and 57th Road and the mapping of a turn-around at the southwesterly terminus of 57th Road, as shown on Map No. 4788, dated November 14, 1983, and signed by the Borough President. The map was referred by the Board of Estimate on November 17, 1983 (Calendar No. 419).

(On February 22, 1984, Cal. No. 6, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 35**
**CB 1****C 840303 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.

<b>ULURP #</b>	<b>Block/Lot</b>	<b>Location</b>	<b>Type of Action Proposed</b>
840303 PPQ	417/2	28-11 Bridge Plaza North (North side of Bridge Plaza between 28th and 29th Streets)	10 year Bid-lease

(On February 22, 1984, Cal. No. 7, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 36**
**CB 2****C 831230 GFQ****PUBLIC HEARING:**

**IN THE MATTER OF** an application by Eagle Electric Manufacturing Corporation, Inc. for a revocable consent to construct, maintain and use a telephone cable under Thomson Avenue overpass and across Purves and Dutch Kill Streets between premises located at 45-31 Court Square in an M3-1 zoning district and premises located at 43-17 Dutch Kills Street a/k/a 43-22 Queens Street in an M1-3 zoning district.

(On February 22, 1984, Cal. No. 8, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.



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 No. 37

CB 3

C 830528 MMQ

## CONTINUED PUBLIC HEARING:

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

(On February 1, 1984, Cal. No. 19, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 29, the hearing was continued to March 7, 1984.)

Close the hearing.

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 No. 38 and 39

*[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. 38

CB 7

C 830580 ZSQ

## CONTINUED PUBLIC HEARING:

**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.

(On February 1, 1984, Cal. No. 20, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 30, the hearing was continued to March 7, 1984.)

Close the hearing.

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 No. 39

CB 7

C 830581 MMQ

## CONTINUED PUBLIC HEARING:

**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).

(On February 1, 1984, Cal. No. 21, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 31, the hearing was continued to March 7, 1984.)

Close the hearing.

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**BOROUGH OF MANHATTAN**


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**No. 40****CB 7****C 840236 ZMM****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 Nos. 5d and 8c, changing from C4-7, C4-6, C2-8, C2-7, C1-9, C1-8, R10, R8, and R7-2 Districts to C4-7A, C4-6A, C2-8A, C2-7A, C1-9A, C1-8A, R10-A and R8-B Districts, property within the area generally bounded by West 70th Street, Amsterdam Avenue, West 68th Street, a line 200 feet westerly of Central Park West, West 67th Street, a line 125 feet westerly of Central Park West, West 66th Street, a line 200 feet westerly of Central Park West, West 62nd Street, Central Park West, West 77th Street, Columbus Avenue, West 81st Street, Central Park West, West 97th Street, U.S. Pierhead Line of Hudson River, West 72nd Street, and the northerly prolongation of the centerline of Freedom Place, as shown on a diagram dated December 5, 1983.

(On February 22, 1984, Cal. No. 9, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 41**
**CB 8****C 840364 ZMM****PUBLIC HEARING:**

**IN THE MATTER OF an amendment of the Zoning Map** (Section Nos. 6b, 8C and 9a) pursuant to Sections 197-c and 200 of the New York City Charter.

a) changing from a C1-8A District to a C1-8X District, property bounded by:

1) a line 100 feet west of Lexington Avenue, East 61st Street, a line 100 feet east of Lexington Avenue, East 65th Street, Lexington Avenue and East 66th Street;

2) a line 100 feet west of Lexington Avenue; a line midway between East 72nd Street and East 73rd Street, a line 100 feet east of Lexington Avenue, and a line midway between East 78th Street and East 79th Street;

3) a line 100 feet west of Lexington Avenue, a line midway between East 79th Street and East 80th Street, a line 100 feet east of Lexington Avenue, and East 85th Street;

4) a line 100 feet west of Lexington Avenue, East 88th Street, a line 125 feet west of Lexington Avenue, East 87th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 95th Street and East 96th Street; and

b) changing from an R9A District to an R9X District, property bounded by a line 100 feet west of Lexington Avenue, East 66th Street, Lexington Avenue, East 65th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 71st Street and East 72nd Street, Borough of Manhattan, as shown on a diagram dated December 5, 1983 (C840364 ZMM).

(On February 22, 1984, Cal. No. 10, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 42****CB 2****C 840260 ZMM****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 Nos. 8b and 12a, changing from M1-5, and C8-4 Districts to a C6-2A District with CEQR Requirements Declaration E-4, property bounded by Ganevoort Street, Washington Street, Jane Street, a line 100 feet easterly of Washington Street, West 12th Street, a line 110 feet westerly of Washington Street, Jane Street and West Street as shown on a diagram dated December 5, 1983.

(On February 22, 1984, Cal. No. 11, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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**NOTICE****CB 2**

On March 7, 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 amendment of the Zoning Map**, Section Nos. 8b and 12a, changing from M1-5, and C8-4 Districts to a C6-2A District with CEQR Requirements Declaration E-4, property bounded by Ganevoort Street, Washington Street, Jane Street, a line 100 feet easterly of Washington Street, West 12th Street, a line 110 feet westerly of Washington Street, Jane Street and West Street as shown on a diagram dated December 5, 1983 pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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**No. 43****CB 8****C 840213 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Section 74-95 of the Zoning Resolution, from Haseko (New York) Inc. (124-East 79th Street, Partnership) for the **grant of a special permit** involving Housing Quality, to modify height and setbacks, floor area and zoning room requirements for a 67 unit housing project proposed to be built on property located at 124-128 East 79th Street (Block 1413, Lots 61 and 62).

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007-1363.

(On February 22, 1984, Cal. No. 12, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 44

CB 7

C 840408 HAM

**PUBLIC HEARING:**

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

Approval of three separate matters is required:

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

Address	Block	Lot
206 West 84th Street	1231	39

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

This application was submitted by HPD on November 28, 1983.

(On February 22, 1984, Cal. No. 13, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 45

CB 5

C 840218 GFM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application for a ten year **renewal of an existing Revocable Consent** to continue to maintain a steelplate sculpture which is ten feet high, ten feet wide and five feet deep. The Sculptural Street Number "9" is located on the sidewalk on the north side of West 57th Street between Fifth Avenue and Avenue of the Americas.

(On February 22, 1984, Cal. No. 14, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 46

CB 3

C 840095 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** a request for a **special permit** pursuant to Section 13-461 (Accessory off-street parking spaces) in order to allow the construction of additional on-site enclosed and unenclosed parking spaces, to serve the Pathmark Supermarket to be located between Pike Slip, South Street and Cherry Street within the Two Bridges Urban Renewal area.

(On February 22, 1984, Cal. No. 15, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

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CITYWIDE

No. 47

CITYWIDE

N 840235 ZRY

[Amendments to the Zoning Resolution to establish new contextual zoning districts: R8A, R8B, R9A, R9X, R10A and several commercial equivalents.]

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to various sections concerning the establishment of new zoning districts with new bulk regulations as follows:

Matter in **Bold Type** is new;

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

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

Article I

General Provisions

Chapter 1 Title, Establishment of Controls, and Interpretation of Regulations.

\* \* \*

11-12

Establishment of Districts

In order to carry out the purposes and provisions of this resolution, the following districts are hereby established:

Residence Districts

\* \* \*

**R8A** General Residence District

**R8B** General Residence District

\* \* \*

**R9A** General Residence District

**R9X** General Residence District

\* \* \*

**R10A** General Residence District

Commercial Districts

\* \* \*

**C1-8A** Local Retail District

**C1-8X** Local Retail District

\* \* \*

**C1-9A** Local Retail District

\* \* \*

C2-7A Local Service District  
 C2-7X Local Service District

\* \* \*

C2-8A Local Service District

\* \* \*

C4-6A General Commercial District

\* \* \*

C4-7A General Commercial District

\* \* \*

C6-2A General Commercial District

\* \* \*

Article II

Residence District Regulations

\* \* \*

Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts.

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *building or other structure*, other than a *community facility building* or a *building* used partly for *community facility use*, on any *zoning lot* or portion of a *zoning lot* located in any *Residence District*, including all new *development, enlargements*, and, where so specified, *extensions* or conversions. As used in this Chapter, the term "any *building*" shall therefore not include a *community facility building* or a *building* used partly for *community facility uses*, the *bulk* regulations for which are set forth in Article II, Chapter 4. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
R8A R8B	R8	23-142, 23-143, 23-145, 23-22 23-233, 23-25, 23-533, 23-632 23-633, 23-71,
R9A	R9	23-142, 23-143, 23-145, 23-22, 23-223 23-533, 23-632, 23-633, 23-71
R9X	R9	23-142, 23-143, 23-145, 23-22 23-223, 23-25, 23-533, 23-632, 23-71
R10A	R10	23-145, 23-15, 23-22, 23-223, 23-533, 23-632, 23-633, 23-71

\* \* \*

23-142

In R6, R7, R8 or R9 Districts

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) and Section 23-145 (In R8A, R8B, R9A and R9X Districts), in the districts indicated the minimum required *open space ratio* and the maximum *floor area ratio* for any building on a zoning lot shall be as set forth in the following table for buildings with the height factor indicated in the table.<sup>1</sup>

R6 R7 R8 R9

\* \* \*

23-143

For high buildings in R6, R7, R8 or R9 Districts.

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) and Section 23-145 (In R8A, R8B, R9A and R9X Districts), in the districts indicated, for buildings with height factors greater than 21, the minimum required *open space ratio* shall be as set forth in the following table:

R6 R7 R8 R9

\* \* \*

23-145

In R8A, R8B, R9A, R9X or R10A Districts

In the districts indicated, the height factor and open space ratio regulations shall not apply.

R8A R9A  
R8B R9X

The maximum permitted floor area ratio and the maximum permitted lot coverage on a zoning lot shall be as set forth in the following table:

Maximum Lot Coverage (in percent)		Maximum Floor Area Ratio	
Corner Lot	Interior Lot	Floor Area Ratio	
80	70	6.02	R8A
80	70	4.0	R8B
80	70	7.52	R9A
80	70	9.0	R9X
100	70	10.0	R10A

For the purposes of this Section any obstructions on a zoning lot permitted pursuant to Section 23-44 (Permitted Obstructions in Required Rear Yards or Rear Yard Equivalents) shall not count as lot coverage.

\* \* \*

23-15

Maximum Floor Area Ratio in R10 Districts

(a) In the district indicated, the floor area ratio for any building on a zoning lot shall not exceed 10.0, except as provided in the following Sections:

R10

- Section 23-16 (Floor Area Bonus for a Plaza)
- Section 23-17 (Floor Area Bonus for a Plaza-Connected Open Area)
- Section 23-18 (Floor Area Bonus for Arcades)
- Section 23-19 (Special Provisions for Zoning Lots Divided by District Boundaries).
- Section 82-08 (Modification of Bulk and Height and Setback Requirements)

Notwithstanding any other provision of this resolution, the maximum *floor area ratio* shall not exceed 12.0.

Any *building*, in addition to complying with the provisions of this Section, shall be subject to the provisions set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room), as well as to all other applicable *bulk* regulations as set forth in this Chapter.

**(b) In the district indicated the *floor area ratio* for any building on a zoning lot shall not exceed 10.0 except as provided in Section 74-95 (Housing Quality Developments). R10A**

All *developments* or *enlargements* located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, except as otherwise set forth in Section 23-151.

**However, notwithstanding this or any other provisions of this resolution, R10 Infill regulations shall not apply in R10A Districts.**

\* \* \*

23-22

Required Lot Area per Dwelling Unit  
Lot Area per Room or Floor Area per Room

\* \* \*

**(d) In the R8A, R8B, R9A, R9X or R10A Districts the *lot area* requirement is expressed in terms of *dwelling units* or *rooming units* and the *lot area per dwelling unit* or *rooming unit* shall not be less than as set forth in this Section, except as provided in the following Sections:**

- Section 23-24 (Adjustment for Lot Area Remainder)
- Section 23-25 (Special Provisions for Buildings Used Partly for Non-Residential Uses)
- Section 23-27 (Special Provisions for Existing Small Zoning Lots)
- Section 23-28 (Special Provisions for Zoning Lots Divided by District Boundaries)

\* \* \*

23-223

In R6, R7, R8, R9 or R10 Districts

\* \* \*

**(3) In districts indicated the *lot area per dwelling unit* or *rooming unit* shall not be less than as set forth in the following table:**



**Required Lot Area (in square feet)**

<b>Per Dwelling Unit</b>	<b>Per</b>	<b>Rooming Unit</b>
110	88	<b>R8A</b>
130	104	<b>R8B</b>
98	78	<b>R9A</b>
83	66	<b>R9X</b>
75	60	<b>R10A</b>

\* \* \*

23-25

**Special Provisions for Buildings Used Partly for Non-Residential Uses.**

In all districts, as indicated, if a *building* is used partly for *residences* and partly for non-*residential uses* (other than *community facility uses*, the provisions for which are set forth in Article II, Chapter 4), for each 100 square feet of *floor area* used for such non-*residential use*, at least the amount of *lot area* set forth in the following table shall be provided. Such *lot area* shall be in addition to that required for the *residential uses* under the provisions of Section 23-22 (Required Lot Area per Dwelling Unit or per Room).

R1 R2 R3 R6 R7 R8 R9 R10

**Required Lot Area**

Per 100 Square Feet of Floor Area (in square feet)

200	R1	R2	R3						
45				R6					
30					R7				
25								<b>R8B</b>	
20								<b>R8</b>	
17								<b>R8A</b>	
15								<b>R9</b>	
								<b>R9A</b>	
11								<b>R9X</b>	
10									<b>R10</b>
									<b>R10A</b>

\* \* \*

23-533

**Required rear yard equivalents**

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

R4 R5 R6 R7 R8 R9 R10

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts.

(b) Two open areas each adjoining and extending along the full length of a *street line*, and each with a minimum depth of 30 feet measured from such *street line*; except that in R7, R8, R9 or R10 Districts the depth of such required open area along one *street line* may be decreased provided that a corresponding increase of the depth of the open area along the other *street line* is made.

(c) An open area adjoining and extending along the full length of each *side lot line*, with a minimum width of 30 feet measured from each such *side lot line*.

(d) In the districts indicated the provisions of paragraphs (b) and (c) above shall not apply. R8B R9X  
23-632

R8A R9A R10A

Front setbacks in districts where front yards are not required.

(a) In the districts indicated, where *front yards* are not required, if the front wall or other portion of a *building or other structure* is located at the *street line* or within the *initial setback distance* set forth in the following table, the height of such front wall or other portion of a *building or other structure* shall not exceed the maximum height above *curb level* set forth in the following table.

R6 R7 R8 R9 R10

Above such specified maximum height and beyond the *initial setback distance*, the *building or other structure* shall not penetrate the *sky exposure plane* set forth in the following table.

(b) In the districts indicated the maximum height of a *street wall* or any other portion of a *building or other structure* shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).

R8A R9A R10A  
R8B R9X

\* \* \*

23-633

Street wall and height and setback regulations in certain districts.

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply.

R8A R9A R10A  
R8B R9X

1. Location of Street Wall

(a) In the districts indicated, on a *wide street* the *street wall* of any *development or enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street* except as provided in (e) below.

R8A R9A R10A  
R9X

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows.

Except as provided in (e) below, above the level of the second *story* or 23 feet, whichever is greater, for any *development* or *enlargement* fronting on a *wide street* there shall be mandatory *street walls* extending the entire width of the *zoning lot* fronting on a *wide street*, as set forth below:

(1) 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line*;

(2) the mandatory *street walls* shall abut the *street line* at least once every 25 feet;

(3) at the intersection of two *street lines* the mandatory *street walls* shall be located within five feet of the *street line*.

These provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

(b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* then 75% of the aggregate area of the *street wall* of each *story* shall be within five feet of the *street line*.

R8A R9A R10A  
R9X

(c) In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (e) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).

R8B

(d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

R8A R9A R10A  
R8B R9X

(e) In the districts indicated the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

R8A R9A R10A  
R8B R9X

2. Height of Street Wall

In the districts indicated the mandatory minimum height above *curb level* of a *street wall*, without a setback, shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building* or *other structure* shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:

R8A R9A R10A  
R8B R9X

Column A		Column B		District		
<i>Sky exposure plane</i>						
Mandatory minimum height of <i>street wall</i> (in feet)		Maximum permitted height of <i>street wall</i> without setback at the <i>street line</i> (in feet)	Slope over <i>zoning lot</i> (expressed as a ratio of vertical to horizontal distance)			
<i>Wide street</i> *	<i>Narrow street</i> *		Vertical	to	Horizontal	
60	23	85	1.5	to	1	R8A
55	55	60	1.0	to	1	R8B**
60	55	100	1.5	to	1	R9A
110	55	110	2.0	to	1	R9X
125	55	150	2.5	to	1	R10A

\*The mandatory minimum height of a *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

\*\*In an R8B District a setback of 20 feet from the *street wall* is required at a height of 60 feet.

\* \* \*

23-71

Minimum Distance between Buildings on a Single Zoning Lot

\* \* \*

(e) in R8A, R8B, R9A, R9X or R10A Districts, except that on any *zoning lot* if a *development* or *enlargement* results in two or more *buildings* detached from one another at any level, such *buildings* shall at no point be less than eight feet apart.

## Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

## 24-00 APPLICABILITY, GENERAL PURPOSES, AND DEFINITIONS

24-01

## Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot* located in any *Residence District* in which such *building* is permitted. As used in this Chapter, the term "any *building*" shall therefore not include a *residential building*, the *bulk* regulations for which are set forth in Article II, Chapter 3. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
R8A	R8	24-11, 24-382, 24-52, 24-523
R8B	R8	24-11, 24-21, 24-382 24-52, 24-523
R9A	R9	24-11, 24-21, 24-22, 24-382
R9X		24-52, 24-523
R10A	R10	24-11, 24-22, 24-382, 24-52, 24-523

\* \* \*

24-11

## Maximum Floor Area Ratio and Percent of Lot Coverage

In all districts, as indicated, for any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot*, the maximum *floor area ratio* and maximum percent of *lot coverage* shall not exceed the *floor area ratio* and *lot coverage* set forth in the table at the end of this Section except as otherwise provided in the following Sections:

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Section 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards)

Section 24-14 (Floor Area Bonus for a Plaza)

Section 24-15 (Floor Area Bonus for a Plaza-Connected Open Area)

Section 24-16 (Floor Area Bonus for Arcades)

Section 24-18 (Special Provisions for Zoning Lots Divided by District Boundaries).

Any given *lot area* shall be counted only once in determining the *floor area ratio*. Notwithstanding any other provision of this resolution, the maximum *floor area ratio* in an R9 or R10 District shall not exceed 12.00.

In R9A, R9X and R10A Districts the bonus provisions of Sections 24-14 (Floor Area Bonus for a Plaza), 24-15 (Floor Area Bonus for a Plaza-Connected Open Area) and 24-16 (Floor Area Bonus for Arcades) shall not apply and the maximum *floor area ratio* shall not exceed that set forth in the table below.

(Maximum Floor Area Ratio and Maximum Lot Coverage Table)

However, the *floor area ratios* listed in this table shall not apply to *community facility uses* which are subject to the provisions of Section 24-111 (Bulk regulations for certain community facility uses).

All *developments* or *enlargements* located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, except as otherwise set forth in Section 23-151. However, notwithstanding this or any other provision of this resolution, R10 infill regulations shall not apply in R10A Districts.

**Maximum Floor Area Ratio and Maximum Lot Coverage**

*Lot coverage*  
(percent of lot area)

<i>Floor area ratio</i>	<i>Corner Lot</i>	<i>Interior lot or through lot</i>	
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5
4.80	70	65	R6
4.80	70	65	R7-1
6.50	70	65	R7-2
6.50	75	65	R8
6.50	80	70	R8A
4.00	80	70	R8B
10.00	75	65	R9
7.50	80	70	R9A
9.00	80	70	R9X
10.00	75	65	R10
10.00	100	70	R10A

\* \* \*

**24-20 LOT AREA REQUIREMENTS FOR BUILDINGS USED PARTLY FOR RESIDENTIAL USES**

24-21

Required Lot Area

\* \* \*

Required Lot Area  
Per 100 Square Feet of Floor Area  
Used For Community Facility Use  
(in square feet)

100	R1	R2	R3		
20				R6	R7-1
15					R7-2 R-8
25					R8A R8B
10					R9
13					R9A
11					R9X
10					R10 R10A

\* \* \*

24-22.

Lot Area Bonus for a Plaza, Plaza Connection Open Area, or Arcade

\* \* \*

These provisions shall not apply in R9A, R9X and R10A Districts.

\* \* \*

24-382

Required rear yard equivalents

\* \* \*

(d) In the districts indicated the provisions of paragraphs (b) and (c) above shall not apply. R8A R9A R10A  
R8B R9X

\* \* \*

24-52

Maximum Height of Front Wall and Required Front Setbacks

(a) In all districts, as indicated, the maximum height of a front wall or of any other portion of a *building or other structure* shall be as set forth in this Section, except as otherwise provided in Section 24-51 (Permitted Obstructions), Section 24-53 (Alternate Front Setbacks), or Section 24-54 (Tower Regulations). R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(b) In the districts indicated, the maximum height of a *street wall or of any other portion of a building or other structure* shall be as set forth in Section 24-523 (Street wall and height and setback regulations in certain districts). R8 R9A R10A  
R8B R9X

\* \* \*

24-523

**Street wall and height and setback regulations in certain districts**

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply.

R8A R9A R10A  
R8B R9X

**1. Location of Street Wall**

(a) In the districts indicated, on a *wide street* the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street* except as provided in (e) below.

R8A R9A R10A  
R9X

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows.

Except as provided in (e) below, above the level of the second *story* or 23 feet, whichever is greater, for any *development* or *enlargement* fronting on a *wide street* there shall be mandatory *street walls* extending the entire width of the *zoning lot* fronting on a *wide street*, as set forth below:

(1) 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line*;

(2) the mandatory *street walls* shall abut the *street line* at least once every 25 feet;

(3) at the intersection of two *street lines* the mandatory *street walls* shall be located within five feet of the *street line*. These provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

(b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* then 75% of the aggregate area of the *street wall* of each *story* shall be within five feet of the *street line*.

R8A R9A R10A  
R9X

(c) In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of

R8B



the zoning lot except as provided in (e) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any story does not exceed 50 per cent of the length of the mandatory street wall. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory street wall of a building. Recesses shall comply with the applicable outer court regulations of Section 23-84 (Outer Court Regulations).

(d) In the districts indicated a vertical enlargement in excess of one story or 15 feet to an existing building is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing street wall.

R8A R9A R10A  
R8B R9X

(e) In the districts indicated the City Planning Commission may, upon application, authorize modifications in the required street wall location of a development or enlargement if the Commission finds that existing buildings or existing open areas serving existing buildings to remain on the zoning lot would be adversely affected by the location of the street walls of the development or enlargement in the manner prescribed in the paragraphs above.

R8A R9A R10A  
R8B R9X

2. Height of Street Wall

In the districts indicated the mandatory minimum height above curb level of a street wall without a setback shall be as set forth in Column A, or the height of the building, whichever is less; the maximum permitted height of a street wall without a setback at the street line shall be as set forth in Column B; and above such specified maximum height the building or other structure shall not penetrate the sky exposure plane as set forth in Column B in the table below:

R8A R9A R10A  
R8B R9X

Column A		Column B		District	
		Sky exposure plane			
Mandatory minimum height of street wall (in feet)		Maximum permitted height of street wall without setback at the street line (in feet)	Slope over zoning lot (expressed as a ratio of vertical to horizontal distance)		
Wide street*	Narrow street*		Vertical	Horizontal	
60	23	85	1.5	to 1	R8A
55	55	60	1.0	to 1	R8B**
60	55	100	1.5	to 1	R9A
110	55	110	2.0	to 1	R9X
125	55	150	2.5	to 1	R10A

\*The mandatory minimum height of a street wall on wide streets shall apply to all developments or enlargements on zoning lots on narrow streets within 50 feet of the intersection with a wide street.

\*\*In an R8B District a setback of 20 feet from the street wall is required at a height of 60 feet.

\* \* \*

## Article III

## Commercial District Regulations

\* \* \*

## Chapter 2 Use Regulations

## 32-00 GENERAL PROVISIONS

\* \* \*

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 32-15, 32-16, 32-17, 32-20, and 32-644.]

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R9A	R9	32-431
C1 and C2 in R10A	R10	32-431
C1-8A	C1-8	32-431
C1-9A	C1-9	32-431
C2-7A	C2-7	32-431
C2-8A	C2-8	32-431
C4-6A	C4-6	32-431
C4-7A	C4-7	32-431
C6-1A	C6-1	32-15, 32-16, 32-17, 32-20, 32-644

## 32-431

## Ground floor use in certain districts

In the districts indicated and in C1 and C2 Districts mapped within R9A and R10A Districts, uses on the ground floor or within five feet of curb level fronting on a wide street shall be limited to non-residential uses and lobby space.

C1-8A C2-7A C4-6A  
C1-9A C2-8A C4-7A

Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

\* \* \*

## 33-01

## Applicability of this Chapter

The *bulk* regulations of this Chapter apply to *commercial buildings, community facility buildings, or buildings* used partly for *commercial use* and partly for *community facility use*, on any *zoning lot* or portion of a *zoning lot* located in any *Commercial District*, including all new *development* or *enlargements*. As used in this Chapter, the term "*any building*" shall therefore not include a *residential building* or a *mixed building*, the *bulk* regulations for which are set forth in Article III, Chapter 4, and Article III, Chapter 5, respectively. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R8A	C1 and C2 in R8	33-431
C1 and C2 in R8A and R8B	C1 and C2 in R8	33-121, 33-431
C1 and C2 in R9A and R9X	C1 and C2 in R9	33-120.5, 33-121, 33-431
C1 and C2 in R10A	C1 and C2 in R10	33-120.5, 33-431
C1-8A, C1-8X	C1-8	33-120.5, 33-123, 33-283, 33-432, 33-433
C2-7A C2-7X	C2-7	
C1-9A	C1-9	33-120.5, 33-283, 33-432
C2-8A	C2-8	33-433
C4-6A	C4-6	33-120.5, 33-432, 33-433
C4-7A	C4-7	
C6-1A	C6-1	33-120.5, 33-123, 33-131, 33-151
C6-2A	C6-2	33-120.5, 33-432, 33-433

\* \* \*

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

\* \* \*

33-120.5

Maximum limit on floor area ratio

(a) In all districts as indicated, except where authorized by express provisions of this resolution, the maximum floor area ratio shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 20 percent.

C1 C2 C3 C4 C5 C6 C7 C8

(b) However, in a C6-1A District, the maximum floor area ratio shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 50 percent.

(c) Within the boundaries of Community Board #7 in the Borough of Manhattan, all developments or enlargements located in R10 equivalent Commercial Districts shall be limited to a maximum floor area ratio of 10.0 and shall be subject to the requirements of Section 23-151 (R10 Infill). No floor area bonus for plazas or arcades shall be permitted except as otherwise set forth in Section 23-151. However, notwithstanding this or any other provision of this resolution R10 Infill regulations shall not apply in R10A Districts equivalent Commercial Districts.

(d) In the districts indicated the floor area ratio for any building on a zoning lot shall not exceed 10.0 except as provided in Section 74-95 (Housing Quality Developments).

C1-9A C2-8A C4-6A C4-7A

(e) In the districts indicated the provisions of Sections 33-13 (Floor Area Bonus for a Plaza or Plaza Connected Open Area), 33-14 (Floor Area Bonus for Urban Open Space), and 33-15 (Floor Area Bonus for Arcades) shall not apply.

C1-8A C2-7A C4-6A C6-2A C4-7A  
C1-8X C2-7X  
C1-9A C2-8A

(f) In the districts indicated, where mapped within R9A, R9X or R10A Districts, the provisions of Sections 33-132, 33-142 and 33-152 shall not apply.

C1-1 C2-1  
C1-2 C2-2  
C1-3 C2-3  
C1-4 C2-4  
C1-5 C2-5

\* \* \*

33-121

In districts with bulk governed by Residence District bulk regulations

C1-1 C2-1  
C1-2 C2-2  
C1-3 C2-3  
C1-4 C2-4

In the districts indicated, the maximum *floor area ratio* for a *commercial* or *community facility building* is determined by the *Residence District* within which such *Commercial District* is mapped and shall not exceed the maximum *floor area ratio* set forth in the following table:

Maximum Floor Area Ratio

District	For commercial buildings	For community facility buildings	For buildings used for both commercial and community facility uses
R1	1.00	0.50	1.00
R2	1.00	0.50	1.00
R3	1.00	1.00	1.00
R4	1.00	2.00	2.00
R5	1.00	2.00	2.00
R6	2.00	4.80	4.80
R7-1	2.00	4.80	4.80
R7-2	2.00	6.50	6.50
R8	2.00	6.50	6.50
R8A	2.00	6.50	6.50
R8B	2.00	4.00	4.00
R9	2.00	10.00	10.00
R9A	2.00	7.50	7.50
R9X	2.00	9.00	9.00
R10	2.00	10.00	10.00
R10A	2.00	10.00	10.00

\* \* \*

33-122

Commercial buildings in all other Commercial Districts

C1-6  
C1-7 C2-6  
C1-8 C2-7  
C1-9 C2-8 C3 C4 C5 C6 C7 C8

In the districts indicated, the maximum *floor area ratio* for a *commercial building* shall not exceed the *floor area ratio* set forth in the following table:

Maximum Floor Area Ratio

0.50			C3		
1.00			C4-1		C8-1
	C1-6				
	C1-7	C2-6			
	C1-8	C2-7			C8-2
2.00	C1-8A	C2-7A		C7	C8-3
	C1-8X	C2-7X			
	C1-9	C2-8			
	C1-9A	C2-8A			
			C4-2		
			C4-3		
3.40			C4-4		
			C4-5		
			C4-6		
			C4-6A		
4.00				C5-1	
5.00					C8-4
				C6-1	
				C6-1A	
6.00				C6-2	
				C6-2A	
				C6-3	
				C6-4	
10.00			C5-2	C6-5	
			C4-7	C5-4	C6-8
			C4-7A		
				C6-6	
15.00			C5-3	C6-7	
			C5-5	C6-9	

33-123

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

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

Maximum Floor Area Ratio

1.00			C3		
2.00			C4-1		
2.40					C8-1
			C4-2		
4.80			C4-3		C8-2
6.00				C6-1A	
	C1-6		C4-4	C6-1	C8-3
6.50	C1-7	C2-6	C4-5	C6-2	C8-4
				C6-2A	

7.50	C1-8A	C2-7A			
9.00	C1-8X	C2-7X			
	C1-8	C2-7	C4-6	C5-1	C6-3
10.00	C1-9	C2-8	C4-6A	C5-2	C6-4
			C4-7		
	C1-9A	C2-8A	C4-7A	C5-4	C6-5
					C6-8
					C6-6
15.00				C5-3	C6-7
				C5-5	C6-9

\* \* \*

33-283

Required rear yard equivalents

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

C8-1  
C8-2  
C1 C2 C3 C4-1 C7 C8-3

(a) An open area with a minimum depth of 40 feet linking adjoining *rear yards*, or if no such *rear yards* exist, then midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts, or

(b) Two open areas, each adjoining and extending along the full length of the *street line*, and each with a minimum depth of 20 feet measured from such *street line*; except that in C1 or C2 Districts the depth of such required open area along one *street line* may be decreased provided that a corresponding increase of the depth of the open area along the other *street line* is made, or

(c) An open area adjoining and extending along the full length of each *side lot line*, with a minimum width of 20 feet measured from each such *side lot line*.

(d) In C1 and C2 Districts mapped within R8A, R9A or R10A Districts and in the districts indicated, the provisions of paragraphs (b) and (c) above shall not apply.

C1-8A C2-7A  
C1-8X C2-7X  
C1-9A C2-8A

\* \* \*

33-431

In C1 or C2 Districts with bulk governed by surrounding Residence District

C1-1 C2-1  
C1-2 C2-2  
C1-3 C2-3  
C1-4 C2-4  
C1-5 C2-5

(a) In the districts indicated, the maximum height of a front wall and the required front setback of a *building* or *other structure* shall be determined by the *Residence District* within which such *Commercial District* is mapped, and, except as otherwise set forth in this Section, shall be as set forth in the following table:

\* \* \*

(b) When mapped within R8A, R8B, R9A, R9X or RT0A Districts the maximum height of a *street wall* and required front setbacks shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).

C1-1 C2-1  
C1-2 C2-2  
C1-3 C2-3  
C1-4 C2-4  
C1-5 C2-5

33-432

In other Commercial Districts

C1-6  
C1-7 C2-6  
C1-8 C2-7  
C1-9 C2-8 C3 C4 C5 C6 C7 C8

(a) In the districts indicated, the maximum height of a *front wall* and the required front setback of a *building* or *other structure*, except as otherwise set forth in this Section, shall be as set forth in the following table:

\* \* \*

(b) In the districts indicated the maximum height of a *street wall* or any other portion of a *building* or *other structure* shall be as set forth in Section 33-433 (Street wall and height and setback regulations in certain districts).

C1-8A C2-7A C6-2A  
C1-8X C2-7X C4-6A  
C1-9A C2-8A C4-7A

33-433

Street wall and height and setback regulations in certain districts.

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall not apply.

C1-8A C2-7A C4-6A C6-2A  
C1-8X C2-7X C4-7A  
C1-9A C2-8A

#### 1. Location of Street Wall

(a) On a *wide street* the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street* except as provided in (d) below.

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows.

Except as provided in (d) below, above the level of the second *story* or 23 feet, whichever is greater, for any *development* or *enlargement* fronting on a *wide street* there shall be mandatory *street walls* extending the entire width of the *zoning lot* fronting on a *wide street*, as set forth below:

(1) 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line*;

(2) the mandatory *street walls* shall abut the *street line* at least once every 25 feet;

(3) at the intersection of two *street lines* the mandatory *street walls* shall be located within five feet of the *street line*. These provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

(b) On a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* then 75% of the aggregate area of the *street wall* of each *story* shall be within five feet of the *street line*.

(c) A vertical *enlargement* in excess of one story or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

(d) The City Planning Commission may, upon application, authorize modifications in the required *street wall location* of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

2. Height of Street Wall

In the districts indicated the mandatory minimum height above *curb level* of a *street wall* without a setback shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *streetline* shall be as set forth in Column B; and above such specified maximum height the *building* or *other structure* shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:

C1-8A C2-7A C4-6A C6-2A  
C1-8X C2-7X C4-7A  
C1-9A C2-8A

Column A		Column B	Sky exposure plane		District
Mandatory minimum height of street wall (in feet)		Maximum permitted height of street wall without setback at the street line (in feet)	Slope over zoning lot (expressed as a ratio of vertical to horizontal distance)		
Wide street*	Narrow street*		Vertical	Horizontal	
60	23	85	1.5	to 1	C6-2A
60	55	100	1.5	to 1	C1-8A C2-7A
110	55	110	2.0	to 1	C1-8X C2-7X
125	55	150	2.5	to 1	C1-9A C2-8A C4-6A C4-7A

\*The mandatory minimum height of a front wall on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.



Chapter 4 Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01

Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *residential building* located on any *zoning lot* or portion of a *zoning lot* in any *Commercial District* in which such *building* is permitted. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1-8A, C1-8X	C1-8	
C2-7A, C2-7X	C2-7	
C1-9A	C1-9	
C2-8A	C2-8	34-112
C4-6A	C4-6	
C4-7A	C4-7	
C6-1A	C6-1	
C6-2A	C6-2	

\* \* \*

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Section 34-112.]

\* \* \*

34-112

Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts.

C1-6  
 C1-7 C2-6  
 C1-8 C2-7  
 C1-9 C2-8 C3 C4 C5 C6

In the districts indicated, the *bulk* regulations are the *bulk* regulations for the *Residence Districts* set forth in the following table:

Applicable Residence District

R3-2			C3	
R5				C4-1
				C4-2
R 6				C4-3 C6-1A
				C4-4
R-7	C1-6	C2-6		C4-5 C6-1
R8	C1-7			+C4-2A C6-2
R8A				C6-2A
R9	C1-8	C2-7		C6-3
R9A	C1-8A	C2-7A		
R9X	C1-8X	C2-7X		

R10	C1-9	C2-8	C4-6 C4-7	C5	C6-4 C6-5 C6-6 C6-7 C6-8 C6-9
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R10A	C1-9A	C2-8A	C4-6A C4-7A		
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\* \* \*

Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01

Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *mixed building* located on any *zoning lot* or portion of a *zoning lot* in any *Commercial District* in which such *building* is permitted. When two or more *buildings* on a single *zoning lot* are used in any combination for *uses* which, if located in a single *building*, would make it a *mixed building*, the regulations set forth in Sections 35-21 to 35-23, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings, in Sections 35-31 to 35-33, relating to Applicability of Floor Area and Open Space Regulations to Mixed Buildings and in Sections 35-41 and 35-42, relating to the Applicability of Lot Area Requirements to Mixed Buildings, shall apply as if such *buildings* were a single *mixed building*. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R8A and R8B	C1 and C2 in R8	35-411
C1 and C2 in R9A and R9X	C1 and C2 in R9	35-411, 35-42, 35-631
C1 and C2 in R10A	C1 and C2 in R10	35-42, 35-631
C1-8A C1-8X C2-7A C2-7X	C1-8 C2-7	35-23, 35-412, 35-42, 35-631
C1-9A C2-8A C4-6A	C1-9 C2-8 C4-6	35-23, 35-42, 35-631
C4-7A	C4-7	35-23, 35-42, 35-632
C6-1A	C6-1	35-23, 35-412
C6-2A	C6-2	35-23, 35-42, 35-632

\* \* \*

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 35-23 and 35-412.]

\* \* \*

35-23

Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

C1-6  
 C1-7 C2-6  
 C1-8 C2-7  
 C1-9 C2-8 C3 C4 C5 C6

In the districts indicated, the *bulk* regulations for residential portions of mixed buildings are the *bulk* regulations for the *Residence Districts* set forth in the following table:

Applicable Residence District

R3-2			C3		
R5				C4-1	
				C4-2	
R6				C4-3	C6-1A
				C4-4	
R7	C1-6	C2-6		C4-5	C6-1
R8	C1-7			C4-2A	C6-2
<b>R8A</b>					<b>C6-2A</b>
R9	C1-8	C2-7			C6-3
<b>R9A</b>	<b>C1-8A</b>	<b>C2-7A</b>			
<b>R9X</b>	<b>C1-8X</b>	<b>C2-7X</b>			
					C6-4
					C6-5
					C6-6
					C6-7
				C4-6	C6-8
R10	C1-9	C2-8		C4-7	C5
					C6-9
<b>R10A</b>	<b>C1-9A</b>	<b>C2-8A</b>		<b>C4-6A</b>	
				<b>C4-7A</b>	

\* \* \*

35-40 APPLICABILITY OF LOT AREA REQUIREMENTS TO MIXED BUILDINGS

\* \* \*

35-411

In C1 or C2 Districts mapped within Residence Districts

C1-1 C2-1  
 C1-2 C2-2  
 C1-3 C2-3  
 C1-4 C2-4  
 C1-5 C2-5

In the districts indicated, the minimum required *lot area* per 100 square feet of *floor area* used for *commercial* or *community facility* use in a *mixed building* is determined by the *Residence District* within which any such district is mapped, and shall not be less than as set forth in the following table:

**Required Lot Area  
Per 100 Square Feet of Floor Area  
in Commercial or Community  
Facility Uses**

District within which Required *lot area* (in square feet)

C1 or C2 District is mapped	<i>Commercial use</i>	<i>Community facility use</i>
R1, R2, R3	100	100
R6	50	20
R7-1	30	20
R7-2	30	15
R8	20	15
R8A	17	15
R8B	25	25
R9	15	10
R9A	13	13
R9X	11	11
R10	10	10
R10A	10	10

35-412

In other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

C1-6

C1-7 C2-6

C1-8 C2-7

C1-9 C2-8 C3 C4 C5 C6

In the districts indicated, the minimum required *lot area* per 100 square feet of *floor area* used for *commercial* or *community facility use* in a *mixed building* shall not be less than as set forth in the following table:

**Required Lot Area  
Per 100 Square Feet of  
Floor Area in Commercial  
or Community Facility Uses  
(in square feet)**

<i>Commercial use</i>	<i>Community facility use</i>			
200	100			C3
100	50			C4-1
				C4-2
30	20			C4-3 C6-1A
				C4-4
30	15	C1-6	C2-6	C4-5
20	15	C1-7		
				C6-1
17	15			C6-2
				C6-2A
15	10	C1-8	C2-7	C6-3
13	13	C1-8A	C2-7A	
11	11	C1-8X	C2-7X	

10	10	C1-9 C1-9A	C2-8 C2-8A	C4-6 C4-6A C4-7 C4-7A	C5-1 C5-2 C5-4 C5-3 C5-5	C6-4 C6-5 C6-8 C6-6 C6-7 C6-9
6.5	6.5					

35-42

Density or Lot Area Bonus in Mixed Buildings

C1-1' C2-1'  
C1-2' C2-2'  
C1-3' C2-3'  
C1-4' C2-4'  
C1-5' C2-5'  
C1-8 C2-7 C4-6  
C1-9 C2-8 C4-7 C5 C6

(a) In the districts indicated, except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements) and Section 85-04 (Modifications of Bulk Regulations), the *lot area* reduction set forth in Section 23-23 (Density Bonus for a Plaza, Plaza-Connected Open Area, or Arcade) shall apply to the *lot area* requirements set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room) to the extent that the *building* is used for *residential use*; and the *lot area* reduction set forth in Section 23-26 or Section 24-22 (Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade), shall apply to the *lot area* requirements set forth in Section 35-41 (Lot Area Requirements for Non-Residential Portions of Mixed Buildings) to the extent that the *building* is used for *commercial* or *community facility use*.

(b) In the districts indicated, and in C1 and C2 Districts mapped within R9A, R9X and R10A Districts, the density or *lot area* bonus shall not apply.

C1-8A C2-7A C4-6A C6-2A  
C1-8X C2-7X C4-7A  
C1-9A C2-8A

\* \* \*

35-63

Special Tower Regulations for Mixed Buildings

35-631

In certain specified commercial districts

\* \* \*

The tower regulations shall not apply in C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A and C4-6A Districts and in C1 and C2 Districts mapped within R9A, R9X and R10A Districts.

35-632

In other specified commercial districts

\* \* \*

The tower regulations shall not apply in C4-7A and C6-2A Districts.

23-69

Limited Height Districts

\* \* \*

23-692

Additional Regulations for Narrow Buildings or Enlargements

In R7-2, R8, R9, R10 Districts, or in C1 or C2 Commercial Districts with equivalent residential floor area ratio, and in C4-6A, C4-7A and C6-2A Districts, if the width of a street wall of a new building or the enlarged portion of an existing building is 45 feet or less, the alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 33-44 (Alternate front Setbacks) and 33-45 (Tower Regulations) shall be inapplicable.

\* \* \*

74-95

Housing Quality Developments

\* \* \*

The right to develop or enlarge in accordance with the conditions of a special permit granted pursuant to this Section shall not be affected by subsequent amendments to the bulk regulations, except floor area ratios, of the Zoning Resolution provided that foundations for the development or enlargement are completed within two years from the effective date of the special permit.

74-951

Bulk Provisions for Developments

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

	Maximum Floor Area Ratio Permitted	Required Lot Area Per Dwelling Unit
R3	0.50	1125
R4	0.75	833
R5	1.25	517
R6	2.43	288
R7	3.44	216
<b>R8B</b>	<b>4.00</b>	<b>156</b>
R8	6.02	132
R9	7.52	117
R9[A]X	9.00	100
R10	10.00	90
R10 BONUS	12.00	75

\* \* \*

74-954

\* \* \*

D. BUILDING INTERIOR

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

\* \* \*

District	R3-2	R4	R5	R6	R7	R8B	R8	R9	R9[A]X	R10
<i>Net Square Feet Per Dwelling Unit</i>	650	700	745	785	820	830	850	875	890	900

\* \* \*

Special Lincoln Square District

82-08

Modification of Bulk and Height and Setback Requirements

Bulk and Height and Setback regulations otherwise applicable in the L District are modified to the extent set forth in paragraph (1) through (4) of this section, subject to the following limitations:

(a) In no event shall total *floor area ratio* permitted on a *zoning lot* exceed [144 per cent of the maximum *floor area ratio* set forth in Section 33-122 and Section 33-123; and,] **12.0.**

(b) in no event shall the *floor area* of a *residential building* or the *residential portion* of a *mixed building* exceed 12.0.]

(1) The provisions of Sections 23-16, 24-14, or 33-13 (Floor Area Bonus for a Plaza), Sections 23-17, 24-15, or 33-14 (Floor Area Bonus for a Plaza-Connected Open Area), Sections 23-18, 24-16, or 33-15 (Floor Area Bonus for Arcades), or Section 23-23 (Density Bonus for a Plaza-Connected Open Area or Arcade) shall **not** apply. [Except that bonuses granted under these sections or under a combination of these sections and Section 82-10 (a) may not increase the maximum *Floor Area Ratio* on any *zoning lots* above 12.0:]

\* \* \*

82-10

Public Amenities

†The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specified in paragraphs (a) through [(h)] (c) of this Section and may authorize a corresponding decrease in required *lot area per room*, if applicable, and appropriate modifications of height and set-back regulations, *yard regulations*, regulations governing minimum distance between *buildings* on a single *zoning lot* and regulations governing courts and minimum distance between legally required windows and walls or lot lines for any new *building* which includes one or more of the public amenities described in paragraphs (a) through [(h)] (c) of this Section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

In determining the increase in *floor area* that may be given for the inclusion of any amenity, the Commission shall consider:

- (1) The amount of *floor area* by which the total *floor area* of the *building* is reduced because of the inclusion of the amenity;
- (2) The direct construction cost of the amenity;
- (3) The amount of continuing maintenance required for the amenity;

(4) The degree to which the inclusion of amenity furthers the objectives of the *Special Lincoln Square District*.

The Commission shall restrict the increase in *floor area* for any amenity within the ranges set forth in the following table:

INCREASE IN SQUARE FEET OF FLOOR AREA

	MINIMUM	MAXIMUM
(a) for a mandatory arcade (82-09)		7 per sq. ft of Mandatory Arcade not to exceed 1.0 FAR
(b) for any other <i>arcade</i> , except than no portion of a <i>building</i> can qualify both as an <i>arcade</i> and as a Mandatory <i>arcade</i> .	5 per sq. ft. of <i>arcade</i> .	5.5 per sq. ft. of <i>arcade</i> .
(c) for a <i>plaza</i> or a residential plaza provided that no portion of a <i>zoning lot</i> can qualify both as a <i>plaza</i> and as a <i>pedestrian mall</i> .	6 per sq. ft. of <i>plaza</i>	7.2 per sq. ft. of <i>plaza</i>
(d) for a <i>pedestrian mall</i>	6 per sq. ft. of <i>pedestrian mall</i>	7.2 per sq. ft. of <i>pedestrian mall</i>
(e) Deleted		
(f) for a <i>covered plaza</i>	12 per sq. ft. of <i>covered plaza</i>	14.4 per sq. ft. of <i>covered plaza</i>

(b) [(g)] for subsurface concourse or bridge connections to other buildings or to subways, or for subway improvements, or substantial on grade pedestrian oriented improvements and street treatment in the public right of way.

(c) [(h)] for [inclusion] **provision** of low or moderate income housing.

Building and pavement material used shall be subject to City Planning Commission approval in order to reinforce the character of the Special Lincoln Square District Area.

[In connection with a special permit granted pursuant to this Section, the Commission may permit

(1) obstructions such as awnings, canopies, pedestrian bridges, escalators, stairs, balconies or other architectural elements to be located above the floor level of a *covered plaza* provided the Commission finds that such elements will enhance the amenity of the *covered plaza* or promote pedestrian circulation however, where the height of the *covered plaza* is less than 30 feet no obstructions which would reduce the height shall be permitted or

An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section.

An amount subject to the limitations set forth in Section 82-08, to be determined by the Commission.



(2) a *covered plaza* to be kept open to the public for hours other than 8 a.m. to 12 midnight where the Commission finds that the proposed hours will be consistent with maximum reasonable public access to the *covered plaza* or

(3) balconies used as open dining areas to project more than 5 feet into a *covered plaza* provided the Commission finds that such balconies will enhance the amenity of the *covered plaza* or

(4) modification of the entrance requirements for air conditioned *covered plazas* provided that the Commission finds that the entrance is designed to ensure prominent public attention while retaining the height and width requirements for the entrance of a *covered plaza*.]

#### [23-146

#### Special Provisions for R9A Districts

In an R9 District indicated with a suffix "A", the maximum permissible *floor area ratio* on a *zoning lot* shall not exceed 9.0. No *plaza* or *arcade* bonuses shall be permitted within an R9A District.

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

##### (1) Mandatory Street Walls

The front height and setback regulations of Sections 23-632 and 24-522 applicable to an R9A District shall apply except as set forth herein:

- (a) The *street wall* of all *developments* or *enlargements* on a *zoning lot* having a frontage on a *wide street* shall extend along the full length of its *street line* fronting on such *wide street*, without a setback for a height of 110 feet above the *curb level* or the full height of the *building*, whichever is less.

Above a height of 110 feet, the *street wall* shall setback at least 10 feet on a *wide street* and 15 feet on a *narrow street*. Above a height of 130 feet, there shall be an additional *street wall* setback of 10 feet.

- (b) *Street wall* recesses are permitted above the level of the second *story* ceiling, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not exceed 50 percent of the length of the *street wall*. The depth of such recesses shall not exceed 10 feet. No *street wall* recesses are permitted within 20 feet of the intersection of two *street lines*. *Street wall* openings are permitted below the level of the second *story* ceiling, for entrances only.
- (d) The alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply to any *development* or *enlargement* within an R9A District.

- (e) Where the *street wall* of the building with a height less than 110 feet above *curb level* was constructed with a setback from the *street line*, *enlargement* of such buildings may be permitted by vertical extension of its existing *street wall*.
- (f) If the width of a *street wall* of a new building or the enlarged portion of an existing building is 45 feet or less, the provisions of Section 23-692 (Additional regulations for narrow buildings or enlargements) shall apply to such new buildings or enlargements.
- (2) **Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**  
In an R9A District, *height factor*, the *open space*, *lot coverage* and *lot area per room* regulations of Article II, Chapter 3 and Chapter 4, are not applicable. In lieu thereof, the maximum permitted *lot coverage* on a *zoning lot* shall not exceed 80 percent of the lot area on a *corner lot* and not more than 70 percent of the lot area on an *interior* or *through lot*. For the purposes of this Section, any permitted obstructions on a *zoning lot* pursuant to Section 23-44 or Section 24-12 shall not count as *lot coverage*.
- (3) **Yard and Court Regulations**  
The yard and court regulations of an R9 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533 and 24-382 (Required Rear Yard Equivalent) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall be inapplicable.
- (4) **Off-Street Parking and Loading Regulations**  
The off-street parking and loading regulations of an R9 District shall apply.]

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[33-125

#### Special Provisions for C1-8A Districts

Notwithstanding any other provisions of this Resolution to the contrary, in a C1-8 District indicated with a suffix "A", the maximum permissible *floor area ratio* on a *zoning lot* shall not exceed 9.0 of which not more than 2.0 FAR may be used for *commercial uses* allowable in a C1 District. No *plaza* or *arcade* bonuses shall be permitted within a C1-8A District.

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

- (1) **Mandatory Street Walls**  
The front height and setback regulations of Section 33-432 applicable to a C1-8 District shall apply except as set forth herein:
- (a) The *street wall* of all *developments* or *enlargements* on a *zoning lot* having a *frontage* on a wide street shall extend along the full length of its *street line* fronting on such *wide street*, without a setback for a height of 110 feet above the *curb level* or the full height of the *building*, whichever is less.

Above a height of 110 feet, the *street wall* shall setback at least 10 feet on a *wide street* and 15 feet on a *narrow street*. Above a height of 130 feet, there shall be an additional *street wall* setback of 10 feet.

- (b) *Street wall* recesses are permitted above the level of the second *story* ceiling, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not exceed 50 percent of the length of the *street wall*. The depth of such recess shall not exceed 10 feet. No *street wall* recesses are permitted within 20 feet of the intersection of two *street lines*. *Street wall* openings are permitted below the level of the second *story* ceiling, for entrances only.
- (c) These mandatory *street wall* requirements also apply to all *developments* or *enlargements* along all *street lines* of *narrow streets* within 50 feet of their intersection with the *street lines* of *wide streets*. For the next 20 feet along the *street line* of a *narrow street*, the mandatory *street wall* requirements are optional.
- (d) The alternate front setback and tower regulations of Section 33-44 (Alternate Front Setbacks), Section 33-45 (Tower Regulations), 34-23 (Modification of Height and Setback Regulations) and Section 35-63 (Special Tower Regulations for Mixed Buildings) shall not apply to any *development* or *enlargement* within a C1-8A District.
- (e) Where the *street wall* of the *building* with a height less than 110 feet above *curb level* was constructed with a setback from the *street line*, *enlargement* of such *buildings* may be permitted by vertical extension of its existing *street wall*.
- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-692 (Additional regulations for Narrow Buildings or Enlargements) shall apply to such new *buildings* or *enlargements*.

- (2) **Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**  
In a C1-8A District, *height factor*, the *open space*, *lot coverage* and *lot area per room* and density regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5, are not applicable. In lieu thereof, the maximum *lot coverage* on a *zoning lot* shall not exceed 80 percent of the lot area on a *corner lot* and not more than 70 percent of the *lot area* on an *interior* or *through lot*. For the purpose of this Section, permitted obstructions on a *zoning lot* pursuant to Section 23-44, 24-12 or 33-23 shall not count as *lot coverage*.

Furthermore, when a *development* or *enlargement* contains *residential uses* the *bulk* regulations of an R9A District as set forth in Section 23-146 (Special Provisions for Certain Districts) shall apply to such *residential uses*.

- (3) **Yard and Court Regulations**  
The yard and court regulations of a C1-8 District shall apply except that on a *through lot* the provisions of paragraph (b) and (c) in Section 33-283 (Required rear yard equivalents) and Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR MIXED BUILDINGS) shall be inapplicable.
- (4) **Off-Street Parking and Loading Regulations**  
The off-street parking and loading regulations of a C1-8 District shall apply.]

\* \* \*

[34-113

**Special Provisions for C1-8A Districts**

In a C1-8 District indicated with a suffix "A", the *bulk, off-street parking and loading regulations* as set forth in Section 33-125 shall apply to all *developments or enlargements.*]

\* \* \*

[35-36

**Special Provisions for C1-8A Districts**

In a C1-8 District indicated with a suffix "A", the *bulk, off-street parking and loading regulations* as set forth in Section 33-125 shall apply to all *developments or enlargements.*]

Close the hearing.

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**BOROUGH OF THE BRONX**


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**No. 48****CB 1****C 840382 PPX****PUBLIC HEARING:**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block/Lot</b>	<b>Location</b>	<b>Type</b>
840382 PPX	1	2307/49	<b>475 Willis Avenue</b>	Residential (10 du's)
		2374/102	<b>411 E. 152nd. Street</b>	Residential (2 du's)
		2577/9	<b>438 Concord Avenue</b>	Commercial (1 unit) Residential (8 du's)

(On February 22, 1984, Cal. No. 2, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

**No. 49****CB 2****C 840497 PPX****PUBLIC HEARING:**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Zoning</b>
840497 PPX	2	2757	43	<b>1054 Lowell Street</b>	M1-1
		2757	48, 49	<b>1159-1163 E. 165th St.</b>	M1-1

(On February 22, 1984, Cal. No. 3, the Commission scheduled March 7, 1984 for a public hearing which has been duly advertised.)

Withdrawn.

### III. REPORTS

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#### BOROUGH OF BROOKLYN

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No. 50

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.

ULURP #	COM.BOARD	NO. OF PARCELS
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

(On February 1, 1984, Cal. No. 14, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 24, the hearing was closed.)

For consideration.

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No. 51

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.

(On February 1, 1984, Cal. No. 16, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 26, the hearing was closed.)

For consideration.

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No. 52

CB 2

C 831271 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 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.

(On February 1, 1984, Cal. No. 17, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

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**No. 53**

**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.

(On February 1, 1984, Cal. No. 10, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 54**

**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Zoning</b>
840338 PPR	1	644	26	395 Vanderbilt Ave.	R-5

(On February 1, 1984, Cal. No. 12, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 22, the hearing was closed.)

**For consideration.**

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No. 55

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.

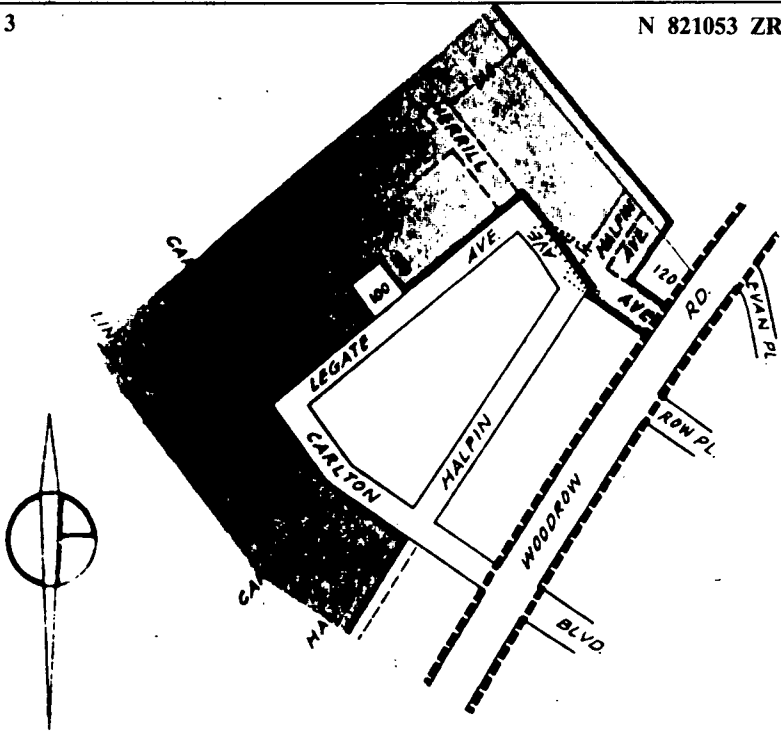
(On February 1, 1984, Cal. No. 13, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 23, the hearing was closed.)

**For consideration.**

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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

Director, Division of Zoning  
  
 Chief Engineer



- NOTE**
- indicates Zoning District boundary of open space network.
  - The area enclosed by the fine 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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**CITYWIDE**


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**No. 56**

**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.

(On February 1, 1984, Cal. No. 6, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 36, the hearing was closed.)

**For consideration.**


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**BOROUGH OF MANHATTAN**


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**No. 57****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.

(On February 1, 1984, Cal. No. 2, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 32, the hearing was closed.)

**For consideration.****No. 58****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.

(On February 1, 1984, Cal. No. 3, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**No. 59**

**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
		443	53		
		445	54	Northside of E. 3rd. St. 265 feet East of 2nd. Ave.	R7-2

(On February 1, 1984, Cal. No. 4, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**No. 60**

*[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**

**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. On February 1, 1984, Cal. No. 22, the hearing was closed. On February 22, 1984, Cal. No. 45, the report was laid over.)

**For consideration.**

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**No. 61**

**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 in *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.

\* \* \*

(On February 1, 1984, Cal. No. 5, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 35, the hearing was closed.)

**For consideration.**

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**BOROUGH OF THE BRONX**


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**No. 62****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.

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

(On February 1, 1984, Cal. No. 7, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 63**
**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Zoning</b>
840305 PPX	3	2976	60,62,67 68,70,71	1340-1344 and 1358-62 Wilkins, and 872-890 Jennings Street.	C1-2

(On February 1, 1984, Cal. No. 8, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 18, the hearing was closed.)

**For consideration.**

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