

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	Minutes			Approved	48	C 830881	HDK		For Rept. Adopted
2	C 830802	ZSM		Sched. for 5/16/84	49	C 840458-	475 PPK		Rept. Adopted
3	C 840579	PPR		" " "	50	C 840034	HAK		For Rept. Adopted
4	C 840567	PPX		" " "	51	C 840023	HOK		" " "
5	C 840568	PPX		" " "	52	C 840517	PPK		" " "
6	C 840622-	627 PPX		" " "	53	C 840476-	483 PPQ		Rept. Adopted
7	C 840251	HAX		" " "	54	C 840519	PPQ		For Rept. Adopted
8	C 840443	HDK		" " "	55	N 840751	RAR		" " "
9	C 840600	HAK		" " "	56	N 840366	ZAX		" " "
10	C 840569-	576 PPK		" " "	57				
11	C 840662	PSK		" " "	58				
12	C 840494	HDK		" " "	59				
13	C 840577	PPQ		" " "	60				
14	C 840578	PPQ		" " "	61				
15	C 810420	MMQ		" " "	62				
16	N 840614	ZRM		Meeting Closed	63				
17	C 840581	HDM		" " "	64				
18	C 840520	ZSM		" " "	65				
19	C 840558	HUM		" " "	66				
20	C 840559	HDM		" " "	67				
21	C 840550	HDM		" " "	68				
22	N 840556	ZRM		" " "	69				
23	C 840557	ZMM		" " "	70				
24	^{NOTICE} C 840112	ZMM		" " "	71				
25	C 840114	ZSM		" " "	72	PRESENT			
26	C 840637	ZSM		" " "	73	Ch: Sturz			
27	N 840713	ZRM		" " "	74	Vice. Ch. Gallent			
28	^{NOTICE} C 840365	ZSX	(RUC)	" " "	75	Comm. Bond			
29	C 840582	HOX		" " "	76	" Gulino			
30	C 840604	HAX		" " "	77	" Motley			
31	C 840583	HOX		" " "	78	" Scheinberg			
32	C 840603	HAX		" " "	79	" Teah			
33	C 840441	HDK	(RUC)	" " "	80				
34	C 840665	ZMK	(RUC)	" " "	81	Adj. 12:45 p.m.			
35	C 831292	PPQ	(RUC)	" " "	82				
36	C 840543	PLQ	(RUC)	" " "	83				
37	C 840450	PPM		For Rept. Adopted	84				
38	C 840409	HOM		" " "	85				
39	C 840506	HAM		" " "	86				
40	C 830150	GFM		" " "	87				
41	C 840484-	486 PPR		" " "	88				
42	N 840293	RAR		" " "	89				
43	N 840503	ZAR		" " "	90				
44	C 840451-	457 PPK		" " "	91				
45	N 830894(A)	ZAX		" " "	92				
46	N 840404	ZAX		" " "	93				
47	N 840515	ZAX		" " "	94				

Logged ✓

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF APRIL 25, 1984

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

R E P O R T S

CB

BOROUGH OF STATEN ISLAND

No. 55

CB 3

N 840751 RAR

(Modification of existing topography pursuant to Section 107-65 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application pursuant to Section 107-65 of the Zoning Resolution and Section 200 of the New York City Charter for Joseph Nelson, P.E., Engineer, for granting modification of existing topography to permit elimination of ditch by installation of a pipe, Holy Child Church, 4747 Amboy Road, Borough of Staten Island, New York Block 6205, Lot 100.

For consideration

DISPOSITION.....AUTHORIZATION APPROVED

BOROUGH OF THE BRONX

CB 8

No. 56

N 840366 ZAX

APPLICATION, from Simon Katter, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution involving modification of existing topography and removal of trees for construction of two single-family houses located west of West 246th Street, at Henry Hudson Parkway (Tax block 5911, lots 1140 and 1143) in the Special Natural Area District (NA-2), Borough of The Bronx, Community Planning District No. 8.

For consideration

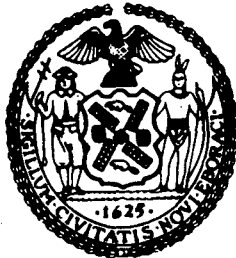
DISPOSITION.....AUTHORIZATION APPROVED

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

CITY PLANNING COMMISSION

WEDNESDAY, April 25, 1984

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



Edward I. Koch, Mayor

City of New York

[No. 7]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

B

CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MARTIN GALLEN, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, April 25, 1984

Calendar No. 7

Roll Call; approval of minutes.....	1
I. Scheduling May 16, 1984.....	1
II. Public Hearings.....	8
III. Reports.....	29

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
May 16, 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, APRIL 25, 1984

**APPROVAL OF MINUTES OF
Regular Meeting of March 7, 1984**

**I PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 16, 1984
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF MANHATTAN

No. 2

CB 2

C 830802 ZSM

IN THE MATTER OF an application of the Landmarks Preservation Commission for the grant of a Landmarks Special Permit involving the conversion to joint living-work quarters for artists of a loft building whose lot coverage exceeds 5,000 square feet, on property located on the west side of Mercer Street, south of Grand Street, (31-33 Mercer Street) within the SoHo, M1-5B.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 3

CB 1

C 840579 PPR

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
364	29	Southwest corner of College Ave, and south Greenleaf Avenue	40' x 100'	Unimproved

Resolution for adoption scheduling May 16, 1984 for a public hearing.

BOROUGH OF THE BRONX

No. 4

CB 1**C 840567 PPX**

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

Block	Lot	Location	Size	Type of Property
2340	218	405 Rider Ave.	67'x50'	Irreg. 1-Story Garage

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 5

CB 6**C 840568 PPX**

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

Block	Lot	Location	Size	Type of Property
3118	42	2067 Mohegan Ave.	44'x57'	Unimproved
2954	23	792 Fairmont Place	25x73	Unimproved

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 6

CB 1,2,3,4,5 and 6**C 840622-627 PPX**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 31 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840622 PPX	1	7
840623 PPX	2	5
840624 PPX	3	8
840625 PPX	4	4
840626 PPX	5	1
840627 PPX	6	6

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.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 7

CB 5**C 840251 HAX**

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

Approval of three separate matters is requested:

- 1) The designation as an Urban Development Action Area, property located as follows:

Address	Block	Lot
2162 Valentine Avenue	3144	45

- 2) An Urban Development Action 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 on September 26, 1984 and March 6, 1984.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

BOROUGH OF BROOKLYN

No. 8

CB 16

C 840443 HOK

IN THE MATTER OF a Federally-aided New York City Housing Authority plan and project, tentatively known as the Howard Avenue-East New York Avenue Area, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The **proposed low-income rental housing project** would contain approximately 150 dwelling units in 9 four-story building and 13 three story buildings.

The properties comprising the site are within the area generally bounded by East New York Avenue, Grafton Street, Sutter Avenue and Tapscott Street. The properties are as follows:

Address	Block	Lot
37-47 Tapscott St.	3511	13
25 Tapscott St.	3511	22
23 Tapscott St.	3511	24
21 Tapscott St.	3511	25
17 Tapscott St.	3511	26
15 Tapscott St.	3511	27
11 Tapscott St.	3511	28
-	3511	30
1262 E.N.Y. Ave.	3511	32
1264 E.N.Y. Ave.	3511	34
1266 E.N.Y. Ave.	3511	35
1268 E.N.Y. Ave.	3511	36
1272 E.N.Y. Ave.	3511	37
1274 E.N.Y. Ave.	3511	38
582-588 Howard Ave.	3511	40
596-598 Howard Ave.	3511	46
602-604 Howard Ave.	3511	48
610 Howard Ave.	3511	51
616 Howard Ave.	3511	54
615-619 Howard Ave.	3512	21

609-613 Howard Ave.	3512	24
603-607 Howard Ave.	3512	26
597-601 Howard Ave.	3512	28
589,593,595 Howard Ave.	3512	31
--	3512	35
--	3512	36
569,571,577,579 Howard Ave.	3512	39
--	3512	Part of 51

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

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 9

CB 16

C 840600 HAK

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

Approval of three separate matters is required:

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

Address	Block	Lot
37-47 Tapscott St.	3511	13
25 Tapscott St.	3511	22
23 Tapscott St.	3511	24
21 Tapscott St.	3511	25
17 Tapscott St.	3511	26
15 Tapscott St.	3511	27
11 Tapscott St.	3511	28
--	3511	30
1262 E.N.Y. Ave.	3511	32
1264 E.N.Y. Ave.	3511	34
1266 E.N.Y. Ave.	3511	35
1268 E.N.Y. Ave.	3511	36
1272 E.N.Y. Ave.	3511	37
1274 E.N.Y. Ave.	3511	38
582-588 Howard Ave.	3511	40
596-598 Howard Ave.	3511	46
602-604 Howard Ave.	3511	48
610 Howard Ave.	3511	51
616 Howard Ave.	3511	54
615-619 Howard Ave.	3512	21
609-613 Howard Ave.	3512	24
603-607 Howard Ave.	3512	26
597-601 Howard Ave.	3512	28
589,593,595 Howard Ave.	3512	31
--	3512	35
--	3512	36
569,571,577,579 Howard Ave.	3512	39
--	3512	Part of 51

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

This application was submitted by the Department of Housing Preservation and Development on February 1, 1984.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 10

CB 1,2,3,4,5,8,16 & 18

C 840569-576 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 20 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840569 PPK	1	2
840570 PPK	2	1
840571 PPK	3	3
840572 PPK	4	1
840573 PPK	5	6
840574 PPK	8	1
840575 PPK	16	5
840576 PPK	18	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.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 11

CB 2

C 840662 PSK

[Proposed site selection and acquisition of 136 Flushing Avenue, the former Navy Brig for use by the N.Y.C. Department of Correction as a correctional facility].

IN THE MATTER OF an application by the N.Y.C. Department of Correction pursuant to section 197-c of New York City Charter for the selection and acquisition of property located at Flushing Avenue, (Block 2033, Part of Lot 1) for the renovation and rehabilitation of the facility for a DOC correctional facility.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 12

CB 13

C 840494 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 comprises Site 36B in the Coney Island Urban Renewal Area, block 7013, part of lot 14. The property contains a building, which is proposed to be renovated as a pastoral residence for the Naomi AME Zion Church.

This land disposition application was submitted by the Department of Housing Preservation and Development on March 6, 1984.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

BOROUGH OF QUEENS

No. 13

CB 10

C 840577 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 properties**:

Block	Lot	Location	Size	Type of Property
11455	1,8	Northwest corner of Fairfield Ave. and Emerald St.	18'x41'	Unimproved
13938	6,10	Southwest corner of Fairfield Ave. and 76th St.	74'x100'	Unimproved
13938	23	North side of 157th Ave. between 75th Street and 76th Streets.	149'x200'	Unimproved

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 14

CB 12

C 840578 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 properties**:

Block	Lot	Location	Size	Type of Property
12255	31	West side of 161st Place, 100 feet south of 122nd Ave.	60'x100'	Unimproved
12190	5,6	East side of 155th St., 80 feet south of 115th Ave.	40'x95'	Unimproved

Resolution for adoption scheduling May 16, 1984 for a public hearing.

No. 15

CB 13

C 810420 MMQ

IN THE MATTER OF a map showing a change in the legal grades within the territory bounded by Union Turnpike, Nassau County Line, 86th Avenue, and Little Neck Parkway, in accordance with Map No. 4761-A, dated November 28, 1983, Map No. 4761-B, dated December 21,

1983, and Map No. 4761-C, dated December 30, 1983, all signed by the Borough President. The maps were referred by the Board of Estimate on December 1, 1983 (Calendar No. 4) Map No. 4761-A, January 12, 1984 (Calendar No. 271) Map No. 4761-B, and January 12, 1984 (Calendar No. 272) Map No. 4761-C.

Resolution for adoption scheduling May 16, 1984 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 16

CB 7

N 840614 ZRM

PUBLIC HEARING:

IN THE MATTER OF an amendment pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 23-151.

Matter in **Bold Type** is new;

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

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

§23-151

R-10 Infill

Within the boundaries of Community Board #7 in the Borough of Manhattan, in order to conform with the existing scale and character, all *developments*, or *enlargements* located in an R10 District or equivalent *Commercial District* shall be limited to a maximum *floor area ratio* of 10.00.

In addition, the following requirements shall apply to such *developments* or *enlargements*:

(1) *Mandatory Front Building Walls*

The front building wall of all *developments* or *enlargements* on a *zoning lot* having any frontage on a *wide street*, shall extend along the full length of its *street line* fronting on such *wide streets*, without a setback for a height of 125 feet above the *curb level* or the full height of the *building*, whichever is less. Above a height of 125 feet, the front *building wall* may be set back at least 10 feet on a *wide street*, or 15 feet on a *narrow street*. Above a height of 150 feet, the front *building wall* shall be set back at least 10 feet. These mandatory front *building 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 front *building wall* requirements are optional. The height and setback regulations of the underlying district shall apply along *street lines* or portions thereof not subject to the front *building wall* requirements.

Front 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 front wall. The depth of such recess shall not exceed 10 feet. No front wall recesses are permitted within 20 feet of the intersection of two *street lines*.

Front wall openings are permitted below the level of the second *story ceiling*, for entrances only.

However, for a *development* on a *zoning lot* which is located at the intersection of two *wide streets* and which has linear *street frontages* of 200 feet or more in each direction from the intersection, and for which *building plans* have been filed with the Department of Buildings prior to August 1, 1981 for a complying building under the current provisions of the Zoning Resolution and these plans have been subsequently amended to comply with the provisions set forth herein within 30 days after the effective date of this amendment, the aggregate length of all recesses at the level of any *story* may be as long as 50 percent of the length of the sum of the lengths of both mandatory

front building walls. The depth of 35 percent of such recesses may exceed 10 feet, and such recesses are permitted 16 feet or more away from the intersection of two *street lines*. Front wall openings are permitted for other than entrances.

(2) Residential Requirements:

Where a *development* or *enlargement* contains *residential uses*, there shall be no more than 1 *room* for every 300 square feet of gross *residential floor area*, and the *lot area* requirements of Sections 23-20 and 35-41 shall not apply.

(3) Plaza or Arcade Bonus

Notwithstanding any other provisions of the Resolution, no *plaza* or *arcade* bonuses shall be permitted on a *zoning lot* containing such *developments* or *enlargements*.

(4) Ground Floor Commercial

Where a *development*, *enlargement* or change of *use* fronting on a *wide street* is located in a *commercial district*, *uses* on the ground floor or within 5 feet of *curb level* shall be limited to permitted non-residential *uses*, except lobby space.

However, the provisions of this section shall not apply; to any development or enlargement for which the City Planning Commission has granted a special permit pursuant to Section 74-95 (Housing Quality); [nor shall it apply] to any developments or enlargements located within the Special Lincoln Square District or within the Westside Urban Renewal Area excluding frontages along Central Park West; or to the block bounded by Frederick Douglass Circle, Cathedral Parkway, Manhattan Avenue, West 109th Street and Central Park West.

On application, the City Planning Commission may grant special authorization for minor modifications of the mandatory front wall provisions of this section involving an *enlargement*, upon a developer's showing of compelling necessity. Such authorization, however, may in no event include modification of permitted *floor area* regulations.

(On April 4, 1984, Cal No. 3, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CB 9

C 840581 HDM

PUBLIC HEARING:

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 to be disposed of is located on the easterly side of Amsterdam Avenue between 141st and 142nd Street (Block 2058, Lot 1).

This disposition application was submitted by the Department of Housing Preservation and Development on January 25, 1984.

(On April 4, 1984, Cal No. 4, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CB 7

C 840520 ZSM

PUBLIC HEARING:

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

This application is substantially the same as that certified on October 31, 1983 and approved at the City Planning Commission Public Hearing on February 1, 1984. Some changes in this application include a reduction in height on the rear facade, a corresponding increase in height on the front facade, relocation of laundry facilities and changes in fenestration on both facades. Because the increase in height on the front facade caused a penetration of the sky exposure plane, a new application was required.

(On April 4, 1984, Cal No. 5, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 Nos. 19,20, and 21

[Proposed sixth amendment to the Washington Street Urban Renewal Plan and related land disposition to facilitate the construction of office space and a school.]

No. 19

CB 1

C 840558 HUM

PUBLIC HEARING:

IN THE MATTER OF the **Sixth Amended Washington Street 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 amendment provides for the change in land use from residential to commercial community facility for Site 1. Site 1 consists of the property bounded by Hubert Street, Greenwich Street, Nathaniel Moore Street and West Street, and includes the beds of Washington Street, as formerly mapped, between Nathaniel Moore and Hubert Streets and Beach Street, as formerly mapped, between West and Greenwich Streets.

The proposed amendment would **facilitate the construction of office space on Site 1.**

This application was submitted by the Department of Housing Preservation and Development on January 25, 1984.

(On April 4, 1984, Cal No. 6, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20**CB 1****C 840559 HDM****PUBLIC HEARING:**

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

The property proposed for disposition is the area bounded by Hubert, Greenwich, Nathaniel Moore and West Streets (Tax Block 186, Lots 1 and 24, and Block 216, Lots 1 and 16). The beds of Washington Street, as formerly mapped, between Hubert and Nathaniel Moore Streets, and Beach Street, as formerly mapped, between West and Greenwich Streets are included. The property comprises site 1 of the Washington Street and Urban Renewal Area and is proposed to be disposed to Shearson/American Express Inc. for office use.

This disposition application was submitted by the Department of Housing Preservation and Development on January 25, 1984.

(On April 4, 1984, Cal No. 7, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21**CB 1****C 840550 HDM****PUBLIC HEARING:**

IN THE MATTER OF the disposition of an easement through 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 easement proposed for disposition is an irregular parcel 7122 sq. ft. in area located on the northerly side of Chambers Street between West and Greenwich Streets extending northerly generally over the bed of Washington Street as formerly mapped to its approximate intersection with Duane Street as formerly mapped (Block 142, Part of Lot 1). The easement is located in Site 4 of the Washington Street Urban Renewal Area and comprises that portion of the site containing a pedestrian rampway which extends from Chambers Street to an elevated pedestrian walkway which continues northerly generally over the bed of Washington Street between the Borough of Manhattan Community College and the Independence Plaza housing project. The easement is proposed to be disposed to the New York State Dormitory Authority, which has constructed the rampway and will maintain it and continue it in its current condition, pursuant to the Washington Street Urban Renewal Plan as last amended.

This application was submitted by the Department of Housing Preservation and Development on January 23, 1984.

(On April 4, 1984, Cal No. 8, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 1

N 840556 ZRM

PUBLIC HEARING:

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

Matter in **Bold Type** is new;

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

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

Article XI
Special Purpose Districts
(continued)

Chapter 1 Special Lower Manhattan Mixed Use District

†111-00 GENERAL PURPOSES

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

- (a) To retain adequate wage, job producing stable industries within Lower Manhattan;
- (b) To protect light manufacturing and to encourage stability and growth in Lower Manhattan by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible;
- (c) To provide a limited new housing opportunity of a type and at a density appropriate to this industrial zone;
- (d) To insure the provision of safe and sanitary housing units in converted buildings;
- (e) To promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

111-01 DEFINITIONS

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

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

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

Loft Dwelling (Repeated from Section 12-10).

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

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

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

111-02 GENERAL PROVISIONS

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

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

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

111-03 DISTRICT MAP

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

Area [A] A1—General Mixed Use Area

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

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

Area B₁—Limited Mixed Use Area

Area B₂—Limited Mixed Use Area

111-10 SPECIAL USE REGULATIONS

†111-101

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

- (a) Within Area A1, *loft [Loft] dwellings and Joint living-work quarters* for artists are not permitted below the floor level of the [third] second story.
- (b) Within Areas A2 and A3, *dwelling units or loft dwellings* are not permitted below the floor level of the second story.
- (c) Within Areas B1 and B2, *loft dwellings and joint living-work quarters for artists* are not permitted below the floor level of the third story.

111-102

Use Restrictions

Except in Areas A2 and A3, [Use] use of the ground floor in *buildings* constructed prior to March 10, 1976 shall be restricted to uses listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that

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

111-103

Additional Use Restrictions [in Area B₁ and B₂.]

- (a) Within Areas A2 and A3, for all *developments* or *enlargements*, *extensions*, or *changes of use*, *uses* located on the ground floor level, or within 5 feet of *curb level*, shall be limited to *uses* in Use Groups 5 through 12.
- (b) Within Area B₁ and Area B₂ *loft dwellings* and *joint living-work quarters for artists* shall be permitted in *buildings* where the *lot coverage* is less than 5,000 square feet. *Loft dwellings* and *Joint living-work quarters for artists* shall be permitted in other *buildings* or other *structures* only by special permit of the City Planning Commission pursuant to Section 74-782 (Special Permit).

However, within the Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, *loft dwelling units* or *joint living-work quarters for artists* above the level of the second floor, which the Chairman of the City Planning Commission determines were occupied on March 1, 1984 shall be a permitted *use*, provided that a complete application for a determination of occupancy is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than (six months after the effective date of this amendment). For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy on March 1, 1984 shall be deemed to permit *residential use as-of-right* for such *loft dwelling units* or *joint living-work quarters for artists*.

111-104

Special Provisions for [Area B₂] Areas A2, A3 and B2

(a) Area A2

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

1. Maximum floor area ratio

No *floor area bonuses* shall be permitted in Area A2.

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

2. Open space and lot coverage regulations

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

3. Lot area per room regulations

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

4. *Yard and court regulations*

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

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

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

6. *Curb cuts*

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

(b) Area A3

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

1. *Maximum floor area ratio*

No *floor area* bonuses shall be permitted.

2. *Lot area per room regulations*

The *lot area per room* regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the minimum required *lot area per dwelling unit* shall be 75 square feet.

No density or *lot area* bonuses shall be permitted.

3. *Yard and court regulations*

The *yard and court* regulations of a C6-4 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533, 24-382, 33-283 (Required Rear Yard Equivalents) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single *zoning lot* within Area A3, if a *development or enlargement* results in two or more *buildings* or portions of *buildings* detached from one another at any level, such *buildings* or portions of *buildings* shall at no point be less than eight feet apart.

4. Front height and setback regulations

The front height and setback and the alternate front setback regulations of a C6-4 District shall not apply. In lieu thereof, front *building* walls are required to be built for the full length of the *front lot line* on *wide* and *narrow streets*, as provided below. Along Murray Street, the mandatory front *building* wall shall be built parallel to the *street line*, but with an initial setback at the ground, of 10 feet from the *street line*. Such *building* wall shall rise for a minimum of 85'-0" above the *curb level* and a maximum of 125'-0" above *curb level*. Along all *wide streets* and *narrow streets*, except Murray Street, there shall be a mandatory front *building* wall built at the *front lot line* which shall rise for a minimum of 85'-0" above *curb level* and a maximum of 125 feet above *curb level*. Recesses in such mandated front *building* walls for architectural or decorative purposes are permitted, at any *story* above the level of the second *story* ceiling, to the amount of 25 percent of the aggregate area of the wall at each *story*, provided the depth of any such recess does not exceed 10 feet. At the height of 125'-0" above *curb level*, there shall be a minimum setback, from the plane of the mandatory front *building* wall, of 10 feet on *wide streets*, and fifteen feet on *narrow streets*, except on Park Place. At the height of 165'-0" above *curb level*, the *development* or *enlargement* shall follow the bulk regulations of the underlying C6-4 zoning district.

5. Curb cuts and loading requirements

New *developments* or *enlargements* must be served by drive-through loading facilities. Curb cuts shall not be permitted on Greenwich Street and Murray Street.

(c) Area B₂

In area B₂ except as modified by the express provisions of this chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2-4 districts.

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

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

111-111

Loft Dwelling Requirements

- (a) All *loft dwellings* shall have one or more windows which open into a *street* or a *yard* of 30 feet minimum depth.
- (b) The minimum *floor area* contained within a *loft building* shall be not less than 2,000 s.f., except that:
 - (i) where a *loft dwelling* occupies the entire usable area of a floor there shall be no minimum *floor area*; or
 - (ii) where a *loft dwelling* has a minimum clear width of 14 feet throughout and has windows opening onto both a *street* and a *yard* which has a depth of 10 percent of the depth of the *loft dwelling* there shall be no minimum *floor area*; or
 - (iii) where the ratio in a *loft dwelling* of the window area opening onto a *street* or a *yard* of 30 feet minimum depth to the floor area contained within the *loft dwelling* exceeds 5 percent, the minimum *floor area* contained within the *loft dwelling* may be reduced by 200 s.f. for each additional percent, to a ratio of 10%; or
 - (iv) where the ratio in a *loft dwelling* of the window area opening onto a *street* or a *yard* of 30 feet minimum depth to the *floor area* contained within the *loft dwelling* equals or exceeds 10 percent, there shall be no minimum *floor area*.

(c) In no event shall the number of *loft dwellings* exceed one per 1,000 s.f. of *floor area* devoted to *loft dwellings*.

†(d) No *building* containing *loft dwelling* shall be *enlarged*, except that mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual *loft dwellings*, provided that the gross *floor area* of each mezzanine does not exceed 33 1/3 percent of the *floor area* contained within such *loft dwelling*. Such mezzanines are permitted only in *buildings* with an existing *floor area ratio* of 12 or less, and only between existing floors that are to remain.

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

111-112

Open Space Equivalent

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

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

111-20 MINOR MODIFICATIONS

111-201

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

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

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

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

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

111-202

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

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

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

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

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

111-22 Conversion Contribution

Prior to the issuance of an Alteration Permit for *loft dwellings* or *Joint living-work quarters for artists use*, the owner shall pay a conversion contribution in accordance with the provisions of Article 1, Chapter 5.

111-30

Environmental Conditions for Areas A2 and A3

1. *All developments or enlargements shall be subject to Ambient Noise Quality Zone Regulations.* * Uses listed in Use Group 11A shall be subject to the performance standards of an M-1 District.

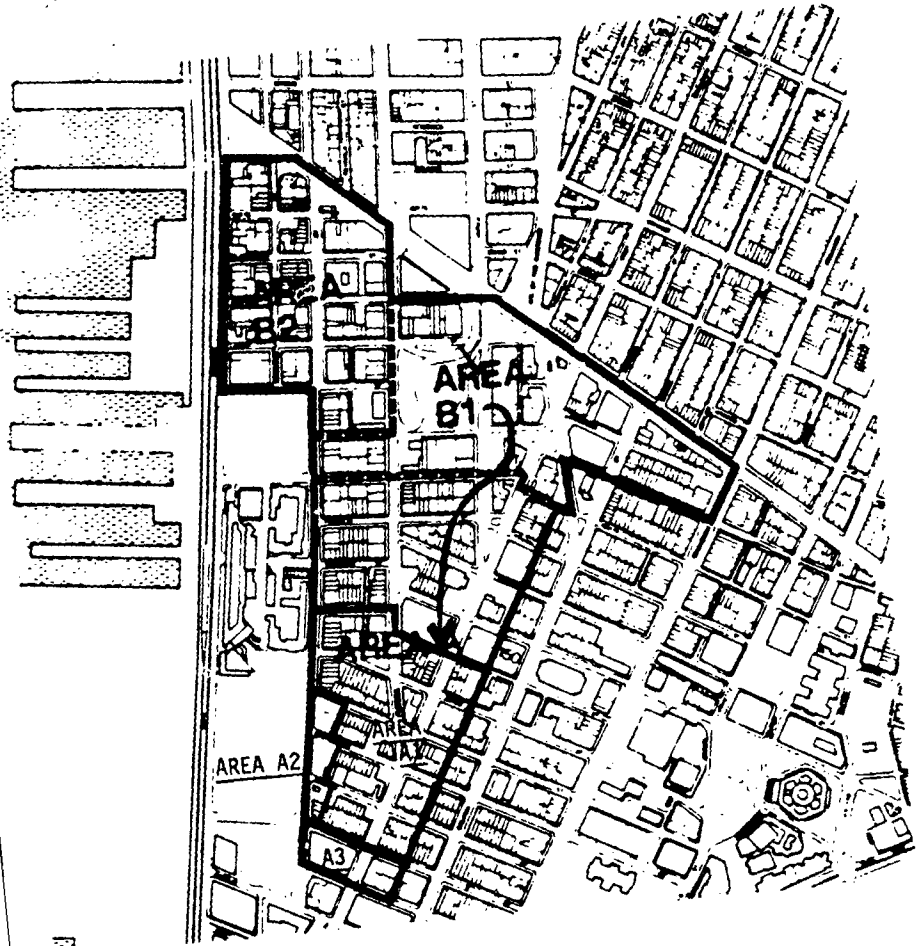
2. All new *dwelling units* shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required.

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

(On April 4, 1984, Cal. No. 9, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

APPENDIX A



DISTRICT MAP

- Area [A] A1: General Mixed Use Area
- AREA A2: Limited Mixed Use Area (Commercial and Residential Uses)
- AREA A3: Limited Mixed Use Area (Commercial and Residential Uses)
- AREA B1: LIMITED MIXED USE AREA
- AREA B2: LIMITED MIXED USE AREA

No. 23

CB 1

C 840557 ZMM

PUBLIC HEARING:

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

- a) changing from an M1-5 district to a C6-3 district property bounded by the center line of Greenwich Street, the center line of Reade Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Reade Street, the center line of Chambers Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Chambers Street, the center line of Warren Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Warren Street, and the center line of Murray Street; and
- b) changing from an M1-5 district to a C6-4 district property bounded by the center lines of Park Place, Greenwich Street and Murray Street and a line 150 feet west of the westerly line of Church Street; as shown on a diagram dated February 10, 1984.

(On April 4, 1984, Cal No. 10, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB 1

Borough of Manhattan

On April 25, 1984 at 10:00 a.m. in City Hall, New York, New York a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed Sixth Amendment to the Washington Street Urban Renewal Plan, related land dispositions (Cal. Nos. 6, 7, and 8) and zoning text and zoning map changes (Cal. Nos. 9 and 10) to the Lower Manhattan Mixed Use Special District pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

Close the hearing.

Nos. 24,25,26 and 27

[Proposed zoning map change, zoning text amendment, special permit for a large scale community facility development and accessory off-street parking facility to enable the construction of a New York Hospital staff dwelling building.]

No. 24

CB 8

C 840112 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 No. 9a, establishing within an existing R10 District a C1-5 Commercial District on property bounded by York Avenue, E. 71st Street, a line 125 feet east of York Avenue and the eastern extension of the north street line of E. 70th Street, as shown on a diagram dated March 5, 1984, which may be seen in Rm. 1514, 2 Lafayette Street, New York, N.Y.

(On April 4, 1984, Cal. No. 57, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CB 8

C 840114 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application from New York Hospital requesting a special permit pursuant to Section 79-21, 79-42 and 79-43 of the Zoning Resolution, involving a large-scale community facility development, bounded generally by York Avenue, East 71st Street, Franklin D. Roosevelt Drive and eastern extension of East 68th Street.

(On April 4, 1984, Cal. No. 58, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 8

C 840637 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application from New York Hospital requesting a special permit pursuant to Section 13-461 of the Zoning Resolution to allow the construction of a 240 car accessory off-street parking garage in the proposed New York Hospital staff dwelling building located east of York Avenue, south of East 71st Street.

(On April 4, 1984, Cal. No. 33, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CB 8

N 840113 ZRM

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 Section 79-42 and 79-43, 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

79-42

Special Permit for Non-profit Hospital Staff Dwelling Buildings

For *non-profit hospital staff dwellings in large-scale community facility developments in Manhattan Community Board 8*, the City Planning Commission, may by special permit after public notice and hearing, and subject to Board of Estimate action, allow:

- A. Temporary occupancy of *dwelling units* by out patients of the non-profit or voluntary hospital or by families visiting hospitalized patients provided the following findings are made:
 1. That the density and transient nature of the population housed in such *dwelling units* will not impair the essential character, future use, or development of the surrounding area; or impair the security of the hospital staff residing in the *building*; and
 2. That such occupancy will neither create nor contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and
 3. That the number of such *dwelling units* so occupied is less than fifty percent of the total number of *dwelling units* in the *building*.
- B. Medical offices on the third floor of such *buildings* in C1 districts, provided the following findings are made:
 1. That such offices are used exclusively for staff of, or staff affiliated with, the non-profit or voluntary hospital;
 2. That such occupancy will neither create nor contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;
 3. That such *use* will not impair the essential character, future use, or development of the surrounding area;
 4. That such *use* will not produce any adverse effects which interfere with the appropriate use of land in the districts or in any adjacent district; and
 5. That separate access to the outside is provided.

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

79-43

Special Permit for Limited Bulk Modifications for Certain Large Scale Community Facility Developments

For *Large Scale Community Facilities* located within the boundaries of Community Board #8 in the Borough of Manhattan, that contain *community facility uses* specified in Section 73-64 (Modification for Community Facility Uses), the City Planning Commission may, by special permit after public notice and hearing, and subject to Board of Estimate action, permit modification of regulations relating to height and setback on the periphery of the *development courts* and distance between windows and walls or *lot lines*, not otherwise allowed in Section 79-21 (General Provisions). As a condition for such modification for the Commission shall find that such modification:

- (a) is required in order to enable the *Large Scale Community Facility* to provide an essential service to the community;
- (b) will provide a more satisfactory physical relationship to the existing *buildings* which form the *large-scale community facility*, and provide a more efficient and integrated site plan;
- (c) will better complement the existing character of the neighborhood;
- (d) will not unduly increase the bulk of *buildings* in any *block*, to the detriment of the occupants or users of *buildings* in the *block* or nearby *blocks*; and
- (e) will not adversely affect any other *zoning lots* or *streets* outside the *development* by unduly restricting access to light and air.

(On April 4, 1984, Cal. No. 60, the Commission scheduled April 25, 1984 for a public hearing.)

Close the hearing.

NOTICE

CB 8

Borough of Manhattan

On April 25, 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 36 story mixed use building for New York Hospital, at the east side of York Avenue between 70th and 71st Streets, and related actions pursuant to the State Environmental Quality Review Act (SE-QRA) and the City Environmental Review (CEQR).

Close the hearing.

BOROUGH OF THE BRONX

No. 28

CB 8

C 840365 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 105-433 of the Zoning Resolution, from Simon Katter for the **grant of a special permit** involving alteration of natural features, for construction of single-family house, located West of W. 246th Street, at Henry Hudson Parkway (Tax block 5991, lots 1140 and 1143).

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N.Y.

(On April 4, 1984, Cal No. 11, the Commission scheduled April 25, 1983 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 29 and 30

 No. 29

CB 3

C 840582 HOX

[Designation and disposition of property for the purpose of proposed low income rental housing.]

PUBLIC HEARING:

IN THE MATTER OF a federally-aided New York City Housing Authority plan and project, tentatively known as the West Farms Road-Freeman Street Area Rehab, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed 84 dwelling unit rental housing project for low income families involves the rehabilitation of a six story building at 1315-1323 West Farms Road. The properties within the South Bronx Urban Renewal Area comprise the following:

Property on westerly side of West Farms Road, between Freeman and Jennings Street, (Block 3007, lot 36).

This plan and project was submitted by the New York City Housing Authority on January 25, 1983.

(On April 4, 1984, Cal No. 12, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 30

CB 3

C 840604 HAX

PUBLIC HEARING:

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

Approval of three separate matters is required:

1) The designation of City-owned property located:

Address	Block	Lot
1315-23 W. Farms Rd.	3007	36

2) An Urban Development Action Area Project for such property:

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

This application was submitted by the Department of Housing Preservation and Development on February 3, 1984.

(On April 4, 1984, Cal No. 13, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 31 and 32

No 31

CB 3

C 840583 HOX

[Disposition and rehabilitation of property for a proposed New York City Housing Authority Plan and project.]

PUBLIC HEARING:

IN THE MATTER OF a Federally-aided New York City Housing Authority plan and project, tentatively known as the West Farms Road-Westchester Avenue area Rehab, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed 152 dwelling unit rental housing project for low income families involves the rehabilitation of a six story building at 1000 East 167th Street, 1203 and 1209 Westchester Avenue. The project is within the South Bronx Urban Renewal Area and comprises the following:

Property on a part of the block bounded by West Farms Road, East 167th Street, Bryant Avenue, Westchester Avenue and Hoe Avenue (block 2751, lots 15, 30 and 33).

This plan and project was submitted by the New York City Housing Authority on January 25, 1984.

(On April 4, 1984, Cal No. 38, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 3

C 840603 HAX

PUBLIC HEARING:

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

Approval of three separate matters is required:

1) The designation of City-owned property located:

Address	Block	Lot
1000 E. 167th St.	2751	15
1203 Westchester Ave.	2751	33
1209 Westchester Ave.	2751	30

2) An Urban Development Action Area Project for such property:

3) The **disposition of such property** to a developer selected by the New York Housing Authority. This application was submitted by the Department of Housing Preservation and Development on February 3, 1984.

(On April 4, 1984, Cal No. 15, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 33

CB 16

C 840441 HDK

CONTINUED PUBLIC HEARING:

IN THE MATTER OF 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:

Address	Block	Lot
333 Riverdale Ave.	3811	45
407 Christopher Ave.	3812	9
405 Christopher Ave.	3812	10
403 Christopher Ave.	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.

(On March 7, 1984, Cal. No. 3, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 30, the hearing was continued to April 25, 1984.)

Close the hearing.

No. 34

CB 16

C 840665 ZMK

CONTINUED PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment 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 of Brooklyn, as shown on a diagram dated March 1, 1984.

(On March 7, 1984, Cal. No. 64, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 33, the hearing was continued to April 25, 1984.)

Close the hearing.

BOROUGH OF QUEENS

No. 35

CB 10

C 831292 PPQ

PUBLIC HEARING:

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

Block	Lot	Location	Size	Type of Property
14077	32	West side of 84th St., 142 feet south of 164th Ave. thru to east side of 83rd St.	169'x200' Irreg.	Unimproved

(On April 4, 1984, Cal No. 2, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 36

CB 11

C 840543 PLQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of Sanitation, pursuant to Section 197-c of the New York City Charter for the **leasehold condemnation**, for a period of four years of an existing sanitation facility serving Queens District 11, located at 45-18 Bell Boulevard.

(On April 9, 1984, Cal. No. 17, the Commission scheduled April 25, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 37

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.

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

(On March 7, 1984 Cal. No. 23, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal No. 18, the hearing was closed.)

For consideration.

No. 38

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:

Address	Block	Lot
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.

(On March 7, 1984 Cal. No. 24, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal No. 19, the hearing was closed.)

For consideration.

No. 39

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:

Address	Block	Lot
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.

(On March 7, 1984, Cal No. 25, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal No. 20, the hearing was closed.)

For consideration.

No. 40

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.

(On March 7, 1984, Cal No. 26, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal No. 21, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 41

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.

ULURP #	C.B.	Block	Lot	Location
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.

(On March 7, 1984, Cal. No. 27, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 24, the hearing was closed.)

For consideration.

No. 42

CB 3

N 840293 RAR

(Removal of existing trees, topography modification, subdivision certification and permission to connect to an existing sewer treatment plant in the Special South Richmond Development District pursuant to Sections 107-64, 107-65 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER OF an application pursuant to 107-64, 107-65 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter from Anthony Giacobbe, Architect, for granting authorization for tree removal, topography modification, subdivision and permission to connect to an existing sewer treatment plant at Rathbun, Rensselaer, Sinclair, Sheldon, Maguire and Lenevar Avenues, Borough of Staten Island, Block 6967, Lot 1; Block 6968, Lot 1; Block 6969, Lot 1; Block 6966, Lot 1, 60.

For consideration.

No. 43

CPD 2

N 840503 ZAR

(Request to relocate an existing shoreline of a pond in the Special Natural Area District-1 of Staten Island.)

IN THE MATTER OF an application, pursuant to Section 105-424 of the Zoning Resolution from Nicholas J. Salvadeo, A.I.A., for the grant of an authorization involving the alteration of other natural features (the relocation of an existing pond wall) on property located on the east side of Todt Hill Road, 474.99' north of Redmond Avenue. (Block 877, Lot 95)

Plans for the proposed relocation of an existing shoreline of a pond 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.

For consideration.

BOROUGH OF THE BRONX

No. 44

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

C 840451-457 PPX

PUBLIC HEARING:

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.

ULURP #	COM. BOARD	NO. OF PARCELS
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.

(On March 7, 1984, Cal. No. 31, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 28, the hearing was closed.)

For consideration.

No. 45

CB 8

N 830894(A) ZAX

IN THE MATTER OF an application, pursuant to Section 105-421 of an application pursuant to Section 105-421 of the Zoning Resolution involving modification of existing topography, from Arlington Avenue Associates for the grant of modification of prior authorization 830894 ZAX involving modification of topography, and future subdivision in order to construct three one-family dwellings on the southerly portion of the block bounded by West 249 Street, Henry Hudson Parkway West, West 252 Street and Independence Avenue (Block 5944, Lot 114,120,122) in the NA-2 District.

For consideration.

No. 46

CB 9

N 840404 ZAX

IN THE MATTER OF an application, pursuant to Section 23-463 of the Zoning Resolution, to authorize an aggregate width of street wall in excess of 185 feet which would otherwise be the maximum allowable in the existing R5 District on Randall Avenue between Olmstead Avenue and Pugsley Avenue.

For consideration.

No. 47

CB 8

N 840515 ZAX

IN THE MATTER OF an application, pursuant to Section 105-421 and 105-423 of the Zoning Resolution from Kotler Development Corporation for the grant of modification of prior Authorization N 821076 ZAX involving modification of existing topography and the removal of trees in order to construct a one-family dwelling on property located on the east side of Hadley Avenue, 58.28 feet south of West 247 Street (Block 5924, Lot 590) in the NA-2 District.

Plans for this proposed dwelling are on file with the City Planning Commission and may be seen in Room 1514 at 2 Lafayette Street in Manhattan.

For consideration.

No. 48

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.

(On March 7, 1984, Cal. No. 4, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 31, the hearing was closed.)

For consideration.

No. 49

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.

ULURP #	COM. BOARD	NO. OF PARCELS
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	69
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	40
840475 PPK	18	21

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

(On March 7, 1984, Cal. No. 6, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 34, the hearing was closed.)

For consideration.

No. 50

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.

(On March 7, 1984, Cal. No. 7, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 36, the hearing was closed.)

For consideration.

No. 51
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.

(On March 7, 1984, Cal. No. 8, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 37, the hearing was closed.)

For consideration.

No. 52
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

(On March 7, 1984, Cal. No. 20, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 35, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 53**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 36 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS	
840476 PPQ	3	5	
840477 PPQ	4	3	
840478 PPQ	7	3	
840479 PPQ	10	3	
840480 PPQ	11	3	Withdrawn
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.

(On March 7, 1984 Cal. No. 21, the Commission scheduled April 4, 1984 for a public hearing. On April 4, 1984, Cal. No. 16, the hearing was closed.)

For consideration.

No. 54
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:**

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

(On March 7, 1984, Cal. No. 22, the Commission scheduled April 4, 1984, for a public hearing. On April 4, 1984, Cal. No. 17, the hearing was closed.)

For consideration.