

CAL. NO.	C.P. NO.		REPORTS		REMARKS	CAL. NO.	C.P. NO.		REPORTS		REMARKS
			TO	FROM					TO	FROM	
1	Minutes				Approved	48					
2	C.830300	ZMR			Sched. 5/30/84	49					
3	C.830313	PSR			" "	50					
4	C.840430	HOK			" "	51					
5	C.840642	HAK			" "	52					
6	C.840224	HUK			" "	53					
7	C.840224	HUK(A)			" "	54					
8	C.830537	HAK			" "	55					
9	C.840518	PPQ			" "	56					
10	C.840549	PPM			" "	57					
11	C.831971	ZSM			" "	58					
12	N.840428	ZRY			" "	59					
13	C.840579	PPR			Hearing Closed	60					
14	C.840567	PPX			" "	61					
15	C.840568	PPX			" "	62					
16	C.840622-627	PPX			" "	63					
17	C.840251	HAX		(RUC)	" "	64					
18	C.840443	HOK			" "	65					
19	C.840600	HAK			" "	66					
20	C.840569-576	PPK			" "	67					
21	C.840662	PSK			" "	68					
22	C.840494	HDK			" "	69					
23	C.840577-578	PPQ			" "	70					
24	C.810420	MMQ			" "	71					
25	C.830802	ZSM			" "	72					
26	N.840806	RAR			Auth. Approved	73					
27	N.840677	RAR			" "	74					
28	N.840729	RAR			" "	75					
29	N.840832	RAR			" "	76					
30	C.840582	HOK			Inv. Rept. Adopted	77					
31	C.840604	HAX			" " "	78					
32	C.840583	HOK			" " "	79					
33	C.840603	HAX			" " "	80					
34	N.840781	ZAX			" " "	81					
* 35	N.840614	ZRM			" " "	82					
36	C.840581	HDM			" " "	83					
37	C.840550	HDM			Laid Over	84					
38	C.840520	ZSM			" "	85					
39	N.840209	ZAM			" "	86					
40	N.840620	ZAM			" "	87					
41	C.840530	ZSM			Sched. 5/30/84	88					
42	N.840427	ZRM			" "	89					
43	C.840900	ZSM			" "	90					
44	N.830944	ZAR			Auth. Approved	91					
45						92					
46						93					
47						94					

PRESENT

Chairman Sturz
 Vice " Gallent
 Comm. Bond
 Motley
 Scheinberg
 Teah

Comm. Teah not present for vote on reports.

* COMM. BOND DID NOT PARTICIPATE ON VOTE FOR CALENDAR # 35

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION

PUBLIC MEETING OF MAY 16, 1984

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

IA SCHEDULING

BOROUGH OF MANHATTAN

Nos. 41 and 42

(Proposed grant of a special permit and Zoning Text amendment relating to modifications of previously approved loading berths within existing developments in the Midtown District.)

No. 41

CB 5

C 840530 ZSM

IN THE MATTER OF an application pursuant to Section 81-232 of the Zoning Resolution from The Mostazafan Foundation of New York for the grant of a special permit involving the modification in size and arrangement of an existing covered pedestrian space on property located at 650 Fifth Avenue within a C5-3 District with the Fifth Avenue subdistrict of the Special Midtown District.

DISPOSITION.....RESOLUTION ADOPTED SCHEDULED MAY 30, 1984 FOR A PUBLIC HEARING.

No. 42

CB 5

N 840427 ZRM

IN THE MATTER OF various amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of New York relating to Section 81-232, as follows:

- Matters in Bold Type are new;
- Matters in brackets are old, to be deleted;
- Matters in Italics are defined in Section 12-10

Existing plazas or other public amenities

No existing plaza, urban open space, or other public amenity open or enclosed for which a floor area bonus has been received pursuant to regulations antedating the effective date of this amendment shall be eliminated or reduced in size anywhere within the Special Midtown District without a corresponding reduction in the floor area of the building or the substitution of equivalent complying area for such amenity elsewhere on the zoning lot. Any elimination or reduction in size of such an existing public amenity shall be permitted in the Special Midtown District only by special permit of the City Planning Commission subject to Board of Estimate action and to a finding by the Commission that the proposed change will provide a greater public benefit in the light of the public amenity's purpose and the purposes of the Special Midtown District.

Where a portion of an existing covered pedestrian space was designated by a special authorization of the City Planning Commission prior to May 13, 1982, to be used for off-street loading after business hours, the Commission may, by special permit, after public notice and hearing, and subject to Board of Estimate action, allow relocation of the loading facilities and modifications relating to the loading berth requirements provided that such modifications will result in substantial improvement of the pedestrian circulation system and amenities within the existing covered pedestrian space without adversely affecting the operation of off-street loading facilities.

DISPOSITION.....RESOLUTION ADOPTED SCHEDULING MAY 30, 1984 FOR A PUBLIC HEARING.

No. 43

C B 8

C 840900 ZSM

[Proposed special permit for large-scale community facility development to enable the construction of a New York Hospital staff (dwelling) building.]

IN THE MATTER OF an application from New York Hospital requesting a special permit pursuant to Sections 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, Community Board No. 8, Borough of Manhattan.

Plans for this proposed development are on file with the City Planning Commission and may be viewed at Room 1500, 2 Lafayette Street, New York, N.Y.

DISPOSITION.....RESOLUTION ADOPTED SCHEDULING MAY 30, 1984 FOR A PUBLIC HEARING.

IIIA R E P O R T S

BOROUGH OF STATEN ISLAND

No. 44

CB 2

N 830944 ZAR

(Request to construct two (2) one-family dwellings in the Special Natural Area District-1 of Staten Island.)

IN THE MATTER of an applications, pursuant to Section 105-421, 105-423 and 105-424 of the Zoning Resolution from Edward Lauria, P.E., for the grant of authorizations involving the modification of existing topography, alteration of botanic environment or removal of trees, and alteration of other natural features (steep slope) to construct two (2) one-family dwellings on property located on the west side of Deere Park Place and the east side of Butterworth Avenue, 334.22' north of Portsmouth Avenue. (Block 686, Lot 361)

Plans for the proposed two (2) one-family dwellings 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

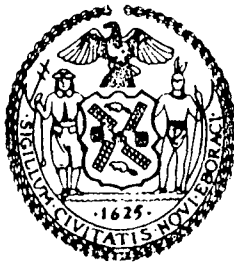
DISPOSITION.....AUTHORIZATION APPROVED

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

CITY PLANNING COMMISSION

WEDNESDAY, May 16, 1984

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



Edward I. Koch, Mayor

City of New York

[No. 8]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

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, May 16, 1984

Calendar No. 8

Roll Call; approval of minutes.....	1
I. Scheduling May 30, 1984.....	1
II. Public Hearings.....	10
III. Reports.....	17

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 30, 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, MAY 16, 1984

**APPROVAL OF MINUTES OF
Special Meetings of March 12 and 26, 1984**

**I PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 30, 1984
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF STATEN ISLAND

Nos. 2 and 3

[Amendment of the zoning map and selection of City-owned property to facilitate the construction of a multi service garage and salt storage facility.]

No. 2

CB 2

C 830300 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 26c)**, changing from an R3-2 District to a C8-1 District property generally bounded by Richmond Avenue, a line at right angles to Richmond Avenue distant 690 feet southerly from the southerly street line of Park Drive East at its point of tangency with the arc forming the corner of Park Drive East and Richmond Avenue, a line at right angles to the last-named course distant 330 feet westerly of the westerly street line of Richmond Avenue, and a line parallel to the second named course distant 525 feet southerly from such course, borough of Staten Island, as shown on a diagram dated March 12, 1984.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

No. 3

CB 2

C 830313 PSR

IN THE MATTER OF an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the **selection of city-owned property** located on the westerly side of Richmond Avenue, approximately 690 feet south of Park Drive East (Block 250, part of Lot 1) **for the construction of a multi-service garage and salt storage facility** to serve Community District No. 2 in the Borough of Staten Island.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 4 and 5

[Designation and disposition of City-owned property for a proposed New York City Housing Authority Plan and Project.]

No. 4**CB 16****C 840430 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, 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 project, tentatively known as Tapscott Street Rehabilitation Project (Open Space), would develop two vacant lots as open space adjacent to, and for, the previously-approved Tapscott Street Rehabilitation Project. The two lots are located on the westerly side of Tapscott Street between Blake and Dumont Avenues, 198 and 200 Tapscott Street (Tax Block 3549, Lots 43 and 44).

This application was submitted by the New York City Housing Authority on December 6, 1983.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

No. 5
CB 16**C 840642 HAK**

IN THE MATTER OF the designation and disposition of City-owned property 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
198 Tapscott Street	3549	43
200 Tapscott Street	3549	44

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

The property to be disposed would be developed as ancillary open space for the previously-approved Tapscott Street Rehabilitation Project.

This application was submitted by HPD on February 21, 1984.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

Nos. 6 and 7*[Third amendment to the Brooklyn Urban Renewal Plan and modification of same]***No. 6****CB 2****C 840224 HUK**

IN THE MATTER OF the Third Amendment to the Brooklyn Center Urban Renewal Plan, pursuant to Section 505 of the General Municipal Law (Urban Renewal Law), Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed amendment provides for the following changes:

1. Elimination of Site 3 which will not be acquired by condemnation. (The existing owners will be rehabilitating their properties.)
2. Establish Site 3a (new) consisting of 2 properties formerly in Site 3 (Block 161, Lot 47,50) which were acquired in rem and are owned by the City.
3. Elimination of all references to the construction of a pedestrian bridge system.
4. Establish "Q" designation to Block 2108, Lots 17,18,19,20,21 and 25 to encourage their rehabilitation.
5. Changing the land use designation on Block 2108 from "Public" to "Commercial" and clarifying the acceptability of "residential" use within the "commercial" zone to facilitate the rehabilitation of the Lafayette Hotel and the sale by the City of Block 2108, Lot 20 for rehabilitation.
6. Changing the land use of Block 2109 from "Commercial" to "Public" to facilitate the construction of an HPD site improvement thereon.
7. Removing the "Q" designation from Block 2107, Lot 36, (the Granada Hotel) in recognition of its blighting influence in the Urban Renewal Area and to facilitate its acquisition.
8. Establishment of Sites 9 and 10, publicly owned open spaces already developed near LIU as public place and near Albee Square Mall pursuant to a pedestrian street plan.

This amendment was submitted by the Department of Housing Preservation and Development on September 26, 1983 and April 23, 1984.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

No. 7**CB 2****C 840224 HUK (A)**

IN THE MATTER OF a modification to the Third Amendment to the Brooklyn Center Urban Renewal Plan, pursuant to Section 505 of the General Municipal Law (Urban Renewal Law), Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed amendment provides for the following changes:

1. Elimination of Site 3 which will not be acquired by condemnation. (The existing owners will be rehabilitating their properties.)
2. Establish Site 3a (new) consisting of 2 properties formerly in Site 3 (Block 161, Lot 47,50) which were acquired in rem and are owned by the City.

3. Elimination of all references to the construction of a pedestrian bridge system.
4. Establish "Q" designation to Block 2108, Lots 17,18,19,20,21 and 25 to encourage their rehabilitation.
5. Changing the land use designation on Block 2108 from "Public" to "Commercial" and clarifying the acceptability of "residential" use within the "commercial" zone to facilitate the rehabilitation of the Lafayette Hotel and the sale by the City of Block 2108, Lot 20 for rehabilitation.
6. Changing the land use of Block 2109 from "Commercial" to "Public" to facilitate the construction of an HPD site improvement thereon.
7. Removing the "Q" designation from Block 2107, Lot 36, (the Granada Hotel) in recognition of its blighting influence in the Urban Renewal Area and to facilitate its acquisition.
8. Establishment of Sites 9 and 10, publicly owned open spaces already developed near LIU as public place and near Albee Square Mall pursuant to a pedestrian street plan.

The Department of Housing Preservation and Development has requested the following modification on behalf of the Public Development Corporation:

In order to facilitate the rehabilitation of the property in Brooklyn Center on Block 2095 Lot 16 several further changes in the Brooklyn Center Urban Renewal Plan have been requested. These further changes are to be incorporated in the above referenced submission for review and approval by the City Planning Commission and Board of Estimate. These changes will enable the 4 story and basement, vacant, mill type building at the corner of Dekalb Avenue and Rockwell Place to be renovated for 27 dwelling units of housing.

The four specific changes are listed below.

A. page 9; Section A.5 Add: "2095 lot 16", to the list of properties marked "Q" - Not to be Acquired.

B.2 page 12; Section B. Add the following language:

The specific control to be applied to the parcel marked "Q" - Not be Acquired on Block 2095 Lot 16 is:

The use of the property is controlled by the Zoning Resolution. If the use of the building on the parcel is converted in whole or in part to Residential use, the regulations of Article I Chapter 5 of the Zoning Resolution for R6 districts shall be applicable to such Residential portion.

C. Exhibit B page 1 Delete: "2095 Lot 16"

D. Map 1 Identify Block 2095 Lot 16 as "Q"

E. Map 2 Identify Block 2095 Lot 16 as "Q" and remove the "Industrial" demarkation from the property. The new language above will control use on this property.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

No. 8
CB 2**C 830537 HAK**

IN THE MATTER OF an application relating to the **disposition** of a building located in the Brooklyn Center Urban Renewal Area, 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** located:

Address	Block	Lot
31 Lafayette Avenue	2108	20

- 2) An Urban Development Action Area Project for such property,
 3) The disposition of such property to the BAM Local Development Corporation.

This application was submitted by the Department of Housing Preservation and Development on January 21, 1983, and April 23, 1984.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

BOROUGH OF QUEENS

No. 9
CB 6**C 840518 PPQ**

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 the following **City-owned property**:

Block	Lot	Location	Size	Type of Property
3897	1	Northwest corner of Ursula Pl. and 70th Road	118'x117'	Unimproved

Resolution for adoption scheduling May 30, 1984 for a public hearing.

BOROUGH OF MANHATTAN

No. 10
CB 12**C 840549 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
840549 PPM	12	2164	32	180 Wadsworth Avenue ("former" 34th Police Precinct)

Resolution for adoption scheduling May 30, 1984 for a public hearing.

No. 11

CB 2

C 831971 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution, from Shael Shapiro, Architect for the **grant of a special permit involving the conversion of joint living working quarters for artists** of a loft building whose lot coverage exceeds 3,600 square feet, on property located along the west side of Broadway between Spring and Prince Streets (543 Broadway) within the SoHo, M1-5B district.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

CITYWIDE

No. 12

CITYWIDE

N 840428 ZRY

[Proposed Zoning Text amendment relates to certain activities which are excluded or defined under "Physical Culture or Health Establishments."]

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Sections 12-10,22-14,22-21,32-15, 32-18,32-23, and 73-36, 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

12-10 (Definitions)

* * *

Adult Physical Culture Establishments

An "adult physical culture establishment" is any establishment, club or business by whatever name designated which offers or advertises or is equipped or arranged so as to provide as part of its services, massages, body rubs, alcohol rubs, baths or other similar treatment, by members of the opposite sex, **except for activities which are excluded below or defined under "Physical culture or Health Establishment" in Section 12-10 and which are, therefore, not** [The following uses shall not be] included within the definition of an *adult physical culture establishment*:

- (1) [establishments which routinely provide such services] **treatment** by a licensed physician, a licensed chiropractor, a licensed osteopath, a **New York State licensed masseur or masseuse**, a licensed practical nurse or a registered professional nurse;
- (2) electrolysis treatment by a licensed operator of electrolysis equipment;
- [(3)] [continuing instruction in martial or performing arts or in organized athletic activities;]
- (3) [(4)] hospitals, nursing homes, medical clinics or medical offices; [and]

- (4) [(5)] barbershops or beauty parlors which offer massage to the scalp, the face, the neck or shoulders only; and
- (5) athletic facilities of a educational institution including an alumni club, or of an philanthropic or charitable institution.

Adult Physical Culture establishment, [except as provided in this Resolution], are not permitted in any District.

* * *

Physical Culture or Health Establishments

A "Physical Culture or Health Establishment" is any establishment or facility, including commercial and non-commercial clubs, which is equipped and arranged to provide instruction, services, or activities which improve or affect a person's physical condition by physical exercise or by massage. Physical exercise programs include aerobics, martial arts or the use of exercise equipment.

Therapeutic or relaxation services, such as sun tanning, baths, showers, tubs, jacuzzis, whirlpools, saunas, steam rooms, isolation floatation tanks and meditation facilities may be provided only as accessory to the physical exercise program or massage facility. Physical Culture or Health Establishments are only permitted pursuant to the provisions of Section 73-36. No license or permit shall be issued by the New York City Department of Health in conjunction with any health related facility/services pursuant to this section until a certificate of occupancy has been issued by the Department of Buildings establishing the use of the premises as a "physical culture or health establishment."

Non-commercial physical culture or health facilities in a Housing Quality development under Section 74-95 (Housing Quality Development), may qualify as a community facility use.

22-14

Use Group 4

A. Community Facilities

*clubs, except:

* * *

- (d) Any activity or use listed within the definitions of either Adult Physical Culture Establishments or Physical Culture or Health Establishments in Section 12-10.

22-21

By the Board of Standards and Appeals

* * *

clubs, except:

- (d) Any activities or use listed within the definitions of either Adult Physical Culture Establishments or Physical Culture or Health Establishments in Section 12-10.

* * *

32-15

Use Group 6

* * *

E. Clubs

Non-commercial clubs without restrictions on activities or facilities **except for any activity or use listed within the definitions of either *Adult Physical Culture Establishments* or *Physical Culture or Health Establishments* in Section 12-10.**

32-18

Use Group 9

* * *

Gymnasiums used exclusively for basketball, handball, **paddle ball, racketball**, squash and tennis.

* * *

32-23

Use Group 14

* * *

B. Clubs

Non-commercial clubs without restrictions on activities or facilities **except for any activity or use listed within the definitions of either *Adult Physical Culture Establishments* or *Physical Culture or Health establishments* in Section 12-10.**

* * *

32-31

By the Board of Standards and Appeals

Physical culture or health establishments, including gymnasiums (not [listed] **permitted** under Use Group 9), [reducing salons,], or massage establishments [or steam-baths, other than adult physical culture establishments].

Districts
C2 C4 C5 C6 C8

42-31

By the Board of Standards and Appeals

* * *

Physical culture or health establishments, including gymnasiums (not [listed] permitted under Use Gr 9), [reducing salons,] or massage establishments [or steambaths, other than adult physical culture establishments].

MI M2 M3

73-36

Physical culture or health establishments

In C2,C4,C5,C6,C8,M1,M2, or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board may permit *physical culture or health establishments as defined in Section 12-10* including gymnasiums (not [listed] **permitted** under Use Group 9), [reducing salons,] massage establishments, [or steambaths,] other than *adult physical culture establishments*, for a term not to exceed [five] **ten** years, provided the following findings are made:

- (a) That such use is so located as not to impair the essential character or the future use or developments of the surrounding area, and

- (b) That such use [either:] contains: (i) one or more of the following regulation size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or (ii) a swimming pool of a minimum 1,500 square feet; or (iii) [is operated as a membership organization offering classes and/or instruction in exercise, martial arts or weight reduction] facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.

Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in (i) through (iv) above.

No special permit shall be issued pursuant to this section unless:

- (1) The Board shall have referred the application to the Department of Investigation for a background check of the **owner, operator and** [applicant including] all principals having an interest in any application filed under a partnership or corporate name and shall have received a [satisfactory] report from the Department of Investigation **which the Board shall determine to be satisfactory.**
- (2) The Board in any resolution granting a special permit shall specify how each of the findings required by this section are made.

The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted use has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of signs and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

Resolution for adoption scheduling May 30, 1984 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF STATEN ISLAND

No. 13

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'x100'	Unimproved

(On April 25, 1984, Cal. No. 3, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 14

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

(On April 25, 1984, Cal. No. 4, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

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

(On April 25, 1984, Cal. No. 5, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16
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.

(On April 25, 1984, Cal. No. 6, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17
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.

(On April 25, 1984, Cal. No. 7, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 18 and 19

(Proposed New York City Housing Authority Plan and Project and related disposition of properties)

No. 18**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, Suter 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.

(On April 25, 1984, Cal. No. 8, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

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.

(On April 25, 1984, Cal. No. 9, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20
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.

(On April 25, 1984, Cal. No. 10, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

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.

(On April 25, 1984, Cal. No. 11, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22
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.

(On April 25, 1984, Cal. No. 12, the Commission scheduled May 16, 1984 for a public hearing, which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 23

CB 10,12

C 840557-578 PPQ

IN THE MATTER OF an application by the Division of Real Property, for the disposition of 5 City-owned properties in the Borough of Queens pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
840577 PPQ	10	11455	1,8	Northwest corner of Fairfield Avenue and Emerald Street
		13938	6,10	Southwest corner of Fairfield Avenue and 76th Street
		13938	23	North side of 157th Avenue between 75th and 76th Streets
840578 PPQ	12	12255	31	West side of 161st Place, 100 feet south of 122nd Avenue
		12190	5,6	East side of 155th Street, 80 feet south of 115th Ave.

Close the hearing.

No. 24

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.

(On April 25, 1984, Cal. No. 15, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 25

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.

(On April 25, 1984, Cal. No. 2, the Commission scheduled May 16, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF STATEN ISLAND

No. 26
CB 3
N 840806 RAR

IN THE MATTER OF an application pursuant to Sections 107-321, 107-65, 107-64 and 107-322 of the Zoning Resolution and Section 200 of the New York City Charter from Donald E. Peters, Architect, for granting authorization for tree preservation, topographical modification, tree removal and tree planting and replacement at Stepping Stone Nursery, Inc. located at 5394 Amboy Road, Borough of Staten Island, Block 6570, Lot 33

For consideration.

No. 27
CB 3
N 840677 RAR

IN THE MATTER OF an application pursuant to Sections 107-64, 107-65, 107-08 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from Jerome L. Grushkin, Architect, for granting authorization for tree removal, topographical modification, subdivision and school seat certification at Joline Avenue, Bedell Avenue, Poe Street, Poe Court, Newfolden Place and Giegerich Place, Borough of Staten Island

BLOCKS	LOTS
7818	15,19,34,38,30,41,23,27,53,50,46
7812	149,153,142,137,132
7820	1,98,93,75,80

For consideration.

No. 28
CB 3
N 840729 RAR

(Removal of existing trees, topography modification, subdivision and school seat certification in the Special South Richmond Development District pursuant to Sections 107-64, 107-65, 107-08 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER OF an application pursuant to Sections 107-64, 107-65, 107-08 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from David C. Winters for granting authorization for tree removal, topography modification and certification for subdivision and school seats at 64,68,72,76,80 Tarlee Place, Borough of Staten Island, Block 5158, Lots 27,25,23,21 and 19.

For consideration.

No. 29

CB 3

N 840832 RAR

(Removal of existing trees, development of a zoning lot containing Designated Open space, School Seat and Subdivision Certification in the Special South Richmond Development District pursuant to Sections 107-64, 107-22, 107-123 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER OF an application pursuant to Sections 107-64, 107-22, 107-123 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter from Joseph Grunig, Architect, for granting authorization for tree removal, certification for development of a zoning lot containing Designated Open Space, School Seat and Subdivision Certifications at 145 and 157 Collyer Avenue, Borough of Staten Island, Block 6326 Lots 6 and 11.

For consideration.

No. 30

CB 3

C 840582 HOX

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

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.)

(On April 25, 1984, Cal. No. 29, the hearing was closed.)

For consideration.

No. 31

CB 3

C 840604 HAX

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.)

(On April 25, 1984, Cal. No. 30, the hearing was closed.)

For consideration.

No 32

CB 3

C 840583 HOX

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

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.)

(On April 25, 1984, Cal. No. 31, the hearing was closed.)

For consideration.

No. 33

CB 3

C 840603 HAX

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.)

(On April 25, 1984, Cal. No. 32, the hearing was closed.)

For consideration.

No. 34

CB 10

N 840781 ZAX

IN THE MATTER OF an application, from City Island Boatyard Limited Partnership, requesting an authorization, pursuant to Section 78-231 of the Zoning Resolution, for a swimming pool to be accessory to a large-scale residential development on property in the general vicinity of Carroll and Schofield Streets and their easterly prolongations, and extending easterly from the southerly prolongation of Minneford Avenue to the Long Island Sound. The large-scale residential development was the subject of a previously approved application for special permits (C800104 ZSX) granted by the City Planning Commission on August 18, 1980 and by the Board of Estimate on September 18, 1980.

For consideration.

BOROUGH OF MANHATTAN

No. 35

CB 7

N 840614 ZRM

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.)

(On April 25, 1984, Cal. No. 16, the hearing was closed.)

For consideration.

No. 36

CB 9

C 840581 HDM

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.)

(On April 25, 1984, Cal. No. 17, the hearing was closed.)

For consideration.

No. 37

CB 1

C 840550 HDM

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.)

(On April 25, 1984, Cal. No. 21, the hearing was closed.)

For consideration.

No. 38**CB 7****C 840520 ZSM**

IN THE MATTER OF an application, pursuant to Section 74-95 of the Zoning Resolution, for the **grant of a special permit involving Housing Quality**, to modify height and setback, open space, distance between buildings 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.)

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

For consideration.

No. 39**CB 5****N 840209 ZAM**

[Proposed application to authorize the renewal of the special use permit for an existing public garage].

IN THE MATTER OF an application from Meyers Parking System, Inc. requesting an authorization to renew a special use permit, pursuant to Section 11-411 of the Zoning Resolution, for an existing public garage and public parking facility located at 1029-1039 Avenue of the Americas, between W. 38 and W. 39 streets.

For consideration.

No. 40**CB 5****N 840620 ZAM**

IN THE MATTER OF an application from New Bilora Equities Corp., N.V., for an authorization, pursuant to Section 13-451 of the Zoning Resolution, to allow a ten (10) space on site enclosed accessory off-street parking facility in an existing building located at 80-88 Lexington Avenue.

For consideration.