

L	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	Minutes			Approved	48	C 840568	PPX		For Rept. Adopted
	C 840253	HAX		Sched 6/20/84	49	C 840622-627	PPX		" " "
	C 840491	GFX		" "	50	C 840443	HOK		" " "
	C 840681-685	PPX		" "	51	C 840600	HAK		" " "
	C 840730-736	PPX		" "	52	C 840569-576	PPK		" " "
	C 840765-768	PPX		" "	53	C 840662	PSK		" " "
	C 840661	ZSX		" "	54	C 840494	HDK		" " "
	C 840686-695	PPK		" "	55	C 840577-578	PPQ		" " "
	C 840737-747	PPK		" "	56	C 810420	MHQ		" " "
	C 840769-770	PPK		" "	57	C 830802	ZSM		" " "
	C 840719	PPK		" "	58	C 840550	HDM		" " "
	C 840224	HUK		" "	59	C 840558	HUM		" " "
	C 840224	HUK (A)		" "	60	C 840559	HDM		" " "
	C 830537	HAK		" "	61	C 840557	ZMM		" " "
	N 840869	BDK		" "	62	N 840556	ZRM	0*/	" " "
	N 840870	BDK		" "	63	C 840520	ZSM		" " "
	C 830019	MHQ		" "	64	C 840579	PPR		" " "
	C 840697-698	PPQ		" "	65	N 840707	RAR		" " "
	C 840748	PPQ		" "	66	Assignment of Property			Sched. 6/20/84
	C 840749	PPQ		" "	67	N 840860	RAR		Outl. Approved
	C 840527	PSQ		" "	68	N 840209	ZAM		" "
	C 840528	ZSQ		" "	69				
	C 820142	GFM		" "	70				
	C 840680	PPM		" "	71				
	C 840696	PPM		" "	72				
	C 840227	HAM		" "	73				
	C 840228	HAM		" "	74				
	C 840229	HAM		" "	75	Present			
	C 840230	HAM		" "	76	Chairman	Sturz		
	C 840231	HAM		" "	77	vice "	Gallant		
	C 840373	ZSM		" "	78	Comm.	Gulino		
	C 840374	ZSM		" "	79	"	Mutlan		
	C 840354	PPR		" "	80	"	Scheinberg		
	C 840701-703	PPR		" "	81				
	C 840750	PPR		" "	82	Re: Cal. #53	Comm. Mutlan voted "no"		
	C 840430	HOK	(RUC)	Hearing Closed	83		4 yes votes + 1 no vote		
	C 840642	HAK	(RUC)	" "	84				
	C 840518	PPQ		" "	85	Re: Cal. #63	Vice Comm. Gallant		
	C 840549	PPM		" "	86		voted no.		
	C 831971	ZSM		" "	87		4 yes vote + 1 no vote		
	N 840427	ZRM		" "	88				
	C 840530	ZSM		" "	89				
	C 840900	ZSM		" "	90	Adj. at 11:55 A.M.			
	N 840428	ZRY		" "	91				
	C 830300	ZMR		" "	92				
	C 830313	PSR		" "	93				
	C 840567	PPX		For Rept. Adopted	94				

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF MAY 30, 1984

IA S C H E D U L I N G  
C I T Y W I D E

No. 66

Assignment of Public Property

IN THE MATTER OF a New York City Board of Estimate Resolution (Calendar No. 70 of January 12, 1984) requesting the City Planning to issue a recommendation within 180 days as to whether the assignment of City owned or leased real property, other than leased office space, from one City agency to another City agency where a change in use, activity, function or operation will ensue should be subject to the Uniform Land Use Review Procedure, Section 197-c of the New York City Charter.

DISPOSITION:

RESOLUTION ADOPTED SCHEDULING JUNE 20, 1984 FOR A PUBLIC HEARING

STATEN ISLAND

No. 67

CB 3

N 840860 RAR

(Removal of existing trees, topographical 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 Rudolf J. Beneda, Architect, for granting authorization for tree removal, topographical modification, subdivision and school seat certification at 44, 52, 60, 68, 76 Grafe Street, Borough of Staten Island, Block 6159, lots 6, 12, 16, 20 and 24. Plans for the proposed development are on file with the City Planning Commission and may be seen at the Staten Island Office of City Planning at 56 Bay Street, Staten Island.

DISPOSITION.....AUTHORIZATION APPROVED

BOROUGH OF MANHATTAN

No. 68

CB 5

N 840209

IN THE MATTER OF authorizing an extension for a term of 10 years the special use permit for a public garage and public parking facility for motor vehicles located at 1029 - 1039 Avenue of the Americas, between West 38th Street and West 39th Street, New York, NY.

DISPOSITION.....AUTHORIZATION APPROVED

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

---

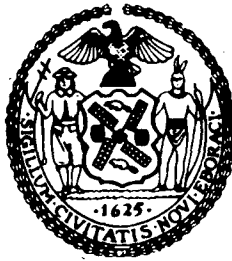
**CITY PLANNING COMMISSION**

---

**WEDNESDAY, May 30, 1984**

---

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 9]**

**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 pro-rated) 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, May 30, 1984

---

#### Calendar No. 9

Roll Call; approval of minutes.....	1
I: Scheduling June 20, 1984.....	1
II. Public Hearings.....	14
III. Reports.....	22

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  
June 20, 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 30, 1984**

—  
**APPROVAL OF MINUTES OF**  
 Regular Meeting of April 9, 1984  
 and Special Meeting of April 4 and 16, 1984

—  
**I PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE**  
**SCHEDULED FOR WEDNESDAY, JUNE 20, 1984**  
**STARTING AT 10 A.M.**  
**in CITY HALL, MANHATTAN**

—  
**BOROUGH OF BRONX**

—  
**No. 2**

**CB 3**

**C 840253 HAX**

**IN THE MATTER OF** an application relating to the **disposition of five 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 requested:

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

<b>Address</b>	<b>Block</b>	<b>Lot</b>
1098 Jackson Avenue	2651	2
1100 Jackson Avenue	2651	3
1118 Jackson Avenue	2651	10
1097 Forest Avenue	2651	51
1121 Forest Avenue	2651	39

- 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 October 4, 1983 and March 19, 1984.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

—  
**No. 3**

**CB 11**

**C 840491 GFX**

**IN THE MATTER OF** an application for a revocable consent submitted by the New York Institute for the Blind to install, maintain and use an overhead cable and to utilize an existing conduit at Astor Avenue east of Colden Avenue.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

—

## No. 4

CB 1,2,3,5,6

C 840681-685 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 12 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840681 PPX	1	6
840682 PPX	2	1
840683 PPX	3	2
840684 PPX	5	1
840685 PPX	6	2

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

## No. 5

CB 1-6,11

C 840730-736 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 19 City-owned properties pursuant to Section 197-c of the new York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840730 PPX	1	3
840731 PPX	2	2
840732 PPX	3	6
840733 PPX	4	4
840734 PPX	5	2
840735 PPX	6	1
840736 PPX	11	1

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

## No. 6

CB 1,2,4,7

C 840765-768 PPX

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

ULURP #	C.B.	Block	Lot	Location
840765 PPX	1	2340	218	405 Rider Avenue
		2619	34	825 Eagle Avenue
		2642	40,72,74	S.E. corner Concord Ave. and E. 151st Street
		2330	73	287 E. 148th Street
		2715	17,19,20	S.W. Corner of E. 165th St. and Tiffany Street
840766 PPX	2	2715	17,19,20	S.W. Corner of E. 165th St. and Tiffany Street



		2697	22	923-29 Dawson Street
		2746	53	N.W. corner of Bruckner Blvd. Faile Street
840767 PPX	4	2785	5	1310 Morris Avenue
840768 PPX	7	3280	49	2977 Webster Avenue

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

No. 7

CB 10

C 840661 ZSX

IN THE MATTER OF an application, pursuant to various Sections of Article VII, Chapter 8 and Article XI, Chapter 2 of the Zoning Resolution, for the grant of special permits involving modified plans for a previously approved large-scale residential development on property located generally between Carroll Street and Schofield Street and their easterly prolongations, and extending generally from the southerly prolongation of Minnieford Avenue to the Long Island Sound, within the Special City Island District, Borough of The Bronx. The original application (C 800104 ZSX), was the subject of special permits approved by the City Planning Commission on August 18, 1980 (Calendar No. 7) and by the Board of Estimate on September 18, 1980 (Calendar No. 52).

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

BOROUGH OF BROOKLYN

---

No. 8

CB 1,3,4,5,7,13,16

C 840686-695 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 37 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840686 PPK	1	2
840687 PPK	3	1
840688 PPK	3	4
840689 PPK	4	1
840690 PPK	5	5
840691 PPK	5	19
840692 PPK	7	1
840693 PPK	13	1
840694 PPK	16	1
840695 PPK	16	2

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

## No. 9

CB 1-5,7,8,10,13,16,18

C 840737-747 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 91 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840737 PPK	1	4
840738 PPK	2	1
840739 PPK	3	47
840740 PPK	4	5
840741 PPK	5	17
840742 PPK	7	4
840743 PPK	8	7
840744 PPK	10	1
840745 PPK	13	1
840746 PPK	16	2
840747 PPK	18	2

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

 No. 10

CB 1,5

C 840769-770 PPK

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

ULURP #	C.B.	Block	Lot	Location
840769 PPK	1	3038	7	304 Stagg Street
840770 PPK	5	3660	5	21-23 Pennsylvania Ave.

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

 No. 11

CB 9

C 840719 PPK

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

ULURP #	C.B.	Block	Lot	Location
840719 PPK	9	5050	66	633 Parkside Avenue

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

**Nos. 12, 13 and 14**

*[Brooklyn Center Urban Renewal Amendment and related items to facilitate improvements within the area.]*

**No. 12****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 June 20, 1984 for a public hearing.**

**No. 13****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 to the original application [C 840224 HUK(A)] 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 June 20, 1984 for a public hearing.**

---

**No. 14**

**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 June 20, 1984 for a public hearing.**

---

No. 15

**CB 1**

**N 840869 BDK**

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

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

No. 16

**CB 2,6,8**

**N 840870 BDK**

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

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**BOROUGH OF QUEENS**

---

No. 17

**CB 14**

**C 830019 MMQ**

**IN THE MATTER OF** a **proposed map change** showing the elimination, discontinuance and closing of Horton Avenue between Pinson and McBride Streets; the realignment of Battery Road between McBride and Pinson Streets, adjusting the grades therefor, and extending and establishing permanent sewer easements, in accordance with Map No. 4782 dated January 20, 1984 and signed by the Borough President.

The map was referred by the Board of Estimate on January 26, 1984 (Calendar No. 301).

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

## No. 18

CB 10,12

C 840697-698 PPQ

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
840697 PPQ	10	1
840698 PPQ	12	19

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

## No. 19

CB 4

C 840748 PPQ

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
840748 PPQ	4	1938	1,23 (Former)	53-20 102nd Street

Resolution for adoption scheduling June 20, 1984 for a public hearing.

## No. 20

CB 12

C 840749 PPQ

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
840749 PPQ	12	10191	34	101-23 164th Street

Resolution for adoption scheduling June 20, 1984 for a public hearing.

## Nos. 21 and 22

*[Proposed request of site selection and special permit to enable the construction of a Municipal Parking Field.]*

## No. 21

CB 7

C 840527 PSQ

IN THE MATTER OF an application by the Department of Transportation under the provisions of Section 197-c of the New York City Charter, for the selection and acquisition of property located south of 14th Avenue, east of 150th Street, Block 4678, Lots 21 and 25, for the construction of a Municipal Parking Field.

Resolution for adoption scheduling June 20, 1984 for a public hearing.

## No. 22

CB 7

C 840528 ZSQ

**IN THE MATTER OF** an application pursuant to Section 74-511 of the Zoning Resolution, from Department of Transportation, for the grant of a special permit for a parking lot of 45 spaces in a C1-2 District, east of 150th Street, south of 14th Avenue.

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

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

 BOROUGH OF MANHATTAN
 

---

## No. 23

CB 1

C 820142 GFM

**IN THE MATTER OF** a proposed 10 year revocable consent application by the Corporation of Trinity Church, the Rector, Churchwardens and Vestrymen of the Trinity Church in the City of New York to construct, maintain and use a 6.8 foot wide unenclosed pedestrian bridge which would span 81.5 feet over and across Trinity Place, and connect the second floor of 74 Trinity Place, on the westerly end of the proposed bridge, 16.57 feet above the bed of the street, with the elevated ground floor of the Trinity Church (a landmark building) on the easterly end of the proposed bridge, 14.8 feet above the bed of the street; in C5-5CR and C5-5 Zoning Districts respectively, in the Greenwich Street Special District.

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

 No. 24
 

---

CB 1

C 840680 PPM

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

Block	Lot	Location	Type of Action Proposed
155	1	2 Lafayette Street	Long term lease of stores and other street-level commercial space

Resolution for adoption scheduling June 20, 1984 for a public hearing.

---

 No. 25
 

---

CB 3

C 840696 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
840696 PPM	3	344	140	64 Clinton Street

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**Nos 26, 27 and 28**

*[Designation and disposition of City-owned property for the proposed construction of housing for moderate income families.]*

**No. 26**

**CB 11**

**C 840227 HAM**

**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 requested:

- 1) The designation of property as an Urban Development Action area located as follows:

The entire block bounded by East 122nd Street, Park Avenue, East 121st Street and Madison Avenue (Tax Block 1747 North, Lots 35,39,40,44,45,46,47,48,49,50,51,52,53, 54,55,56,57,58,59,60,61,62,63,64,65,69,70,71,72,73,74,75 and 76), comprising sites 10 and 19 in the Milbank-Frawley Urban Renewal Area.

- 2) Approval of an Urban Development Action Area Project for such property.
- 3) Disposition of such property to a private/public organization.

This application was submitted by the Department of Housing Preservation and Development on September 27, 1983, and made complete on March 30, 1984.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**No. 27**

**CB 11**

**C 840228 HAM**

**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 requested:

- 1) Designation of property as an Urban Development Action Area located as follows:

The entire block bounded by East 120th Street, Park Avenue, East 119th Street and Madison Avenue (Tax Block 1746 East, Lots 21,28,30,31,32,33,34,36,37,38,39,40,41, 141,42,43,44,45,46,47,48,49,50,51 and 52), comprising Site 9 (also known as Sites 9A and 9B) of the Milbank Frawley Urban Renewal Area.

- 2) Approval of an Urban Development Action Area Project for such property.
- 3) Disposition of such property to a private/public organization to develop the site.



This application was submitted by the Department of Housing Preservation and Development on September 27, 1983, and made complete on March 30, 1984.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**No. 28**

**CB 11**

**C 840229 HAM**

**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 requested:

- 1) Designation of property as an Urban Development Action Area located as follows:

The entire block bounded by East 118th Street, Madison Avenue, East 117th Street and Fifth Avenue (Tax Block 1623 West, Lots 1,2,3,4,104,5,6,7,8,9,10,11,12,13,14,15,16, 17,56,58,59,60,61,62,63,64,65,66,67,68,168,69,70,71,72) comprising Sites 5 and 18 in the Milbank Frawley Urban Renewal Area.

- 2) Approval of an Urban Development Action Area Project for such property.
- 3) Disposition of such property to a private/public organization.

This application was submitted by the Department of Housing Preservation and Development on September 27, 1983, and made complete on March 30, 1984.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**Nos 29 and 30**

*[Designation and disposition of City-owned property for the construction of housing for moderate income housing.]*

**No. 29**

**CB 11**

**C 840230 HAM**

**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 requested:

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

The easterly portion of the block bounded by East 101st Street, First Avenue, East 100th Street and Second Avenue (Tax Block 1672, Lot 17) comprising Site 3 in the Metro North Urban Renewal Area.

- 2) Approval of an Urban Development Action Area Project for such property.
- 3) Disposition of such property to a private/public organization.

This application was submitted by the Department of Housing Preservation and Development on September 27, 1983, and made complete on March 30, 1984.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**No. 30**

**CB 11**

**C 840231 HAM**

**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 requested:

- 1) Designation of property as an Urban Development Action Area located as follows:  
The easterly half of the block bounded by East 103rd Street, First Avenue, East 102nd Street and Second Avenue (Tax Block 1674, Lot 23) comprising Site 7 in the Metro North Urban Renewal Area.
- 2) Approval of an Urban Development Action Area Project for such property.
- 3) Disposition of such property to a private/public organization.

This application was submitted by the Department of Housing Preservation and Development on September 27, 1983, and made complete on March 30, 1984.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**Nos. 31 and 32**

*[Grant of special permits for a proposed residential building and parking garage.]*

**No. 31**

**CB 4**

**C 840373 ZSM**

**IN THE MATTER OF** an application, pursuant to Section 74-95 of the Zoning Resolution for the grant of a special permit involving Housing Quality, to modify height and setback, open space and rear yard requirements for a proposed 11 story residential building on property located south of 19th Street between Seventh and Eighth Avenue.

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**No. 32**

**CB 4**

**C 840374 ZSM**

**IN THE MATTER OF** an application, pursuant to Section 74-52 of the Zoning Resolution for the grant of a special permit for a below grade parking garage in a proposed 11 story residential building on property located south of 19th Street between Seventh and Eighth Avenue, Borough of Manhattan.

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

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**BOROUGH OF STATEN ISLAND**

---

**No. 33**

**CB 2**

**C 840354 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 through long-term lease**, of the following City owned property.

<b>Block</b>	<b>Lot</b>	<b>Type of Property</b>
1935	1	Prall's Island

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**No. 34**

**CB 1,2,3**

**C 840701-703 PPR**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 32 City-owned properties**, pursuant to Section 197-c of the New York City Charter.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
840701 PPR	1	2
840702 PPR	2	2
840703 PPR	3	28

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

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

**No. 35**

**CB 3**

**C 840750 PPR**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
840750 PPR	3	7066	86	84 Poplars Avenue

**Resolution for adoption scheduling June 20, 1984 for a public hearing.**

---

## II. PUBLIC HEARINGS

---

### BOROUGH OF BROOKLYN

---

#### Nos. 36 and 37

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

#### No. 36

**CB 16**

**C 840430 HOK**

**PUBLIC HEARING:**

**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.

(On May 16, 1984, Cal. No. 4, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

#### No. 37

**CB 16**

**C 840642 HAK**

**PUBLIC HEARING:**

**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.

(On May 16, 1984, Cal. No. 5, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

**BOROUGH OF QUEENS**

---

No. 38

CB 6

C 840518 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 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

(On May 16, 1984, Cal. No. 9, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

**BOROUGH OF MANHATTAN**

---

No. 39

CB 12

C 840549 PPM

**PUBLIC HEARING:**

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

ULURP #	C.B.	Block	Lot	Location
840549 PPM	12	2164	32	180 Wadsworth Avenue ("former" 34th Police Precinct)

(On May 16, 1984, Cal. No. 10, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

## No. 40

CB 2

C 831971 ZSM

**PUBLIC HEARING:**

**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.

(On May 16, 1984, Cal. No. 11, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

 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

N 840427 ZRM

**PUBLIC HEARING:**

**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

**81-232****Existing places 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.**

(On May 16, 1984, Cal. No. 42, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 42

CB 5

C 840530 ZSM

**PUBLIC HEARING:**

**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 Mid-town District.

Plans for this proposed modification are on file with the City Planning Commission and may be viewed in Room 1500, 2 Lafayette Street, Manhattan, N.Y.

(On May 16, 1984, Cal. No. 41, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 43

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

CB 8

C 840900 ZSM

**PUBLIC HEARING:**

**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, New York.

(On May 16, 1984, Cal. No. 43, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

CITYWIDE

---

No. 44

CITYWIDE

N 840428 ZRY

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

**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 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 an educational institution including an alumni club, or of a 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 Depart-**



ment 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 Gr 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 Group 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 steam-baths,] 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.

(On May 16, 1984, Cal. No. 12, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

**BOROUGH OF STATEN ISLAND**

---

**Nos. 45 and 46**

*[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. 45**

**CB 2**

**C 830300 ZMR**

**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 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.

(On May 16, 1984, Cal. No. 2, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

**No. 46**

**CB 2**

**C 830313 PSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the selection 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.

(On May 16, 1984, Cal. No. 3, the Commission scheduled May 30, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

---

### III. REPORTS

---

#### BOROUGH OF THE BRONX

---

No. 47

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. On May 16, 1984, Cal. No. 14, the hearing was closed.)

For consideration.

---

No. 48

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. On May 16, 1984, Cal. No. 15, the hearing was closed.)

For consideration.

---

No. 49

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. On May 16, 1984, Cal. No. 16, the hearing was closed.)

For consideration.

---

**BOROUGH OF BROOKLYN**

---

**Nos. 50 and 51**

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

**No. 50**

**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.

(On April 25, 1984, Cal. No. 8, the Commission scheduled May 16, 1984 for a public hearing. On May 16, 1984, Cal. No. 18, the hearing was closed.)

For consideration.

---

**No. 51**

**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. On May 16, 1984, Cal. No. 19, the hearing was closed.)

**For consideration.**

---

**No. 52**

**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.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
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. On May 16, 1984, Cal. No. 20 the hearing was closed.)

**For consideration.**

---

**No. 53**

**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 136 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. On May 16, 1984, Cal. No. 21 the hearing was closed.)

**For consideration.**

---

**No. 54**

**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. On May 16, 1984, Cal. No. 22, the hearing was closed.)

For consideration.

---

**BOROUGH OF QUEENS**

---

**No. 55**

**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>Block</b>	<b>Lot</b>	<b>Location</b>
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.

(On April 25, 1984, Cal. Nos. 13 and 14, the Commission scheduled May 16, 1984 for a public hearing. On May 16, 1984, Cal. No. 23, the hearing was closed.)

For consideration.

---

**No. 56**

**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. On May 16, 1984, Cal. No. 24, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF MANHATTAN**

---

**No. 57**

**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. On May 16, 1984, Cal. No. 25, the hearing was closed.)

**For consideration.**

---

**No. 58**

**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. 59

CB 1

C 840558 HUM

**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. On April 25, 1984, Cal. No. 19, the hearing was closed.)

**For consideration.**

---

 No. 60

CB 1

C 840559 HDM

**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 May 30, 1984 for a public hearing. On April 25, 1984, Cal. No. 20, the hearing was closed.)

**For consideration.**

---

 No. 61

CB 1

C 840557 ZMM

**IN THE MATTER OF a zoning change** pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the zoning map, 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 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 May 30, 1984 for a public hearing. On April 25, 1984, Cal. No. 23, the hearing was closed.)

For consideration.

---

No. 62

CB 1

N 840556 ZRM

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 B<sub>1</sub>—Limited Mixed Use Area

Area B<sub>2</sub>—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 B<sub>1</sub> and B<sub>2</sub>.]**

- (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 B<sub>1</sub> and Area B<sub>2</sub> *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 B<sub>2</sub>] 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 B<sub>2</sub>**

In area B<sub>2</sub> 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 30, 1984 for a public hearing. On April 25, 1984, Cal. No. 22, the hearing was closed.)

For consideration.

---



### 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. 63

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.

---

 BOROUGH OF STATEN ISLAND
 

---

## No. 64

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

(On April 25, 1984, Cal. No. 3, the Commission scheduled May 16, 1984 for a public hearing. On May 16, 1984, Cal. No. 13, the hearing was closed.)

For consideration.

---

 No. 65
 

---

CB 3

N 840707 RAR

*[Removal of existing trees, topographical modification and school seat certification in the Special South Richmond Development District pursuant to Sections 107-64, 107-65 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 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from Rudolf Beneda, Architect, for granting authorization for tree removal, topographical modification and school seat certification at 516 and 524 Lamont Avenue, Borough of Staten Island, Block 6311, Lots: 23, 19.

For consideration.

---