

SPECIAL MEETING OF July 30, 1984

TIME:

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 840661	ZSX			FAVORABLE REPORT ADOPTED	
2	C 841060	HUX				
3	C 841022	PLX				
4	C 840248	ZSX				
5	C 840227	HAM				
6	C 840228	HAM		Milbank Frawley URA		
7	C 840229	HAM				
8	C 840230	HAM		Metro North		
9	C 840231	HAM				
10	N 840914	ZRM		Greenwich St. Special District		
11	N 840876	ZAR				
12	N 831161	ZAR				
13	Assignments					
14	N 850011	015	HKM			
15	C 840373	ZSM				
16	C 840374	ZSM		250 W. 19th St.		
17	N 840428	ZRY (A)				
18						
19						
20						
21						
22						
23				Chrm Sturz		
24				Comm Bond		
25				Gulino		
26				Scheinberg		
27				Teah		
28						
29						
30						
31						
32					Comm Bond - not voting & not participating on Cal No's. 5, 6, 7, 8, & 9	
33						
34						
35						
36					Meeting at 3:00	
37						
38					Closed at 3:10	
39						
40						
41						
42						
43						
44						
45						
46						
47						

I. REPORTS

BOROUGH OF THE BRONX

No. 1

CB 10

C 840661 ZSX

PUBLIC HEARING:

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.

(On May 30, 1984, Cal No. 7, the Commission scheduled June 20, 1984 for a public hearing, On June 20, 1984 Cal. No. 63, the hearing was closed.)

For consideration. **DISPOSITION:** Favorable Report Adopted.

CB 3,6

C 841060 HUX

(Third Amendment to the Fordham Road Urban Renewal Plan, proposed long term leasing of property and the grant of a special permit.)

No. 2

PUBLIC HEARING:

IN THE MATTER OF the Third Amendment to the Fordham Road Urban Renewal Plan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed amendment provides for the following changes:

As previously approved
(C 770165 HUX)

Site 1—Commercial/Public & Semi-Public
Block 3033, Lot 53; Block 3042, Lots 4, 9, 13, 22, 27, 35, 36, 38, 39, 40, 41, 42, 43.

The bed of E. 189th St. between Third Ave. and Washington Ave.

Site 2—Public Street Improvement:
Block 3033, Lot 38; Block 3042, Lot 1; the bed of Third Ave. between E 189th St. and Fordham Road; a narrow strip of land along westerly side of Washington Avenue between Fordham Road and E. 188th St. and along northerly side of E 188th St. between Washington Ave. and Fordham Road.

As now proposed
(C 841060)

Site 1—Commercial
The site consists of Block 3033, Lot 53. East 189th Street remains an open street.

Site 2—Public & Semi-Public:
Portion of Block 3042 (Lots 4, 9, 27 (part), 35, 36, 38, 39, 40, 41, 42, 43)
Site of planned post office facility.

"Q" Parcel or Land Not To Be Acquired
(Block 3042, Lots 13, 22 27 (part))
Conforming commercial use on privately owned land.

Site 3—Public Street Improvement:
Block 3042, Lot 1 (Flood Sq.)

Site 4—Public Street Improvement:
Block 3033, Lot 38

Various street changes previously approved as part of the Urban Renewal Plan are no longer contemplated and therefore, are eliminated from the proposed Third Amendment.

This amendment of the Fordham Road Urban Renewal Plan was submitted by the Department of Housing Preservation and Development on June 14, 1984.

(On June 20, 1984 Cal. No. 19, the Commission scheduled July 25, 1984 for a public hearing. On July 25, 1984 Cal. No. 59, the hearing was closed.)

For consideration. **DISPOSITION:** Favorable Report Adopted.

IN THE MATTER OF an application by the New York City Public Development Corporation under the provisions of Section 197-c of the New York City Charter, for the selection and long term lease of property located on a block generally bounded by Washington Avenue, East 189th Street, Third Avenue and Fordham Road (Block 3033, part of Lot 53), in the Borough of The Bronx, for construction of a new municipal parking garage.

(On July 9, 1984 Cal. No. 8, the Commission scheduled July 25, 1984 for a public hearing.

On July 25, 1984 Cal. No. 60 the hearing was closed.)

For consideration.

DISPOSITION: FAVORABLE Report Adopted

IN THE MATTER OF an application, pursuant to Section 74-512 of the Zoning Resolution, from the New York City Public Development Corporation for the grant of a special permit involving the construction of a new public parking garage with more than 150 spaces, with some of such spaces located on the roof of such parking garage, and with floor space on one or more stories to be exempted from the definition of floor area, within a C4-4 District on property located on a block generally bounded by Washington Avenue, East 189th Street, Third Avenue and Fordham Road (Block 3033, part of Lot 53), in the Borough of The Bronx.

(On July 9, 1984 Cal. No. 9, the Commission scheduled July 25, 1984 for a public hearing.

On July 25, 1984, Cal. No. 61 the hearing was closed.)

For consideration

Disposition: Favorable Report Adopted.

BOROUGH OF MANHATTAN

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.

(On May 30, 1984, Cal No. 26, the Commission scheduled June 20, 1984 for a public hearing.
On June 20, 1984 Cal. No. 36 the hearing was closed.)

For consideration

DISPOSITION: Favorable Report Adopted.

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.

(On May 30, 1984, Cal No. 27, the Commission scheduled June 20, 1984 for a public hearing.
On June 20, 1984 Cal. No. 38 the hearing was closed.)

For consideration

DISPOSITION: Favorable Report Adopted.

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.

(On May 30, 1984, Cal No. 28, the Commission scheduled June 20, 1984 for a public hearing. On June 20, 1984 Cal. No. 38 the hearing was closed. On July 25, 1984, Cal.

No. 66 the report was laid over.)

For consideration. DISPOSITION: FAVORABLE Report Adopted.

Cal. No. 8

IN THE MATTER OF the designation and disposition of City-owned property located in Community District #11 of the Borough of Manhattan, 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.

(On May 30, 1984 Cal. No. 29 the Commission scheduled June 20, 1984 for a public hearing. On June 20, 1984 Cal. No. 39 the hearing was closed.)

For consideration. DISPOSITION: FAVORABLE Report Adopted.

No. 9

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.

(On May 30, 1984, Cal No. 30, the Commission scheduled June 20, 1984 for a public hearing. On June 20, 1984 Cal. No. 39 the hearing was closed. On July 25, 1984 Cal.

No. 67 the report was laid over.)

For consideration. DISPOSITION: Favorable Report Adopted.

PUBLIC HEARING:

(Proposed zoning text amendments concerning the Special Greenwich Street Development District.)

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 VIII, Chapter 6, 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.

Special Greenwich Street Development District

Proposed Zoning Text Amendment

* * *

86-049

Selection of pedestrian circulation improvements

Pedestrian circulation improvements to be provided by a *developer* shall be selected in the following manner:

- 1) First, those *mandatory pedestrian circulation improvements* which the *developer* is required to construct in connection with the *development* of its *zoning lot*, such *improvements* being listed by *block* number in the Description of Improvements by *block*. (Appendix B);
- 2) Second, those *elective pedestrian circulation improvements* which remain unconstructed, selected in the order in which they are ranked on the list of Elective Pedestrian Circulation Improvements (Appendix C) and whose aggregate additional *floor area* when added to that attributable for the provision of *mandatory pedestrian circulation improvements*, if any, entitles the *developer* to the total additional *floor area* desired.

The Elective Pedestrian Circulation Improvements which are noted with an asterisk (*) in Appendix C have a special ranking priority ahead of the numerical order set forth in Appendix C and equal to each other.

- 3) Third, if no unconstructed *elective pedestrian circulation improvement* or *improvements*, enables a *developer* to obtain the total additional *floor area* desired, the *developer* shall select the highest ranked unconstructed improvement and, if necessary, such other improvement or improvements listed in Appendix C, so that the aggregate additional *floor area* attributable to all *pedestrian circulation improvements* provided either (a) exceeds the additional *floor area* desired, the excess being credited as bonus *floor area*, or (b) is less, by the smallest amount, than the additional *floor area* desired, the difference between such aggregate additional *floor area* and the additional *floor area* desired being credited as additional *floor area* in exchange for a contribution (the "Fund Contribution") to the Greenwich Street Development District Fund to be established and administered in accordance with Section 86-0410 (Greenwich Street Development District Fund). The Fund Contribution shall be at the monetary rate specified in Section 86-0411 (Fund Contribution), be in the form of cash and be tendered to such Fund prior to the granting by the Department of Buildings of a building permit for the *development*.

Proposed Text Changes

Special Greenwich Street Development District

**86-055
Loggia**

A *loggia* is a continuous covered space within a *zoning lot* which effects a pedestrian connection as required in the District Plan and which

- (a) is located along a *street line*
- (b) is located above the level of the *street* such that it may not qualify as an *arcade*.
- (c) may be [is] open, except for building columns and railing, to the air space over the *street* through out its length, or may be enclosed, by a colorless, untinted, non-reflective, transparent material, except that it may contain a base wall of opaque material up to a maximum height of 18 inches from the finished floor level, and if enclosed, it must therefore be heated and air conditioned (during the appropriate periods).
- (d) has a minimum continuous width of 15 feet unobstructed except for building columns,
- (e) has a minimum height of 20 feet,
- (f) is open to the public at all hours, and
- (g) is designed so as to allow connection with all contiguous elements of the District Plan, and match the height of contiguous connecting circulation elements.

* * *

Building walls along certain street lines

Notwithstanding any other provision of this Chapter, where the District Plan shows a mandatory requirement for a *development* to be built to a *street line*, any such *development* shall have an exterior wall (i) coincident with such *street line*, (ii) constructed along the entire length of the portion of the *street line* bounding the *zoning lot* and (iii) with regard to the block listed below, rising, without setback, for a height above *curb level* of not less than the amount specified below:

- (a) For blocks 13N, 20S, 20N and 21, a height of not less than 85 feet.
- (b) For Block 13S, a height of not less than 85 feet, provided, however, if Block 13S is *developed* as one *development*, such *development* shall rise at the *street line* of Battery Place and of Broadway, without setback, to a minimum height of 35 feet but not exceeding 85 feet, except that the tower of such *development* shall rise, without setback, for its full height at the south-east corner of such block.
- (c) For Block 56N, a height of not less than 200 feet above *curb level*, or the full height of the *building*, whichever is less.

Where *building walls* are mandated to be built at the *street line*, such mandated front *building wall* requirements are optional along *street* that intersect with *streets* having mandated front *building wall* requirements. In no case shall such optional front *building walls* extend for a distance from the intersection more than 1.5 times the width of the *street* along which such optional *building wall* fronts.

If an open area is provided along the full length of the portion of the *front lot line*, not subject to optional front *building wall* requirements, the provisions of Section 33-44 (Alternate Front Setbacks) may apply.

* * *

86-092

Use Group G:

A. Convenience Retail or Service Establishments

1. Bakeries, provided that *floor area* used for production shall be limited to 750 square feet per establishment.
2. Barber shops.
3. Beauty parlors.
4. Drug stores.
5. Eating or drinking places, including those which provide outdoor table service or incidental musical entertainment.
6. Food stores, including supermarkets, grocery stores, meat markets, or delicatessen stores.
7. Hardware stores.
8. Package liquor stores.
9. Shoe or hat repair shops.
10. Stationery stores.
11. Tailor or dressmaking shops, custom.
12. Variety stores, limited to 10,000 square feet of *floor area* per establishment.
13. Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of *floor area* per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.

Proposed Text Changes

Special Greenwich Street Development District

B. Retail or Service Establishments.

1. Antique store.
2. Art gallerie, commercial.
3. Artists' supply stores.
4. Automobile supply stores, with no installation or repair services.
5. Bookstores.
6. Candy or ice cream stores.
7. Cigar or tobacco stores.
8. Clothing or clothing accessory stores, limited to 10,000 square feet of *floor area* per establishment.
9. Dry goods or fabric stores, limited to 10,000 square feet of *floor area* per establishment.
10. Florist shops.
11. Furniture stores, limited to 10,000 square feet of *floor area* per establishment.
12. Furrier shops, custom.
13. Gift shops.
14. Interior decorating establishments, provided that *floor area* used for processing, servicing or repairs shall be limited to 750 square feet per establishment.
15. Jewelry or art metal craft shops.
16. Leather goods or luggage stores.
17. Locksmith shops.
18. Millinery shops.
19. Musical instrument repair shops.
20. Music stores.
21. Newsstands, open or enclosed.
22. Optician or optometrist establishments.
23. Pawn shops.
24. Pet shops.
25. Photographic equipment or supply stores.
26. Photographic studios.
27. Picture framing shops.
28. Printing establishments, limited to 2,500 square feet of *floor area* per establishment for production, post offices and telegraph offices, limited to 2,500 square feet of *floor area* per establishment.
29. Record stores.
30. Shoe stores.
31. Sporting or athletic stores.
32. Stamp or coin stores.
33. Television, radio, phonograph or household appliance stores, limited to 10,000 square feet of *floor area* per establishment.
34. Toy stores.
35. Typewriter or other small business machine sales, rental or repair stores.
36. Umbrella repair shops.
37. Watch or clock stores or repair shops.
38. Off-track betting establishments.

C. Amusements.

1. Theaters.

APPENDIX B

Block 15

Mandatory Lot Improvements

- (a) A pedestrian connection between PCI:1 (above the level of Washington Street) and West Street (above street level about midway on the west lot line).

- (b) Build to lot line on Battery Place.

- (c) Build to street line on West Street.

Block 17S

[No designated improvements.]

Mandatory Lot Improvements

- (a) Build to street line on West Street.

Block 17N

[No designated improvements.]

Mandatory Lot Improvements

- (a) Build to street line on West Street.

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Proposed Text Changes

Special Greenwich Street Development District

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Block 52N

Mandatory Pedestrian Circulation Improvements

PCI:C. An open pedestrian bridge spanning Greenwich Street between the north end of the east lot line of block 54N and the north end of the west lot line of block 52N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 54N has not been redeveloped to provide the pedestrian connection.

PCI:D. An open pedestrian bridge spanning Trinity Place between the east lot line, near its middle, of block 52N and the west lot line, near its middle, of block 50N and a stair or ramp from the east of the bridge down to the level of Liberty Plaza and providing pedestrian access between Liberty Plaza and the elevated public pedestrian circulation system required in block 52N.

Mandatory Lot Improvements

- (a) Build to street line on Trinity Place and Liberty Street.
- (b) A pedestrian connection open to the public at all hours, with commodious, and obviously public, access from Trinity Place, between PCI:3 and street level near the corner of Liberty Street and Trinity Place.
- (c) A pedestrian connection between PCI:D and street level near the corner of Liberty Street and Trinity Place.
- (d) A pedestrian connection between PCI:D and PCI:C.

Preferred Lot Improvements

- (a) A shopping arcade along Greenwich Street and Cedar Street.
- (b) A covered pedestrian space along Trinity Place (the east lot line). This covered pedestrian space may qualify for bonus floor area under the provisions of Section 86-08 (Modification of Special Permit Regulations) if, in addition to meeting the requirements set forth in Section 86-059, the covered pedestrian space provides

(1) a public space in which the stairs from the sidewalk, on Liberty Street are replaced by a pedestrian connection, including one pair of 32 inch wide escalators, between PCI:3 (pedestrian tunnel under Liberty Street to the World Trade Center concourse) and street level.

(2) pedestrian connection, including one pair of 32 inch wide escalators between the elevated system of pedestrian connections (PCI:D—the open pedestrian bridge across Trinity Place and the pedestrian connection between PCI:D and PCI:C) and street level.

(3) for the penetration of daylight down to the level of PCI:D, and

(4) by such means as an arcade, a greater sidewalk width along the west side of Trinity Place while preserving the street wall by building to the east lot line.

(c) An open [A] loggia along Liberty Street (the north lot line) providing a pedestrian connection between PCI:D and PCI:C.

Block 55S

[No designated improvements.]

Mandatory Lot Improvements

- (a) Build to street line on West Street.

Block 55N

[No designated improvements.]

Mandatory Lot Improvements

- (a) Build to street line on West Street.

Block 56S

[No designated improvements.]

Mandatory Lot Improvements

- (a) Build to street line on West Street.

Proposed Text Changes

Special Greenwich Street Development District

Block 56N

Mandatory Pedestrian Circulation Improvements

PCI:A. An open pedestrian bridge spanning Washington Street between the north end of the east lot line of block 56N to the north end of the west lot line of block 54N and providing pedestrian access between the elevated public pedestrian circulation systems required in both blocks. Not required if block 54N has not been redeveloped to provide the pedestrian connection.

Mandatory Lot Improvements

- (a) Build to street line on Liberty Street and West Street.
- (b) A pedestrian connection between PCI:A and West Street (above street level near the north end of the west lot line).
- (c) A pedestrian connection between the west end of (b) above and street level near the corner of West Street and Liberty Street.
- (d) Acceptance of the second level (+ 32'-0") pedestrian bridge from Battery Park City.

Preferred Lot Improvements

A loggia along Liberty Street (the north lot line) providing a pedestrian connection between PCI:A and West Street (above street level near the north end of the west lot line).

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Appendix C

ELECTIVE PEDESTRIAN CIRCULATION IMPROVEMENTS ("PCI"s)

Ranked List of Elective Pedestrian Circulation Improvements

Priority	Improvement	Additional floor area (sq.ft.)
PCI:1	Pedestrian tunnel under Church Street between block 62 and the World Trade Center. ⁽¹⁾	303,500
PCI:2	Pedestrian tunnel between block 62 and the Lex IRT Fulton Street Station. ⁽²⁾	74,000
PCI:3	Pedestrian tunnel under Liberty Street between block 52N and the World Trade Center. ⁽³⁾	222,000
PCI:4	Pedestrian tunnel under Cedar Street between the concourse from the Lex IRT Wall Street Station and block 50N and a stair to street level in block 50(N). ⁽⁴⁾	222,000
PCI:5	Modernization of the entrance and control area and provision of an escalator to street level from the southbound platform of the Lex IRT Wall Street Station (near Rector Street and Broadway). ⁽⁵⁾	134,000
PCI:6	Entrance and control area and stairs to street level from the northbound platform of the Lex IRT Wall Street Station (near Exchange Place and Broadway). ⁽⁶⁾	77,000
PCI:7	Entrance and control area and stairs to street level from the northbound platform of the Bwy BMT RECTOR Street Station (near Morris Street and Trinity Place). ⁽⁷⁾	129,000
PCI:8	Rector Street pedestrian bridge. Not required until the pedestrian connection is proved from Battery Park City to the east side of West Street. ⁽⁸⁾	31,000
PCI:9	Open pedestrian bridge across Greenwich Street connecting Cunard Building (25 Broadway) to the development on block 14. The modification of the Great Hall of the Cunard Building to create a covered pedestrian space with access from both Broadway and the elevated shopping way along the west side of Greenwich Street. ⁽⁹⁾	15,000
*PCI:10	Reconstruction of Exchange Alley between Broadway and Trinity Place.	3,800
*PCI:11	The renovation of existing easements leading into the Lexington Avenue IRT Wall Street Station; the renovation of the underpass that connects the 111 and 120 Broadway easements below platform level; the renovation of the underpass connecting the northbound and southbound platforms, below platform level, north of Exchange Place and south of Rector Street; the renovation of the stairs leading directly to the street on the west side of Broadway, in front of Trinity Church.	51,000
*PCI:12	Renovation of BMT Rector Street station.	109,400
*PCI:13	Design and construction of a new stair into the Fulton Street IRT Lex-	

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Proposed Text Changes

Special Greenwich Street Development District

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Proposed Text Changes

Special Greenwich Street Development District

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***These Elective Pedestrian Circulation Improvements which are noted with an asterisk (*) above have a special ranking priority ahead of the numerical order and equal to each other.**

Description of Elective Pedestrian Circulation Improvements

- (1) PCI:1 A pedestrian tunnel not less than 15 feet wide by 10 feet high by approximately 50 feet long running beneath Church Street, directly beneath the tracks of the Bwy BMT subway, beneath the lower end of the access and escalator enclosure from 1 Liberty Plaza (block 62) (approximately under the east *curb line* of Church Street) and the pedestrian concourse system of the World Trade Center and the installation of an escalator in the enclosure provided in the access to 1 Liberty Plaza.
- (2) PCI:2 Lengthening the south end of the southbound platform of the Lex IRT Fulton Street Station to a point approximately 15 feet south of the south *street line* (extended) of Cortlandt Street, the construction of a pedestrian tunnel not less than 15 feet wide by 10 feet high by approximately 12 feet long between the extended platform and the north end of the east *lot line* of block 62 and the provision of a change booth and turnstiles in the tunnel and providing pedestrian access between the Lex IRT Fulton Street Station and the public pedestrian circulation system proposed for block 62.
- (3) PCI:3. A pedestrian tunnel not less than 10 feet wide by 10 feet high by approximately 173 feet long running beneath Liberty Street between the east end of the north *lot line* of block 52N and the basement of the World Trade Center and providing pedestrian access between the pedestrian concourse system of the World Trade Center and the public pedestrian circulation system required by block 52N. If at the time PCI:3 is constructed block 52N has not been redeveloped so as to provide the required pedestrian circulation system, PCI:3 shall include access to the sidewalk at the south end of the tunnel by two stairs each 5 feet wide.
- (4) PCI:4: A pedestrian tunnel not less than 10 feet wide by 10 feet high by approximately 75 feet long running beneath the sidewalk on the west side of Broadway and beneath Cedar Street between a point approximately 15 feet north of the north *street line* (extended) of Cedar Street and adjacent to the east *lot line* of block 50N (Liberty Park) to the north end of the pedestrian concourse from the north end of the southbound platform of the Lex IRT Wall Street Station, about halfway between Thame Street and Cedar Street and a stair not less than 12 feet wide between the north end of the pedestrian tunnel and ground level in block 50N and providing pedestrian access between the Lex IRT Wall Street Station and ground level in Liberty Park adjacent to Broadway.
- (5) PCI:5: The modernization of the central portion of the southbound platform of the Lex IRT Wall Street Station (at Reacor Street and Broadway), including (a) the provision of a 48 inch wide escalator between platform level and street level, (b) the replacement of the old turnstiles with modern turnstiles, (c) the provision of a new change booth and (d) relocation of bollards, in order to improve access to and control of the station.

- (6) PCI:6. A new entrance to the southern portion of northbound platform for the Lex IRT Wall Street Station at (Exchange Place and Broadway), including (a) two stairways, each six feet wide, between platform level and street level on the northeast corner of Broadway and Exchange Place, (b) the provision of a control area, (c) the provision of turnstiles, mechanical entrances and gates and (d) the provision of a change booth, in order to improve access to the station, especially from Exchange Place.
- (7) PCI:7. A new entrance to the south end of the northbound platform of the Bwy BMT Rector Street Station (on Trinity Place near Morris Street), including (a) a six foot wide stairway between platform level and street level, (b) the provision of a control area at the south end of the platform, (c) the provision of turnstiles, mechanical entrances and gates and (d) the provision of a change booth, in order to improve access to the station from the south.
- (8) PCI:8. A *pedestrian deck* not less than 15 feet wide by approximately 230 feet long located at an average height of 24 feet above the center of Rector Street running between the east edge of West Street and the west end of the south *lot line* of block 53S and providing pedestrian access between the pedestrian bridge which is to be built by Battery Park City as far as the east *street line* of West Street and the elevated pedestrian circulation system required in block 53S.
- (9) PCI:9. An *open pedestrian bridge*, spanning Greenwich Street, between the west end of the Great Hall of Cunard Building (25 Broadway) and the *elevated shopping way* required on the east side of block 14. The renovation of the Great Hall of the Cunard Building shall be in accordance with a plan prepared in consultation with the Landmarks Commission and approved by the City Planning Commission. Above not required if block 14 has not been developed.

Proposed Text Changes
Special Greenwich Street Development District

- †(10) PCI:10. Reconstruction of Exchange Alley for its full width between Broadway and Trinity Place.
- †(11) PCI:11. Renovate or repair walls, ceiling and floor surface, improve lighting in accordance with TA standards, and provide and install graphics and signage in four easements leading into Lexington Avenue IRT Wall Street Station, at 61 Broadway, 71 Broadway, 111-115 Broadway and at 120 Broadway. Renovate or repair walls, ceiling and floor surface, improve lighting in accordance with T.A. standards, provide and install graphics on the stairs and in the underpass that connects the 11 Broadway and 120 Broadway easements, below the platform level, and on the stairs and underpass connecting the northbound and southbound platforms of the Lexington Avenue IRT Wall Street Station, below platform level, and north of Exchange Place and south of Rector Street. Renovate or repair two stairways leading from Lexington Avenue IRT Wall Street Station directly to street level on west side of Broadway, north of Rector Street, in front of Trinity Church; renovate or repair stairway kiosks at street level, subject to review by Landmarks Preservation Commission; improve lighting in accordance with T.A. standards and provide and install graphics and signage in both stairway kiosks.
- (12) **Renovation of BMT Rector Street Station. Rehabilitate the two existing control areas and the high turnstile exit area, including new gates and railings, new wall tile (existing mosaic strip is to be preserved) and painting (including patching and repairing as required) of ceilings. Renovate eight street stairs, including new treads, wall tile, painting of ceilings and provision of new railings and light poles, at street level. Provide new floor tile throughout the station along with requisite scrubber rooms and scrubbing machines. Paint remaining ceilings, all columns and miscellaneous surfaces. Replace existing incandescent light fixtures in control areas, high turnstile exit area and stairways with new fluorescent fixtures and add supplemental platform lighting; upgrade electrical service as required. Provide acoustical treatment including acoustical block between the trackways and, if required, acoustic treatment under the platform edge and above the platform or track area. Provide new platform furnishings including benches and trash receptacles. Provide artwork in the station. Provide graphics and signage as required. All work is to be done in accordance with TA standards.**
- (13) **Design and construction of a new stair into the Fulton Street IRT/Lexington Avenue station to replace existing stairs located on the south side of Dey Street, near Broadway. Demolish two existing narrow staircase, excavate required area, relocate utilities as required and construct a new 120 foot wide stair and landings. Reconstruct and widen the adjacent sidewalk and make necessary modifications to roadway, in accordance with NYC Department of Transportation requirements, to accommodate the new stairway. The stair shall be designed in accordance with TA standards and shall include new floors, wall and ceiling finishes, new lighting and graphics to match and be contiguous with work proposed under the TA's Station Modernization Plan.**

* * *

(On June 20, 1984 Cal. No. 9, the Commission scheduled July 25, 1984 for a public hearing
On July 25, 1984 Cal. No. 27, the hearing was closed.)

For consideration.

DISPOSITION:

FAVORABLE Report Adopted.

BOROUGH OF STATEN ISLAND

No. 11

CPD/2

N840876ZAR

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

IN THE MATTER of an applicaiton, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution from Albert Melniker, A.I.A., for the grant of authorizations involving the modification of existing topography and alteration of botanic environment or removal of trees to construct one (1) one-family dwelling on property located on the east side of Tiber Place 250.00' north of Ocean Terrace. (Block 687, Lot 250)

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

For consideration.

DISPOSITION: Authorization Approved.

No. 12

CPD/2

N831161ZAR

(Request to construct one (1) garden storage building in the Special Natural Area District-1 of Staten Island.)

IN THE MATTER of an application, pursuant to Section 105-421 of the Zoning Resolution from Nicholas J. Salvadeo, A.I.A., for the grant of authorization involving the modification of existing topography to construct one (1) garden storage building on property located on the north side of Wooddale Avenue, 205.08' east of Elmhurst Avenue (Block 882, Lot 185).

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

For consideration.

DISPOSITION: Authorization Approved.

CITYWIDE

No. 13

CITYWIDE

Assignments

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 with 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.

(On May 30, 1984, Cal. No. 68, the Commission scheduled June 20, 1984 for a public hearing.

On June 20, 1984 Cal. No.64 the hearing was closed.)

For consideration.

DISPOSITION: Report Adopted.

IN THE MATTER OF a communication dated June 19, 1984 from the Executive Directo of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code, FOUR LANDMARKS AND LANDMARK SITES AND THE EXTENSION TO THE ST. MARK'S HISTORIC DISTRICT design-
nated by the Commission at its meeting held on June 19, 1984 and filed with the Secretary of the Board of Estimate on June 26, 1984. (List No. 170)

For consideration.

DISPOSITION:

Favorable Report Adopted.

CB 4

Cal. No. 15

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 at 250 W. 19th Street, on property located on the south side of 19th Street between Seventh and Eight Avenue, Borough of Manhattan.

(On May 30, 1984 Cal. 31, the Commisssion scheduled June 20, 1984 for a public hearing. On June 20, 1984 Cal. No. 41 the hearing was continued to July 25, 1984 Cal. No. 30 and closed.)

For consideration

DISPOSITION:

Favorable Report Adopted.

CB 4

Cal. No. 16

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 at 250 W. 19th Street on property located on the south side of 19th Street between Seventh and Eighth Avenue, Borough of Manhattan.

(On May 30, 1984 Cal. No. 32, the Commission scheduled June 20, 1984 for a public hearing. On June 20, 1984 Cal. No. 42, the hearing was continued to July 25, 1984 Cal. No. 31 and closed.)

For consideration

DISPOSITION:

Favorable Report Adopted.

No. 17

N 840428 ZRY(A)

[Modification of a previously heard text amendment to the Zoning Resolution pertaining to "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 Establishments" 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 Department of Buildings establishing the use of the premises as a "physical culture or health establishment."

Non-commercial physical culture or health facilities in a Housing Quality development under Section 74-95 (Housing Quality Development), may qualify as a *community facility use* provided that such health related facilities are located in a C2, C4, C5 or C6 District and provided further that the Commission makes the findings as set forth in Section 73-36 (physical culture or Health Establishments) of the Zoning Resolution in lieu of the special permit procedure pursuant thereto.

. . .

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 steambaths,] other than *adult physical culture establishments*, for a term not to exceed [five] ten years, provided the following findings are made:

- (a) That such use is so located as not to impair the essential character or the future use or developments of the surrounding area, and
- (b) That such use [either:] contains: (i) one or more of the following regulation size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or (ii) a swimming pool of a minimum 1,500 square feet; or (iii) [is operated as a membership organization offering classes and/or instruction in exercise, martial arts or weight reduction] facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.

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

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

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

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

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

(On June 20, 1984 Cal. No. 28, the Commission scheduled July 25, 1984 for a public hearing. On July 25, 1984 Cal. No. 33 the hearing was closed,)

For consideration

DISPOSITION:

Favorable Report Adopted.