

CAL. NO.	C.P. NO.		REPORTS		REMARKS	CAL. NO.	C.P. NO.		REPORTS		R
			TO	FROM					TO	FROM	
1	MINUTES				Approved	48	N 850125	RAR			Auth. App
2	C 850047	HAM			Sched. for 10/21/84	49					
3	C 840847	ZSM			" "	50					
4	C 831071	ZSM			" " "	51					
5	C 850173	HDM			" " "	52					
6	C 840651	ZSM			" " "	53					
7	C 850077	HDX			" " "	54					
8	C 850172	HDX			" " "	55					
9	C 841026	HAK			" " "	56					
10	C 850078	HDK			" " "	57					
11	C 840439	PPK			" " "	58					
12	C 840979	982	PPK		" " "	59					
13	C 840631	ZMK			" " "	60					
14	C 840632	MMK			" " "	61					
15	N 840936	HGM			Meeting Closed	62					
16	C 840598	HUM			" "	63					
17	C 840599	HDM			" "	64					
18	C 841034	ZMM			" "	65					
19	C 840720	ZSM			" "	66					
20	C 820547	ZSM			" "	67					
21	C 840894	ZSM			Cont. to 10/31/84	68	Present				
22	C 840965	HDM			Meeting Closed	69	* Chairman	Sturz			
23	N 840830	ZRM			" "	70	Vice "	Gallant			
24	C 840831	ZSM			" "	71	Comm	Bond			
25	N 841006	ZRM			" "	72	"	Metley			
26	C 841005	ZMM			" "	73	"	Schiner			
27	C 850001	ZSM			" "	74	* "	Teak			
28	C 830454	BFY			" "	75					
29	N 841036	ZRY			" "	76					
30	C 850005	HDX			" "	77	* Not present for				
31	C 841019	HUK			" "	78	votes on reports.				
32	C 841020	HAK			" "	79					
33	C 841021	ZMK			" "	80					
34	C 850108	HDK			" "	81	Mtg. adj. at 5:20 P.M.				
35	C 831771	ZMQ			" "	82					
36	C 830193	ZMQ			" "	83					
37	C 830526	ZSQ			" "	84					
38	C 840803	MMQ			(RUC) " "	85					
39	C 840252	ZSM			Fin. Rpt. Adopted	86					
40	C 840911	TCM			Unf. " "	87					
41	C 830304	ZSM			Fin. Rpt. Adopted	88					
42	C 840992	993	PPX		" " "	89					
43	C 840999	1000	PPQ		" " "	90					
44	C 840802	PNQ			" " "	91					
45	C 841095	PSQ			" " "	92					
46	C 841096	ZSQ			" " "	93					
47	N 840192	ZAR			" " "	94					

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION

PUBLIC MEETING OF OCTOBER 17, 1984

R E P O R T S

BOROUGH OF STATEN ISLAND

No. 48

CB, 3

N850125RAR

(Removal of existing trees, topography modification, School Seat and Subdivision Certification in the Special South Richmond Development District pursuant to Sections 107-64; 107-65; 107-123; 107-08 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application pursuant to Sections 107-64, 107-65, 107-123 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter from DiFiore and Giacobbe, Architects, for granting authorization for tree removal, topographical modifications, school seat and subdivision certification at 188 Ellsworth Avenue, 198 Ellsworth Avenue, 366 Ramona Avenue, 356 Ramona Avenue, 346 Ramona Avenue, 336 Ramona Avenue, 197 Ellsworth Avenue, 51 Alvine Avenue, 50 Alvine Avenue, 170 Bennett Avenue, 201 Tenafly Avenue, Borough of Staten Island, Block 6839 Lot 38, 46; Block 6836 Lot 26, 34, 40, 45, 50; Block 6321 lot 130; Block 6322 Lot 16, 26, 36.

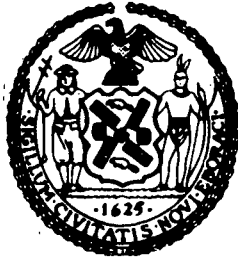
Plans for the proposed development are on file, and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island.

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

CITY PLANNING COMMISSION

WEDNESDAY, October 17, 1984

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



Edward I. Koch, Mayor

City of New York

[No. 14]

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

Prepared by Lory R. Alcala, 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, October 17, 1984

Calendar No. 14

Roll Call; approval of minutes	1
I. Scheduling October 31, 1984	1
II. Public Hearings	6
III. Reports	43

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 October 31, 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 a 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, OCTOBER 17, 1984

APPROVAL OF MINUTES OF Regular Meeting of August 22, 1984 and Special Meetings August 27 and September 17, 1984

I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, OCTOBER 31, 1984 STARTING AT 10 A.M. in CITY HALL, MANHATTAN

BOROUGH OF MANHATTAN

No. 2

CB 7

C 850047 HAM

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

Approval of three separate matters is required:

1) The designation of City-owned property located:

Address	Block	Lot
52 Est 105th St.	1840	54

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

3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD)

This application was submitted by HPD on July 13, 1984.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 3

CB 6

C 840847 ZSM

IN THE MATTER OF an application, pursuant to Section 13-461 and 74-52 of the Zoning Resolution, from W-W Rock Run, Inc. for the **grant of a special permit to construct and operate a 55 space accessory parking garage and 45-space public parking garage** on property located at 235 East 40th Street between Second and Third Avenues.

Plans for this proposed garage are on file and may be viewed at 2 Lafayette Street, New York, NY Room 1514.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 4

CB 2

C 831071 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution from Rotunda Realty Corp., owner for the **grant of a Special Permit involving the conversion to joint living work quarters for artists** of a loft building whose lot coverage exceeds 3,600 square feet on property located along Broadway between Broome and Spring Streets (**499 Broadway a/k/a 70 Mercer Street**) within the SoHo, M1-5B district.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 5

CB 7

C 850173 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 a single five-story residential walk-up located on the southerly side of West 107th Street between Central Park West and Manhattan Avenue; 10-12 West 107th Street (Tax Block 1842, Lot 40).

This application was submitted by the Department of Housing Preservation and Development on August 8, 1984

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 6

CB 2

C 840651 ZSM

IN THE MATTER OF an application for a special permit, pursuant to Section 197-c of the New York City Charter and section 13-461 of the Zoning Resolution involving a 21 space accessory parking facility on the lower level of property located at 720-736 Greenwich Street, at the southwest corner of Perry Street, Borough of Manhattan.

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

BOROUGH OF THE BRONX

No. 7

CB 3

C 850077 HDX

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 would be disposed to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low income families. The property is currently being managed under Community Management of the Division of Alternate Management. The property is located as follows:

Address	Block	Lot
1084 Home St.	2758	29

This application was submitted by the Department of Housing Preservation and Development on July 24, 1984.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 8

CB 2

C 850172 HDX

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 would be disposed to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low income families. The property is a single five-story residential walk-up located on the easterly side of Hoe Avenue between Bruckner Boulevard and Aldus St., 922 Hoe Avenue (Tax Block 2746, Lot 7)

This application was submitted by the Department of Housing Preservation and Development on August 8, 1984.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

BOROUGH OF BROOKLYN

No. 9

CB 9

C 841026 HAK

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

Approval of three separate matters is requested:

1) The designation as an Urban Development Action Area of City-owned pro-

perty located in Community District #9, Borough of Brooklyn

Address	Block	Lot
1289-1291 Nostrand Ave.	4828	1

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

This application was submitted by the Department of Housing Preservation and Development on June 5, 1984.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 10

CB 16

C 850078 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 as adopted by the City Planning Commission.

The property proposed for disposition would be disposed to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low income families. The property is currently being managed under Community Management of the Division of Alternate Management. The property is located as follows:

Address	Block	Lot
789 McDonough St.	1499	20

This application was submitted by the Department of Housing Preservation and Development on July 24, 1984.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 11

CB 4

C 840439 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
840439 PPK	4	3246	5	179 Wilson Avenue

Resolution for adoption scheduling October 31, 1984 for a public hearing.

 No. 12

CB 3, 4, 5 and 16

C 840979-982 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 221 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COMM. BD.	NO. OF PARCELS
840979 PPK	3	50
840980 PPK	4	71
840981 PPK	5	58
840982 PPK	16	42

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 October 31, 1984 for a public hearing.

 Nos. 13 and 14

[Proposed amendment of the Zoning Map and of the City Map for the purpose of permitting the construction of a Variety Store/Marina in the Sheepshead Bay area, Brooklyn.]

No. 13

CB 15

C 840631 ZMK

IN THE MATTER OF a Zoning Map change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment to the Zoning Map Section 29a, changing from a C3 District to a C8-1 District the area bounded by Voorhies Avenue, the center line of Plumb 1st Street, a line 100 feet southerly of Voorhies Avenue, Knapp Street, a line 300 feet southerly of Voorhies Avenue, and Shell Bank Avenue as shown on a diagram dated September 17, 1984.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

No. 14.

CB 15

C 840632 MMK

IN THE MATTER OF a proposed Map Change, pursuant to Section 197-c of the New York City Charter, showing the elimination, discontinuance and closing of Voorhies Avenue from a point 370 feet \pm easterly of Knapp Street to Shell Bank Creek, and the elimination of Plumb 1st Street from Voorhies Avenue to a line 145 \pm feet northerly of Harkness Avenue, Plumb 2nd Street from Shell Bank Avenue to a line 144 \pm northerly of Harkness Avenue, and Shell Bank Avenue from Voorhies Avenue to Harkness Avenue, as shown on maps Nos. X-2356 and N 2357 dated August 29, 1984 and revised September 18, 1984 as signed by the Borough President.

Resolution for adoption scheduling October 31, 1984 for a public hearing.

II. PUBLIC HEARING

BOROUGH OF MANHATTAN

Nos. 15, 16, 17 and 18

[Disposition of property, zoning change, designation of an addition to and 1st Amendment to the North Harlem II Urban Renewal Area.]

No. 15

CB 10

N 840936 HGM

IN THE MATTER OF the designation of an addition to the North Harlem II Urban Renewal Area, pursuant to Section 504, Article 15 of the General Municipal (Urban Renewal) Law of New York State, two separate areas generally located on the block bounded by West 138th Street, Fifth Avenue, West 137th Street and Lenox Avenue (tax Block 1735) and specifically as follows:

The first area is bounded by Lenox Avenue, West 138th Street, the easterly lot lines of Tax Lots 69, 4, 2, and 1, and West 137th Street. This area comprises 71 West 137th Street (Tax Lot 1), 538 Lenox Avenue (Tax Lot 2), 540 Lenox Avenue (Tax Lot 4) and 68 West 138th Street (Tax Lot 69).

The second area is bounded by West 138th Street, the easterly lot line of Tax Lot 65, the southerly lot line of Tax Lot 65, and the westerly lot line of Tax Lot 65. This area consists of 62 West 138th Street (Tax Lot 65).

(On September 19, 1984 Cal. No. 2, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CB 10

C 840598 HUM

IN THE MATTER OF the 1st Amendment to the North Harlem II Urban Renewal Plan pursuant to Article 15 of the General Municipal (Urban Renewal) Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed 1st Amendment to the North Harlem II Urban Renewal Plan provides for the inclusion of two parcels of property in the Urban Renewal Area with a designated land use of "Institutional". The two parcels are located on the westerly por-

tion of the block bounded by West 138th Street, Fifth Avenue, West 137th Street and Lenox Avenue (Tax Block 1735), constituting new Sites 2A, 2B and 2C, and a "Q" parcel, specifically located as follows:

Site 2A: Located on the northeasterly corner of the intersection of Lenox Avenue and West 137th Street (Lot 1)

Site 2B: Located on the southeasterly corner of the intersection of Lenox Avenue and West 138th Street, 540 Lenox Avenue (Lot 4) and 68 West 138th Street (Lot 69)

Site 2C: Located on the southerly side of West 138th Street between Fifth and Lenox Avenues, 62 West 138th Street (Lot 65)

538 Lenox Avenue (Lot 2), located between Sites 2A and 2B, has been designated as a "Q" parcel (Not To Be Acquired) as the property has already been acquired by the proposed developer of Sites 2A, 2B and 2C.

This application was submitted by the Department of Housing Preservation and Development on February 1, 1984, and July 9, 1984.

(On September 19, 1984 Cal. No. 3, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CB 10

C 840599 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 consists of Sites 2A, 2B and 2C of the North Harlem II Urban Renewal Area, generally located on the westerly portion of the block bounded by West 138th Street, Fifth Avenue, West 137th Street and Lenox Avenue (Tax Block 1735), and specifically as follows:

Site 2A: Located on the northeasterly corner of the intersection of Lenox Avenue and West 137th Street (Lot 1)

Site 2B: Located on the southeasterly corner of the intersection of Lenox Avenue and West 138th Street, 540 Lenox Avenue (Lot 4) and 68 West 138th Street (Lot 69)

Site 2C: Located on the southerly side of West 138th Street between Fifth and Lenox Avenues, 62 West 138th Street (Lot 65)

This application was submitted by the Department of Housing Preservation and Development on February 1, 1984, and July 9, 1984.

(On September 19, 1984, Cal. No. 4, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CB 10

C 841034 ZMM

IN THE MATTER OF an application by the Department of Housing Preservation and Development for a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section 6a, eliminating from an existing R7-2 District a C1-4 District bounded by Lenox Avenue, West 137 Street, a line 100 feet easterly of Lenox Avenue and West 138 Street, as shown on a diagram dated July 9, 1984.

(On September 19, 1984 Cal. No. 5, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CB 4

C 840720 ZSM

IN THE MATTER OF an application, pursuant to Section 74-681 of the Zoning Resolution, from Quality Parking Corporation for the **grant of a special permit involving the construction of a permanent platform over a railroad right-of-way** with a one story automobile laundry (Use Group 16) to be constructed on top of the platform on property located on a through lot between West 45th Street and West 46th Street 140 feet west of Tenth Avenue (518 West 46th Street) within an M1-5 District within the Special Clinton District.

Plans for this proposal may be seen in Room 1514 at 2 Lafayette St., Manhattan.

(On September 19, 1984 Cal. No. 6, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 2

C 820547 ZSM

IN THE MATTER OF an application pursuant to Section 74-782 of the Zoning Resolution of a **Special Permit to allow 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 northeast corner of Canal and Greene Streets (**329-331 Canal Street, A/K/A 6 Greene Street**) within the SoHo M1-5B District.

(On September 19, 1984 Cal. No. 7, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 21

CB 8

C 840894 ZSM

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter and Section 101-073 of the Zoning Resolution, from Third Avenue Home Entertainment Boutique, for the **grant of a special permit to allow the combination of two existing stores into one new store** (Use Group Y) which will occupy a linear frontage of 32 feet which is greater than the maximum 25 feet permitted in Section 101-031 within the Special Yorkville East 86th Street District **on property located at 163-165 E. 86th Street.**

Plans for this project are on file with the City Planning commission and may be seen in Room 1514, 2 Lafayette Street, New York

(On September 19, 1984 Cal. No. 8, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 22

CB 12

C 840965 HDM

IN THE MATTER OF a 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.

This occupied residential property would be disposed of to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development and is being managed under the leasing bureau of the Division of Alternative Management Programs.

The property proposed for disposition is located as follows:

Address	Block	Lot
143-45 Wadsworth Ave.	2162	52 and 53
500 West 174th St.	2130	44
535 West 156th St.	2115	53

This application was submitted by the Department of Housing Preservation and Development on May 10, 1984.

(On September 19, 1984 Cal. No. 9, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 and 24

(Grant of special permits and an amendment of the Zoning Resolution to allow a mixed use development in the Lincoln Square Special District.)

No. 23

CB 7

N 840830 ZRM

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to 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 Lincoln Square District

Proposed Zoning Text Amendment

86-062

Use Group L

Use Group L comprises a group of specially related *uses* selected from Use Groups 3, 4, 5, 6, 8, 9, 10 and 12 to provide for the special needs comfort, convenience, enjoyment, education and recreation of the many day and night visitors who are attracted to the civic, cultural, entertainment and educational activities of the *Special Lincoln Square District*.

A. Community Facilities

1. Clubs, except:
 - (a) Clubs, the chief activity of which is a service predominantly carried on as a business,
 - (b) Non-commercial outdoor swimming pool clubs, or
 - (c) Any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any *lot line*.
2. Colleges or universities, including professional schools
3. College or school dormitories or fraternity or sorority houses
4. Libraries, museums, or non-commercial art galleries
5. Non-commercial recreation centers
6. Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby *residential zoning lots*
7. *Public parks* or playgrounds or private parks
8. Welfare centers

B. Transient Accommodations

1. Hotels, transient

C. 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. 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
6. Food stores, grocery stores, or delicatessen stores.
7. Laundry establishments, hand or automatic self-service
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.

B. Retail or Service Establishments.

1. Antique store.
2. Art galleries, commercial.
3. Artists' supply stores.
4. Bookstores.
5. Candy or ice cream stores.
6. Catering establishments
7. Cigar or tobacco stores.
8. Clothing or costume rental establishments
9. Clothing or clothing accessory stores, limited to 10,000 square feet of *floor area* per establishment.
10. Florist shops.
11. Furrier shops, custom.
12. Gift shops.
13. Interior decorating establishments, provided that *floor area* used for processing servicing or repairs shall be limited to 750 square feet per establishment.
14. Jewelry or art metal craft shops.
16. Locksmith shops.
17. Meeting Halls
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. Picture framing shops.
27. Record stores.
28. Shoe stores.
29. Sporting or athletic stores.
30. Stamp or coin stores.
31. Studios, art, music, dancing, theatrical, radio or television

- 32. Telegraph offices
- 33. Television, radio phonograph or household appliance stores
- 34. Toy stores.
- 35. Travel bureaus
- 36. Umbrella repair shops.
- 37. Watch or clock stores or repair shops.
- 38. **Post-offices**

E. Clubs

- 1. Non-commercial clubs without restrictions on activities and facilities

C. Amusements.

- 1. Arenas or auditoriums, with capacity limited to 2,500 seats
- 2. Billiard parlors or pool halls
- 3. Bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment
- 4. eating or drinking places, including those which provide outdoor table service, without restrictions on entertainment or dancing
- 5. Public dance halls
- 6. Theaters

G. Accessory Uses

82-063

Supplementary sign regulations

No permitted *business sign* shall extend above *curb level* at a height greater than 20 feet.

Italicized words are defined in Section 12-10

(On September 19, 1984 Cal. No. 10, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CB 7

C 840831 ZSM

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter and Sections 82-11(a), 82-08, and 82-07 of the Zoning Resolution, from The Related Companies, for the **grant of special permits and an authorization to allow a mixed-use development** to include the Ansonia Post Office (Use Group L), commercial space, 310 dwelling units (including 15 units set aside for low and moderate income housing) generating a 2 FAR bonus, and an accessory health club for residents only on property located at 1980 Broadway, between West 67th and West 68th Streets, in the Lincoln Square District.

Plans for this project are on file with the City Planning commission and may be seen in Room 1514, 2 Lafayette Street, New York.

(On September 19, 1984 Cal. No. 11, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 25 and 26

[Zoning text and map changes establishing a Special Union Square District.]

No. 25

CB 2, 3, 5

N 841006 ZRM

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 Article 11, Chapter 9 and various other sections concerning the Special Union Square District 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.

* * *

Table of Contents

* * *

Chapter 9 SPECIAL UNION SQUARE DISTRICT

119-00 General Purposes

* * *

11-12 Establishment of Districts

* * *

Establishment of the Special Union Square District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the Special Union Square District is hereby established.

* * *

12-10 DEFINITIONS

* * *

Special Union Square District

The "Special Union Square District" is a special purpose district, designated by the letters "US", in which special regulations set forth in Article XI, Chapter 9 apply. The *Special Union Square District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement and modify those of the districts on which it is superimposed.

* * *

119-00 GENERAL PURPOSES

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

- (a) To promote a revitalized mixed-use area around Union Square by encouraging controlled development on vacant and underutilized sites within the District.
- (b) To stimulate such growth while providing guidelines which will ensure urban design compatibility between new development, existing buildings and Union Square and which will preserve and enhance the special character of the Square.
- (c) To stabilize the area through residential development and thereby encourage active utilization of Union Square Park.
- (d) To enhance the retail and service nature and economic vitality of 14th Street by mandating appropriate retail and service activities.
- (e) To improve the physical appearance and amenity of the Streets within the District by establishing streetscape and signage controls which are compatible to Union Square Park.
- (f) To improve access, visibility, security and pedestrian circulation in and around the 14th Street/Union Square Station.
- (g) To promote the most desirable use of land in this area and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

119-01 Definitions

Special Union Square District (repeated from Section 12-10)

The *Special Union Square District* is a Special Purpose District designated by the letters "US" in which special regulations set forth in Article XI, Chapter 9 apply to all *developments* or *enlargements*. The Special Union Square District appears on the *zoning maps* superimposed on other districts, and its regulations supplement and modify those of the underlying districts on which it is superimposed.

119-02 General Provisions

In harmony with the general purpose and intent of this resolution and the general purposes of the *Special Union Square District* and in accordance with the provisions of this chapter, certain specified *use*, *bulk* and *sign* regulations of the underlying district are made inapplicable and are superseded by the *use*, *bulk* and *sign* regulations of the *Special Union Square District* as set forth in this Chapter. In addition, special *street wall* transparency and location of entrance requirements are set forth in this Chapter. Except as modified by the express provisions of this Chapter, the underlying district regulations remain in effect.

119-03 Incorporation of Appendix A

The District Plan of the *Special Union Square District* is set forth in Appendix A and is incorporated as an integral part of the provisions of this Chapter.

119-10 USE REGULATIONS

119-11 Ground Floor Uses

Uses on the ground floor or within 5 feet of curb level along 14th Street shall be limited to the uses listed below, except that entrances to above-grade or below-grade uses are permitted subject to the regulations set forth in Section 119-41 (Entrances on 14th Street).

These regulations shall apply to developments, enlargements, extensions and changes of use.

- Antique stores
- Art galleries, commercial
- Artists' supply stores
- Automobile rental offices
- Bakeries, provided that *floor area* used for production shall be limited to 750 square feet per establishment
- Banks
- Barber Shops
- Beauty Parlors
- Bicycle sales, rental or repair shops
- Book stores
- Candy or ice cream stores
- Carpet, rug, linoleum, or other floor covering stores, with no limitation on *floor area* per establishment
- Cigar or tobacco stores
- Clothing or clothing accessory stores, with no limitation on *floor area* per establishment
- Clothing rental establishments, limited to 10,000 square feet on *floor area* per establishment
- Department stores
- Drug stores
- 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 load capacity of machines shall not exceed 60 pounds
- Dry goods or fabric stores, with no limitation of *floor area* per establishment
- Eating or drinking places including those which provide outdoor table service or incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordian, guitar or any stringed instrument
- Eating or drinking places without restrictions on entertainment or dancing but limited to location in hotels
- Fishing tackle or equipment, rental or sales
- Florist shops
- Food stores, including supermarkets, grocery stores, meat markets or delicatessen stores
- Furniture stores, with no limitation on *floor area* per establishment
- Furrier shops, custom
- Gift shops
- Hardware stores
- Interior decorating establishments, provided that *floor area* used for processing, servicing or repairs shall be limited to 750 square feet per establishment
- Jewelry or art metal craft shops

Laundry establishments, hand or automatic self-service
Leather goods or luggage stores
Medical or orthopedic appliance stores
Millinery shops
Music stores
Newsstands, open or enclosed
Office or business machine stores, with no limitations on *floor area*
per establishment
Optician or optometrist establishments
Package liquor stores
Paint stores
Pet shops
Photographic equipment or supply stores
Photographic developing or photographic printing establishments limited to
2500 square feet per establishment
Photographic studios
Picture framing shops
Record stores
Seed or garden supply stores
Sewing machine stores, selling household machines only
Shoe stores
Shoe or hat repair shops
Sporting or athletic stores
Stamp or coin stores
Telegraph offices
Television, radio, phonograph or household appliance stores with
no limitation on *floor area* per establishment
Toy stores
Travel bureaus
Typewriter stores
Variety stores, with no limitation on *floor area* per establishment
Wallpaper stores
Watch or clock stores or repair shops

119-12 Sign Regulations

On *street walls* fronting on 14th Street no *sign* may be located more than 25 feet above *curb level*.

Signs on *street walls* fronting on all other *streets* within the Special District shall be subject to the provisions of Section 37-23. (Streetscape-Accessory Business Signs)

Flashing signs are not permitted within the Special District.

119-20 BULK REGULATIONS

119-21 Floor Area Regulations

The maximum *floor area ratio* permitted on a *zoning lot* is 10.0, except as provided in Section 119-60. (Subway Improvements within the Special Union Square District.)

In no event, shall the *commercial floor area ratio* exceed 6.0.

19-22 Residential Density Regulations

The *lot area* requirement of Section 23-20 (Density Regulations-Required Lot Area per Dwelling Unit, Lot Area per Room or Floor Area per Room) and 35-40 (Applicability of Lot Area Requirements to Mixed Buildings) shall not apply. In-

stead, for every 750 square feet of gross *residential floor area* provided on a *zoning lot* there shall be no more than one *dwelling unit*. However, the conversion of non *residential buildings* to *residential use* shall be subject to the provision of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in Community Districts 1,2,3,4,5 and 6 in the Borough of Manhattan)

119-23 Minimum Distance between Residential Portions of Buildings

On a *zoning lot* located entirely within the *Special Union Square District*, if *residential portions of buildings* are not connected to one another at any level and are deemed to be separate *buildings* pursuant to Section 23-82 (Building Walls regulated by Minimum Spacing Formula) the minimum distance between such *residential building* elements shall be in accordance with the provisions of Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) or 60 feet, whichever is less.

119-30 STREET WALL, HEIGHT AND SETBACK REGULATIONS

The location and height above *curb level* of the *street wall* of any *development* or *enlargement* shall be as shown in the District Plan (Appendix A). However, if a *development* or *enlargement* is adjacent to one or more existing *buildings* fronting on the same *street line*, the *street wall* of such *development* or *enlargement* shall be located neither closer to nor further from the *street line* than the *front wall* of the adjacent *building* which is closest to the same *street line*.

Street wall recesses are permitted below the level of the second *story ceiling* for subway stair entrances required under Section 119-50 (Off-Street relocation of a Subway Stair within the Special District). Such recesses shall be no longer than 15 feet and no deeper than 8 feet or the width or length of the relocated subway stair, whichever is greater.

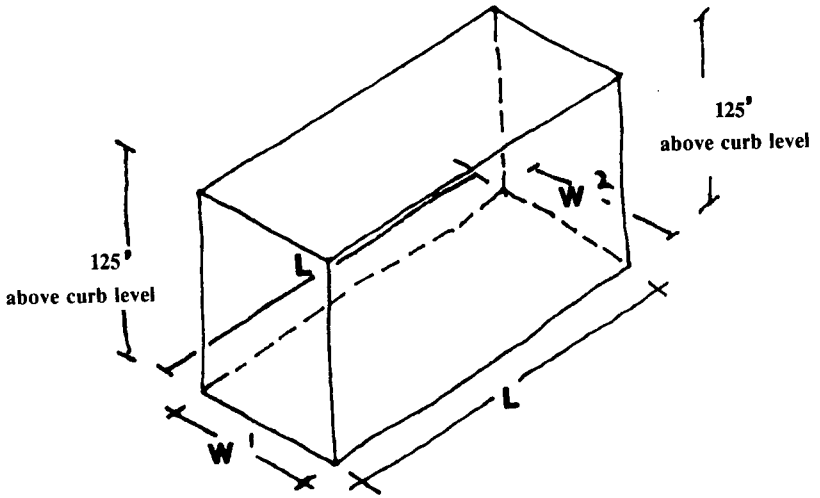
Street wall recesses are also permitted below the level of the second *story ceiling* for *building* or store entrances only.

A *sky exposure plane* of 2.5 to 1 shall begin at a height above *curb level* of 125 feet on all *streets* within the Special District, except that on a *narrow street* beyond 100 feet from any *street line* opposite a *public park* or from the intersection of such *narrow street* with a *wide street*, the *sky exposure plane* shall begin at a height above *curb level* of 85 feet.

No *development* or *enlargement* shall penetrate such *sky exposure plane* except pursuant to Section 33-45 (Tower Regulations). However, Section 33-45 shall not be applicable to any portion of a *building* located within 100 feet of a *street line* opposite a *public park*.

119-31 Modification of Streetwall Requirements

(a) In the Special Union Square District, on a *zoning lot* where there is an existing *building* to remain, and when there is to be a *development* or *enlargement*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing building (W^2), the *front lot line* (W^1), the prolongations of the side walls (L), and a height of 125 feet above *curb level*. If, after the effective date of this resolution, any demolition or destruction occurs within the volume defined the requirements governing *street wall* height shall apply.



- L** Sidewall and prolongation of existing building
- W¹** Front Lot Line
- W²** Rear wall of Existing building

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

119-40 ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS

All *developments* and *enlargements* which front on 14th Street, Union Square East, Union Square West and 17th Street shall be subject to the requirements set forth below.

119-41 Entrances on 14th Street

Each permitted *use* which is located on the ground floor or within 5 feet of *curb level* in *developments* or *enlargements* with frontage on 14th Street shall be entered directly from 14th Street. Entrances to *uses* located above or below the ground floor in *developments* or *enlargements* fronting on 14th Street are permitted, provided that such entrances in aggregate shall not exceed 30 linear feet of *street wall* frontage on 14th Street.

119-42 Entrances on Union Square East, Union Square West and 17th Street

If a *use* occupies at least 40 percent of the *floor area* of a *development* or an *enlargement* which fronts on Union Square East, Union Square West or 17th Street between Broadway and Park Avenue South, then the principal entrance to that *use* shall be located on Union Square East, Union Square West or on 17th Street between Broadway or Park Avenue South. However if more than one *use* meets these criteria, the principal entrance to only one of them is required to be so located.

119-43 Street Wall Transparency

When the *street wall* of any *development* or *enlargement* is located on 14th Street, Union Square East, Union Square West or 17th Street, at least 50% of the total surface area of such *street wall* shall be transparent between *curb level* and 12 feet above *curb level* or the ceiling of the ground floor, whichever is higher. Such transparency must begin not higher than 4 feet above *curb level*.

119-50 OFF STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT

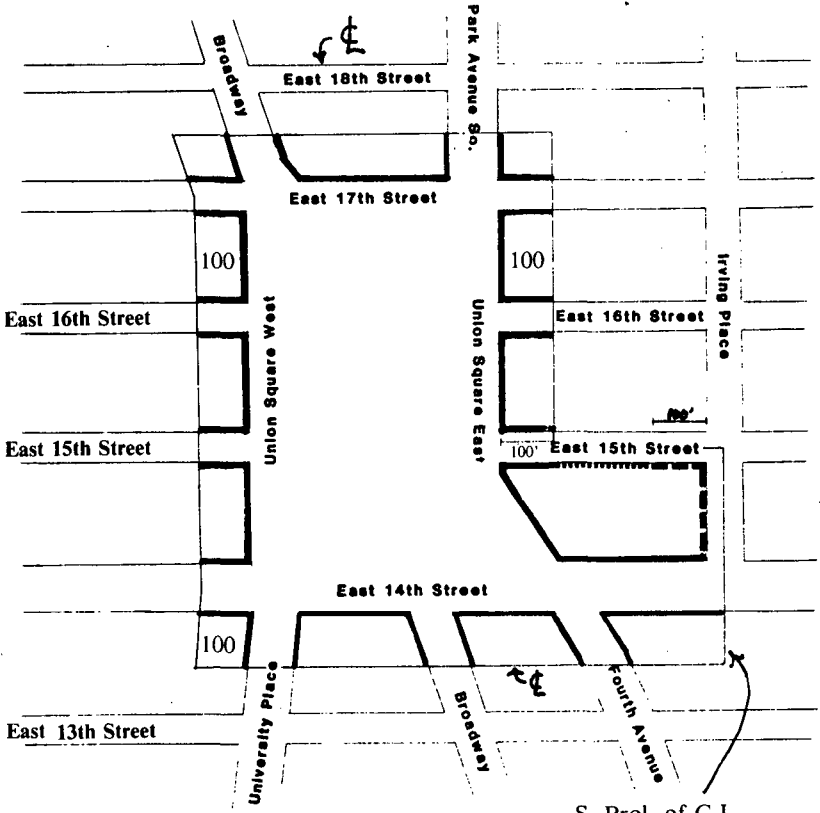
Where a *development* or *enlargement* is constructed on a *zoning lot* of at least 5,000 square feet which front on a portion of a sidewalk containing a stairway entrance or entrances into the 14th Street/Union Square Station, the *development* or *enlargement* shall be subject to the regulations of Section 37-03 (Off-Street Relocation of a Subway Stair).

119-60 SUBWAY STATION IMPROVEMENTS WITHIN THE SPECIAL UNION SQUARE DISTRICT

The City Planning Commission may, by Special Permit after public notice and hearing and subject to a Board of Estimate action, grant residential *floor area* bonuses for *developments* or *enlargements* which provide major improvements on the 14th Street/Union Square Subway Station in accordance with the provisions of Section 74-634. The *zoning lot* for the *development* or *enlargement* on which such *floor area* bonus is requested shall be adjacent to the 14th Street Union Square Subway Station or to an existing passageway to the station.

As part of the special permit, the Commission may modify the *street wall* regulation of Section 119-30 (Street Wall Height and Setback Regulations) if it finds that such major improvements cannot be provided without modification of these provisions.

APPENDIX A



S. Prol. of C.L.
of Irving Pl.

District Plan

- Mandatory Street Walls 85'-125' Above Curb Level
- - - - -** Permitted Street Walls 125' Above Curb Level
-** Permitted Street Walls 85' Above Curb Level

Street Walls shall be coincident with Street lines

* * *

37-03 OFF-STREET RELOCATION OF A SUBWAY STAIR

37-031 APPLICABILITY OF THIS SECTION

Where a *development* or *enlargement* is constructed on a *zoning lot* of at least 5000 square feet which fronts on a portion of a sidewalk containing a stairway entrance or entrances into a subway station listed in this Section, the existing entrance or entrances shall be relocated from the *street* onto the *zoning lot*. The new entrance or entrances shall be provided in accordance with the provisions of this Section. These provisions are in accordance with the New York City Transit Authority's "Station Planning Guidelines" (Revised, 1975 and as may be subsequently revised).

Station	Line	District
Wall Street—Broadway	IRT (Lexington Ave)	C5-5CR
Fulton Street—Broadway	IRT (Lexington Ave)	C5-5CR
Brooklyn Bridge	IRT (Lexington Ave)	C6-4
23rd Street	IRT (Lexington Ave)	C5-2
28th Street	IRT (Lexington Ave)	C5-2
33rd Street	IRT (Lexington Ave)	C5-3
59th Street	IRT (Lexington Ave)	C6-4
South Ferry	IRT (Bway/7th Ave)	C5-5CR
Cortlandt Street	IRT (Bway/7th Ave)	C5-3
Wall Street	IRT (Bway/7th Ave)	C5-5
Fulton Street	IRT (Bway/7th Ave)	C5-5CR
Park Place	IRT (Bway/7th Ave)	C5-5CR
Broad Street	BMT (Nassau)	C5-5
Fulton Street	BMT (Nassau)	C6-4
Chambers Street	BMT (Nassau)	C6-4
Whitehall Street	BMT (Broadway)	C5-5CR
Cortlandt Street	BMT (Broadway)	C5-5
City Hall	BMT (Broadway)	C5-5CR
8th Street	BMT (Broadway)	C6-4
23rd Street	BMT (Broadway)	C5-2
Lexington Avenue	BMT (Broadway)	C6-4
Broadway/Nassau	IND (8th Ave)	C5-5CR
Chambers Street	IND (8th Ave)	C6-4, C5-3CR
34th Street	IND (8th Ave)	C6-4
50th Street	IND (8th Ave)	C6-4
Union Square/14th Street	BMT (Broadway)	C6-4 Sp. Union Sq District
14th Street	IRT (Lexington Ave)	C6-4 Sp. Union Sq District
Union Square	BMT (14th St. Canarsie)	C6-4 Sp. Union Sq District

74-634 SUBWAY STATION IMPROVEMENTS IN COMMERCIAL ZONES OF 10 FAR AND ABOVE

(a) BONUS-ELIGIBLE SUBWAY STATIONS BY LINE AND ZONE

Developments or *enlargements* which provide major improvements to adjacent subway stations are eligible for a *floor area bonus* which shall not exceed 20% of the

basic maximum *floor area ratio* permitted by the underlying district regulations. The stations eligible for bonus are as follows:

Station	Line	District
Wall Street—Broadway	IRT (Lexington Ave)	C5-5CR
Fulton Street—Broadway	IRT (Lexington Ave)	C5-5CR
Brooklyn Bridge	IRT (Lexington Ave)	C6-4
23rd Street	IRT (Lexington Ave)	C5-2
28th Street	IRT (Lexington Ave)	C5-2
33rd Street	IRT (Lexington Ave)	C5-3
59th Street	IRT (Lexington Ave)	C6-4
South Ferry	IRT (Bway/7th Ave)	C5-5CR
Cortlandt Street	IRT (Bway/7th Ave)	C5-3
Wall Street	IRT (Bway/7th Ave)	C5-5
Fulton Street	IRT (Bway/7th Ave)	C5-5CR
Park Place	IRT (Bway/7th Ave)	C5-5CR
Broad Street	BMT (Nassau)	C5-5
Fulton Street	BMT (Nassau)	C6-4
Chambers Street	BMT (Nassau)	C6-4
Whitehall Street	BMT (Broadway)	C5-5CR
Cortlandt Street	BMT (Broadway)	C5-5
City Hall	BMT (Broadway)	C5-5CR
8th Street	BMT (Broadway)	C6-4
23rd Street	BMT (Broadway)	C5-2
Lexington Avenue	BMT (Broadway)	C6-4
Broadway/Nassau	IND (8th Ave)	C5-5CR
Chambers Street	IND (8th Ave)	C6-4, C5-3CR
34th Street	IND (8th Ave)	C6-4
50th Street	IND (8th Ave)	C6-4
Union Square/14th Street	BMT (Broadway)	C6-4 Sp. Union Sq District
14th Street	IRT (Lexington Ave)	C6-4 Sp. Union Sq District
Union Square	BMT (14th St. Canarsie)	C6-4 Sp. Union Sq District

(On September 19, 1984 Cal. No. 12, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB's 2, 3 and 5

C 841005 ZMM

IN THE MATTER OF a zoning change, pursuant to Section 197-c of the New York City Charter, involving amendments of the Zoning Map, Section 12c, (A) from an existing C6-1 to C6-4 District on property bounded by E. 17th Street, a line 100 feet east of Union Square East, E. 15th Street, Irving Place and its southerly prolongation, a line midway between E. 13th and E. 14th Streets, a line 100 feet west of Union Square West, a line 100 feet west of Broadway, a line midway between E. 17th and E. 18th Streets and a line 100 feet west of Park Avenue South, (B) **establishing of a Special Union Square District** on property bounded by a line 100 feet east of Park Avenue South and Union

Square East, E. 15th Street, Irving Place and its southerly prolongation, a line midway between E. 13th and E. 14th Streets, a line 100 feet west of Union Square West, a line 100 feet west of Broadway and a line midway between E. 17th and E. 18th Streets, as shown on a diagram dated June 18, 1984, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

(On September 19, 1984 Cal. No. 13, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB(s) 2, 3, 5

Borough of Manhattan

On October 17 at 10:00 a.m. in City Hall, New York, New York a **public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement** concerning the proposed adoption of revisions to the existing zoning in areas adjacent to Union Square, including map and text changes to the New York City Charter, for the purpose of creating a special Zoning District pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 27

CB 5

C 850001 ZSM

[Special permit for a mixed-use commercial/residential building within the proposed Union Square Special District.]

IN THE MATTER OF an application from Union Square Development Associates requesting a **special permit** pursuant to Section 119-60 and 74-721 of the Zoning Resolution, **involving a new residential/commercial mixed use building proposed on the block bounded by Union Square East, Irving Place and East 14th and 15th Streets (Block 870, Lots 2, 17, 18 and 20).**

Plans for this development may be seen in Room 1514 at 2 Lafayette St., Manhattan.

(On September 19, 1984 Cal. No. 14, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB(s) 5

Borough of Manhattan

On October 17 at 10:00 a.m. in City Hall, New York, New York a **public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed approval of a mixed-use building to be constructed on the block bounded by 14th Street, Union Square East, 15th Street and Irving Place. The proposal would contain approximately 918,000 sq. ft., including 50,000 sq. ft. of ground floor retail use, 400,000 sq. ft. commercial office space, and 488 residential apartments. The hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).**

 CITYWIDE

No. 28

CITYWIDE

C 830454 BFY

IN THE MATTER OF an application by Mountain View Coach Lines, Inc. for an omnibus franchise contract to operate a bus route over certain streets in New York City. The purpose of this bus route is to provide passenger service between J.F. Kennedy and LaGuardia Airports in New York City and various locations in upstate New York.

(On September 19, 1984 Cal. No. 15, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 29

CITYWIDE

N 841036 ZRY

[Proposed Zoning Text amendments to increase from one year to two years the period in which an applicant must complete substantial construction pursuant to a variance or use permit granted by the Board of Standards and Appeals.]

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 72-23 (Lapse of Variances) and 72-70 (Lapse of Permits) 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.

72-73

Lapse of Variances

A variance granted under the provisions of this resolution shall automatically lapse if substantial construction, in accordance with the plans for which such variance was granted, has not been completed within [one year] **two years** from the date of granting such variance by the Board, or, if judicial proceedings to review the Board's decision shall be instituted, from the date of entry of the final order in such proceedings, including all appeals, **or, if the grant of a variance is appealed to the Board of Estimate, from the date of a decision by the Board of Estimate denying jurisdiction of an appeal or upholding the grant of a variance.**

* * *

73-70 LAPSE OF PERMIT

A special permit for a specified *use* or for a modification of the *use* or *bulk* regulations granted under the provisions of this resolution shall automatically lapse if substantial construction, in accordance with the plans for which such permit was granted has not been completed within [one year] **two years** from the date of granting such permit by the Board, or, if judicial proceedings to review the Board's decision shall be instituted, from the date of entry of the final order in such proceedings, including all appeals[.] **or, if the grant of a special permit is appealed to the Board of Estimate, from the date of a decision of the Board of Estimate denying jurisdiction of an appeal or upholding the grant of a special permit.**

[In the case of special permits granted under the provisions of Section 73-121 (Colleges or universities) or Section 73-64 (Modifications for Community Facility Uses), such one year period shall be extended to two years.]

(On September 19, 1984, Cal. No. 16, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 30

CB 6

C 850005 HDX

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 Procedures.

The property proposed for disposition, **755 Oakland Place** (block 3094, Lot 54), is a five story new law building containing 25 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This land disposition application was submitted by HPD on July 3, 1984.

(On September 19, 1984 Cal. No. 17, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 31, 32, 33 and 34

[Proposed Brownsville II Urban Renewal Plan and related disposition and zoning map change related to the Nehemiah Plan.]

No. 31

CB 16

C 841019 HUK

IN THE MATTER of the Brownsville II 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 Procedure.

The proposed Brownsville II plan would facilitate the development of urban renewal Phase II of the Nehemiah Plan. East Brooklyn Churches, Inc. plans to develop approximately 350 low-cost single family homes in the area immediately south of the first phase of 250 homes, which is currently under construction.

Specifically, the plan provides as follows:

1) Acquisition of property on various designated sites:

(Properties which are privately-owned at the present time and are to be acquired pursuant to the urban renewal plan, are indicated with asterisks).

Site 128 Addition The southerly part of the block bounded by Livonia Avenue, Powell Street, Riverdale Avenue, Sackman Street.

Address	Block	Lot
625 Sackman St.	3813	1*
623 Sackman St.	3813	2
621 Sackman St.	3813	3
619 Sackman St.	3813	4
617 Sackman St.	3813	5
615 Sackman St.	3813	6
611 Sackman St.	3813	7*
609 Sackman St.	3813	8
607 Sackman St.	3813	108
605 Sackman St.	3813	9
603 Sackman St.	3813	10
470 Powell St.	3813	33*
488 Powell St.	3813	39*

Site 131—The easterly part of the block bounded by Lott Street, Rockaway Avenue, Hegeman Avenue and Chester Street.

Address	Block	Lot
954 Rockaway Ave.	3625	1
890 Rockaway Ave.	3625	33*
892 Rockaway Ave.	3625	34
894 Rockaway Ave.	3625	35
898 Rockaway Ave.	3625	36
900 Rockaway Ave.	3625	37*
902 Rockaway Ave.	3625	38
904 Rockaway Ave.	3625	39
908 Rockaway Ave.	3625	40*
910 Rockaway Ave.	3625	41
912 Rockaway Ave.	3625	42
914 Rockaway Ave.	3625	43
916 Rockaway Ave.	3625	44
918 Rockaway Ave.	3625	45
922 Rockaway Ave.	3625	46
924 Rockaway Ave.	3625	47
926 Rockaway Ave.	3625	48
928 Rockaway Ave.	3625	49
930 Rockaway Ave.	3625	50
934 Rockaway Ave.	3625	51*
936 Rockaway Ave.	3625	52*
938 Rockaway Ave.	3625	53
940 Rockaway Ave.	3625	54
944 Rockaway Ave.	3625	55
946 Rockaway Ave.	3625	56
948 Rockaway Ave.	3625	57
950 Rockaway Ave.	3625	58

Site 132—The major part of the block bounded by Newport Street, Christopher Avenue, Lott Avenue and Mother Gaston Boulevard (formerly known as Stone Avenue).

Address	Block	Lot
807 Mother Gaston Blv.	3845	5*
805 Mother Gaston Blv.	3845	7*
799 Mother Gaston Blv.	3845	8*
795 Mother Gaston Blv.	3845	11
773 Mother Gaston Blv.	3845	15
765 Mother Gaston Blv.	3845	17*
761 Mother Gaston Blv.	3845	19
300 Newport St.	3845	24*
486 Christopher Ave.	3845	25
488 Christopher Ave.	3845	26
490 Christopher Ave.	3845	27
494 Christopher Ave.	3845	28
496 Christopher Ave.	3845	29
498 Christopher Ave.	3845	129
500 Christopher Ave.	3845	30*
502 Christopher Ave.	3845	31*

Address	Block	Lot
504 Christopher Ave.	3845	32
506 Christopher Ave.	3845	33
508 Christopher Ave.	3845	34
520 Christopher Ave.	3845	37
524 Christopher Ave.	3845	40*
528 Christopher Ave.	3845	42*
530 Christopher Ave.	3845	43*
532 Christopher Ave.	3845	44
536 Christopher Ave.	3845	45*
538 Christopher Ave.	3845	46*

Site 133—The major part of the block bounded by Newport Street, Sackman Street, Lott Avenue and Christopher Avenue.

Address	Block	Lot
535 Christopher Ave.	3846	1
533 Christopher Ave.	3846	2
531 Christopher Ave.	3846	3
529 Christopher Ave.	3846	4
525 Christopher Ave.	3846	6
523 Christopher Ave.	3846	8
521 Christopher Ave.	3846	9
519 Christopher Ave.	3846	10
517 Christopher Ave.	3846	11
515 Christopher Ave.	3846	12
513 Christopher Ave.	3846	13
511 Christopher Ave.	3846	14
509 Christopher Ave.	3846	16*
505 Christopher Ave.	3846	17*
312 Newport St.	3846	22
314 Newport St.	3846	23
318 Newport St.	3846	24
322 Newport St.	3846	25
710 Sackman St.	3846	27*
716 Sackman St.	3846	32*
726 Sackman St.	3846	37
728 Sackman St.	3846	39*
730 Sackman St.	3846	40
732 Sackman St.	3846	41
734 Sackman St.	3846	42
738 Sackman St.	3846	43
740 Sackman St.	3846	44
744 Sackman St.	3846	45*
746 Sackman St.	3846	46*
748 Sackman St.	3846	48*

Site 134—The major part of the block bounded by Newport Street, Powell Street, Lott Avenue and Sackman Street.

Address	Block	Lot
305 Lott Ave.	3847	1
307 Lott Ave.	3847	2

Address	Block	Lot
311 Lott Ave.	3847	3
741 Sackman St.	3847	8
737 Sackman St.	3847	9
735 Sackman St.	3847	10
733 Sackman St.	3847	11
731 Sackman St.	3847	12
717 Sackman St.	3847	17
715 Sackman St.	3847	18
711 Sackman St.	3847	19
336 Newport St.	3847	21
338 Newport St.	3847	22
342 Newport St.	3847	23
560 Powell St.	3847	26
564 Powell St.	3847	28
566 Powell St.	3847	29
570 Powell St.	3847	30
572 Powell St.	3847	32
576 Powell St.	3847	33
578 Powell St.	3847	35
582 Powell St.	3847	37
584 Powell St.	3847	38
586 Powell St.	3847	39*
588 Powell St.	3847	40
592 Powell St.	3847	41
594 Powell St.	3847	42
598 Powell St.	3847	43*
600 Powell St.	3847	44
610 Powell St.	3847	48
614 Powell St.	3847	49
618 Powell St.	3847	50

Site 135—The major part of the block bounded by Newport Street, Lott Avenue and Powell Street.

Address	Block	Lot
607 Powell St.	3848	1
605 Powell St.	3848	2*
603 Powell St.	3848	3
599 Powell St.	3848	4
597 Powell St.	3848	5*
595 Powell St.	3848	6*
593 Powell St.	3848	7*
591 Powell St.	3848	8
587 Powell St.	3848	9*
585 Powell St.	3848	10
583 Powell St.	3848	11*
581 Powell St.	3848	12*
579 Powell St.	3848	13*
575 Powell St.	3848	14
573 Powell St.	3848	15*
571 Powell St.	3848	16*

Address	Block	Lot
569 Powell St.	3848	17
563 Powell St.	3848	19
588 Junius St.	3848	22
596 Junius St.	3848	34
598 Junius St.	3848	35
602 Junius St.	3848	36
604 Junius St.	3848	37
606 Junius St.	3848	38
608 Junius St.	3848	39
612 Junius St.	3848	40
614 Junius St.	3848	41
616 Junius St.	3848	42
351 Lott Ave.	3848	43
349 Lott Ave.	3848	44
345 Lott Ave.	3848	45
343 Lott Ave.	3848	46*
341 Lott Ave.	3848	47
339 Lott Ave.	3848	48*
337 Lott Ave.	3848	49*
333 Lott Ave.	3848	50*
331 Lott Ave.	3848	51
329 Lott Ave.	3848	52

Site 136—A northerly part of the block bounded by Lott Avenue, Christopher Avenue, New Lotts Avenue and Mother Gaston Boulevard (formerly known as Stone Avenue).

Address	Block	Lot
853 Mother Gaston Blv.	3855	1
851 Mother Gaston Blv.	3855	2
849 Mother Gaston Blv.	3855	3
847 Mother Gaston Blv.	3855	4
845 Mother Gaston Blv.	3855	5
843 Mother Gaston Blv.	3855	6
839 Mother Gaston Blv.	3855	7*
837 Mother Gaston Blv.	3855	10
556 Christopher Ave.	3855	24*
560 Christopher Ave.	3855	124
564 Christopher Ave.	3855	25*
566 Christopher Ave.	3855	125*
568 Christopher Ave.	3855	26
570 Christopher Ave.	3855	27*
65 New Lotts Ave.	3855	28*
61 New Lotts Ave.	3855	29*
59 New Lotts Ave.	3855	30
57 New Lotts Ave.	3855	31
55 New Lotts Ave.	3855	32
53 New Lotts Ave.	3855	33
51 New Lotts Ave.	3855	34
49 New Lotts Ave.	3855	35
47 New Lotts Ave.	3855	36
45 New Lotts Ave.	3855	37

Site 137—The major part of the block bounded by Lott Street, Sackman Street, New Lotts Avenue and Christopher Avenue.

Address	Block	Lot
571 Christopher Ave.	3856	1*
569 Christopher Ave.	3856	5
561 Christopher Ave.	3856	7
559 Christopher Ave.	3856	8
557 Christopher Ave.	3856	9
555 Christopher Ave.	3856	10*
553 Christopher Ave.	3856	11
551 Christopher Ave.	3856	12*
549 Christopher Ave.	3856	13
545 Christopher Ave.	3856	14
543 Christopher Ave.	3856	15
539 Christopher Ave.	3856	16
764 Sackman St.	3856	18
766 Sackman St.	3856	19*
770 Sackman St.	3856	119*
772 Sackman St.	3856	20
774 Sackman St.	3856	21
776 Sackman St.	3856	22
780 Sackman St.	3856	23
91 New Lotts Ave.	3856	24
89 New Lotts Ave.	3856	26
85 New Lotts Ave.	3856	27
83 New Lotts Ave.	3856	28*
81 New Lotts Ave.	3856	29*

Site 138—Except for one property, Lot 5, all properties on block 3857 bounded by Lott Avenue, Powell Street, New Lotts Avenue and Sackman Street.

Address	Block	Lot
83 New Lotts Ave.	3857	1
306 Lott Ave.	3857	7*
308 Lott Ave.	3857	8
312 Lott Ave.	3857	9
314 Lott Ave.	3857	10*
318 Lott Ave.	3857	11
620 Powell St.	3857	12
624 Powell St.	3857	13
626 Powell St.	3857	14*
628 Powell St.	3857	15
115 New Lotts Ave.	3857	18
113 New Lotts Ave.	3857	20
111 New Lotts Ave.	3857	21
109 New Lotts Ave.	3857	22
105 New Lotts Ave.	3857	23
103 New Lotts Ave.	3857	24
101 New Lotts Ave.	3857	25
99 New Lotts Ave.	3857	26
95 New Lotts Ave.	3857	27

Site 139—The entire block bounded by Lott Avenue, Junius Street, New Lott Avenue and Powell Street.

Address	Block	Lot
635 Powell St.	3858	1
631 Powell St.	3858	2*
629 Powell St.	3858	3*
627 Powell St.	3858	5
332 Lott Ave.	3858	6
334 Lott Ave.	3858	7*
338 Lott Ave.	3858	8*
340 Lott Ave.	3858	9*
342 Lott Ave.	3858	10*
344 Lott Ave.	3858	11
346 Lott Ave.	3858	12
350 Lott Ave.	3858	13
352 Lott Ave.	3858	14*
139 New Lots Ave.	3858	16*
129 New Lots Ave.	3858	18

2) Designation of the following properties as subject to the rehabilitation standards in the urban renewal plan:

Block	Lots
3511	44
3812	28
3845	1, 41, 47, 48, 49
3846	49, 149, 50
3847	4, 6, 13, 14, 15, 16, 25, 45, 46, 47
3855	38
3856	6, 17
3857	5

(On September 19, 1984 Cal. No. 18, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 16

C 841020 HAK

IN THE MATTER OF an application relating to property within the Brownsville I and Brownsville II Urban Renewal Areas, 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 in Community District No. 16, Borough of Brooklyn, comprising two separate sections, as follows:

- A. From the intersection of Livonia Avenue and Watkins Street the irregular area bounded by Livonia Avenue, Junius Avenue, New Lots Avenue, Mother Gaston Boulevard (formerly known as Stone Avenue), Lott Avenue, Watkins Street, Newport Street, Christopher Avenue, Riverdale Avenue and Watkins Street; and containing the following blocks:

Blocks

- 3593 (within Brownsville I Urban Renewal Area)
- 3618 (within Brownsville I Urban Renewal Area)
- 3811
- 3812
- 3813
- 3814
- 3829
- 3830
- 3831
- 3845
- 3846
- 3847
- 3848
- 3855
- 3856
- 3857
- 3858

- B. The area bounded by Lott Avenue, Thatford Avenue, Hegeman Avenue and Christopher Street; and containing the following blocks:

Blocks

- 3625
- 3626 (within Brownsville I Urban Renewal Area)

- 2) An Urban development Action Area Project for the property described above; and
- 3) The disposition of the following properties to a developer selected by the Department of Housing Preservation and Development:

Site 128 Addition—(part of) The southerly part of the block bounded the Livonia Avenue, Powell Street, Riverdale Avenue, Sackman Street.

Address	Block	Lot
623 Sackman St.	3813	2
621 Sackman St.	3813	3
619 Sackman St.	3813	4
617 Sackman St.	3813	5
615 Sackman St.	3813	6
609 Sackman St.	3813	8
607 Sackman St.	3813	108
605 Sackman St.	3813	9

Site 131—(part of) The easterly part of the block bounded by Lott Street, Rockaway Avenue, Hegeman Avenue and Chester Street.

Address	Block	Lot
954 Rockaway Ave.	3625	1
892 Rockaway Ave.	3625	34
894 Rockaway Ave.	3625	35
898 Rockaway Ave.	3625	36
902 Rockaway Ave.	3625	38
904 Rockaway Ave.	3625	39
910 Rockaway Ave.	3625	41
912 Rockaway Ave.	3625	42
914 Rockaway Ave.	3625	43
916 Rockaway Ave.	3625	44
918 Rockaway Ave.	3625	45
922 Rockaway Ave.	3625	46
924 Rockaway Ave.	3625	47
926 Rockaway Ave.	3625	48
928 Rockaway Ave.	3625	49
930 Rockaway Ave.	3625	50
938 Rockaway Ave.	3625	53
940 Rockaway Ave.	3625	54
944 Rockaway Ave.	3625	55
946 Rockaway Ave.	3625	56
948 Rockaway Ave.	3625	57
950 Rockaway Ave.	3625	58

Site 132—(part of) The major part of the block bounded by Newport Street, Christopher Avenue, Lott Avenue and Mother Gaston Boulevard (formerly known as Stone Avenue).

Address	Block	Lot
795 Mother Gaston Blv.	3845	11
773 Mother Gaston Blv.	3845	15
761 Mother Gaston Blv.	3845	19
486 Christopher Ave.	3845	25
488 Christopher Ave.	3845	26
490 Christopher Ave.	3845	27
494 Christopher Ave.	3845	28
496 Christopher Ave.	3845	29
498 Christopher Ave.	3845	129
504 Christopher Ave.	3845	32
506 Christopher Ave.	3845	33
508 Christopher Ave.	3845	34
520 Christopher Ave.	3845	37
532 Christopher Ave.	3845	44

Site 133—(part of) The major part of the block bounded by Newport Street, Sackman Street, Lott Avenue and Christopher Avenue.

Address	Block	Lot
535 Christopher Ave.	3846	1
533 Christopher Ave.	3846	2
531 Christopher Ave.	3846	3
529 Christopher Ave.	3846	4
525 Christopher Ave.	3846	6
523 Christopher Ave.	3846	8
521 Christopher Ave.	3846	9
519 Christopher Ave.	3846	10
517 Christopher Ave.	3846	11
515 Christopher Ave.	3846	12
513 Christopher Ave.	3846	13
511 Christopher Ave.	3846	14
312 Newport St.	3848	22
314 Newport St.	3848	23
318 Newport St.	3848	24
322 Newport St.	3848	25
726 Sackman St.	3846	37
730 Sackman St.	3846	40
732 Sackman St.	3846	41
734 Sackman St.	3846	42
738 Sackman St.	3846	43
740 Sackman St.	3846	44

Site 134—(part of) The major part of the block bounded by Newport Street, Powell Street, Lott Avenue and Sackman Street.

Address	Block	Lot
305 Lott Ave.	3847	1
307 Lott Ave.	3847	2
311 Lott Ave.	3847	3
741 Sackman St.	3847	8
737 Sackman St.	3847	9
735 Sackman St.	3847	10
733 Sackman St.	3847	11
731 Sackman St.	3847	12
717 Sackman St.	3847	17
715 Sackman St.	3847	18
711 Sackman St.	3847	19
336 Newport St.	3847	21
338 Newport St.	3847	22
342 Newport St.	3847	23
560 Powell St.	3847	26
564 Powell St.	3847	28
566 Powell St.	3847	29
570 Powell St.	3847	30
572 Powell St.	3847	32
576 Powell St.	3847	33
578 Powell St.	3847	35
582 Powell St.	3847	37

Address	Block	Lot
584 Powell St.	3847	38
586 Powell St.	3847	39
592 Powell St.	3847	41
594 Powell St.	3847	42
600 Powell St.	3847	44
610 Powell St.	3847	48
614 Powell St.	3847	49
618 Powell St.	3847	50

Site 135—(part of) The entire block bounded by Newport Street, Lott Avenue and Powell Street.

Address	Block	Lot
607 Powell St.	3848	1
603 Powell St.	3848	3
599 Powell St.	3848	4
591 Powell St.	3848	8
585 Powell St.	3848	10
575 Powell St.	3848	14
569 Powell St.	3848	17
563 Powell St.	3848	19
588 Junius St.	3848	22
596 Junius St.	3848	34
598 Junius St.	3848	35
602 Junius St.	3848	36
604 Junius St.	3848	37
606 Junius St.	3848	38
608 Junius St.	3848	39
612 Junius St.	3848	40
614 Junius St.	3848	41
616 Junius St.	3848	42
351 Lott St.	3848	43
349 Lott St.	3848	44
345 Lott St.	3848	45
341 Lott St.	3848	47
331 Lott St.	3848	51
329 Lott St.	3848	52

Site 136—(part of) A northerly part of the block bounded Lott Avenue, Christopher Avenue, New Lotts Avenue and Mother Gaston Boulevard (formerly known as Stone Avenue).

Address	Block	Lot
853 Mother Gaston Blv.	3855	1
851 Mother Gaston Blv.	3855	2
849 Mother Gaston Blv.	3855	3
847 Mother Gaston Blv.	3855	4
845 Mother Gaston Blv.	3855	5
843 Mother Gaston Blv.	3855	6

Address	Block	Lot
837 Mother Gaston Blv.	3855	10
560 Christopher Ave.	3855	124
568 Christopher Ave.	3855	26
59 New Lots Ave.	3855	30
57 New Lots Ave.	3855	31
55 New Lots Ave.	3855	32
53 New Lots Ave.	3855	33
51 New Lots Ave.	3855	34
49 New Lots Ave.	3855	35
47 New Lots Ave.	3855	36
45 New Lots Ave.	3855	37

Site 137—(part of) The major part of the block bounded by Lott Avenue, Sackman Street, New Lots Avenue and Christopher Avenue.

Address	Block	Lot
569 Christopher Ave.	3856	5
561 Christopher Ave.	3856	7
559 Christopher Ave.	3856	8
557 Christopher Ave.	3856	9
553 Christopher Ave.	3856	11
549 Christopher Ave.	3856	13
545 Christopher Ave.	3856	14
543 Christopher Ave.	3856	15
539 Christopher Ave.	3856	16
764 Sackman St.	3856	18
772 Sackman St.	3856	20
774 Sackman St.	3856	21
776 Sackman St.	3856	22
780 Sackman St.	3856	23
91 New Lots Ave.	3856	24
89 New Lots Ave.	3856	26
85 New Lots Ave.	3856	27

Site 138—(part of) Except for one property, Lot 5, all properties on block 3857 bounded by Lott Avenue, Powell Street, New Lots Avenue and Sackman Street.

Address	Block	Lot
83 New Lots Ave.	3857	1
308 Lott Ave.	3857	8
312 Lott Ave.	3857	9
318 Lott Ave.	3857	11
620 Powell St.	3857	12
624 Powell St.	3857	13
628 Powell St.	3857	15
115 New Lots Ave.	3857	18
113 New Lots Ave.	3857	20
111 New Lots Ave.	3857	21
109 New Lots Ave.	3857	22

Address	Block	Lot
105 New Lots Ave.	3857	23
103 New Lots Ave.	3857	24
101 New Lots Ave.	3857	25
99 New Lots Ave.	3857	26
95 New Lots Ave.	3857	27

Site 139—(part of) The entire block bounded by Lott Avenue, Junius Street, New Lott Avenue and Powell Street.

Address	Block	Lot
635 Powell St.	3858	1
627 Powell St.	3858	5
332 Lott Ave.	3858	6
344 Lott Ave.	3858	11
346 Lott Ave.	3858	12
350 Lott Ave.	3858	13
129 New Lots Ave.	3858	18

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

(On September 19, 1984 Cal. No. 19, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CB 16

C 841021 ZMK

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 17d, changing from an M1-1 District to an R6 District property bounded by Newport Street, Sackman Street, a line 200 feet south of Newport Street, Christopher Avenue, a line 100 feet south of Lott Avenue and Mother Gaston Boulevard, as shown on diagram dated July 23, 1984.

(On September 19, 1984 Cal. No. 20, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CB 16

C 850108 HDK

IN THE MATTER OF the land disposition of City-owned properties located within the Brownsville II Urban Renewal Areas, 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 properties listed below are privately owned at the present time and are to be acquired pursuant to the Brownsville II Urban Renewal Plan and disposed of as City-owned properties:

Site 128 Addition—(part of) The southerly part of the block bounded the Livonia Avenue, Powell Street, Riverdale Avenue, Sackman Street.

Address	Block	Lot
625 Sackman St.	3813	1
611 Sackman St.	3813	7
603 Sackman St.	3813	10
470 Powell St.	3813	33
488 Powell St.	3813	39

Site 131—(part of) The major part of the block bounded by Lott Street, Rockaway Avenue, Hegeman Avenue and Chester Street.

Address	Block	Lot
890 Rockaway Ave.	3625	33
900 Rockaway Ave.	3625	37
908 Rockaway Ave.	3625	40
934 Rockaway Ave.	3625	51
936 Rockaway Ave.	3625	52

Site 132—(part of) The major part of the block bounded by Newport Street, Christopher Avenue, Lott Avenue and Mother Gaston Boulevard (formerly known as Stone Avenue).

Address	Block	Lot
807 Mother Gaston Blv.	3845	5
805 Mother Gaston Blv.	3845	7
799 Mother Gaston Blv.	3845	8
765 Mother Gaston Blv.	3845	17
300 Newport St.	3845	24
500 Christopher Ave.	3845	30
502 Christopher Ave.	3845	31
524 Christopher Ave.	3845	40
528 Christopher Ave.	3845	42
530 Christopher Ave.	3845	43
536 Christopher Ave.	3845	45
538 Christopher Ave.	3845	46

Site 133—(part of) The major part of the block bounded by Newport Street, Sackman Street, Lott Avenue and Christopher Avenue.

509 Christopher Ave.	3846	16
505 Christopher Ave.	3846	17
710 Sackman St.	3846	27
716 Sackman St.	3846	32
728 Sackman St.	3846	39
744 Sackman St.	3846	45
746 Sackman St.	3846	46
748 Sackman St.	3846	48

Site 134—(part of) The major part of the block bounded by Newport Street, Powell Street, Lott Avenue and Sackman Street.

Address	Block	Lot
586 Powell St.	3847	39
598 Powell St.	3847	43

Site 135—(part of) The entire block bounded by Newport Street, Lott Avenue and Powell Street.

Address	Block	Lot
605 Powell St.	3848	2
597 Powell St.	3848	5
595 Powell St.	3848	6
593 Powell St.	3848	7
587 Powell St.	3848	9
583 Powell St.	3848	11
581 Powell St.	3848	12
579 Powell St.	3848	13
573 Powell St.	3848	15
571 Powell St.	3848	16
343 Lott Ave.	3848	46
339 Lott Ave.	3848	48
337 Lott Ave.	3848	49

Site 136—(part of) A northerly part of the block bounded by Lott Avenue, Christopher Avenue, New Lotts Avenue and Mother Gaston Boulevard (formerly known as Stone Avenue).

Address	Block	Lot
839 Mother Gaston Blv.	3855	7
556 Christopher Ave.	3855	24
564 Christopher Ave.	3855	25
566 Christopher Ave.	3855	125
570 Christopher Ave.	3855	27
65 New Lots Ave.	3855	28
61 New Lots Ave.	3855	29

Site 137—(part of) The major part of the block bounded by Lott Avenue, Sackman Street, New Lotts Avenue and Christopher Avenue.

Address	Block	Lot
571 Christopher Ave.	3856	1
555 Christopher Ave.	3856	10
551 Christopher Ave.	3856	12
766 Sackman St.	3856	19
770 Sackman St.	3856	119
83 New Lots Ave.	3856	28
81 New Lots Ave.	3856	29

Site 138—(part of) Except for one property, Lot 5, all properties on block 3857 bounded by Lott Avenue, Powell Street, New Lots Avenue and Sackman Street.

Address	Block	Lot
306 Lott Ave.	3857	7
314 Lott Ave.	3857	10
626 Powell St.	3857	14

Site 139—(part of) The entire block bounded by Lott Avenue, Junius Street, New Lott Avenue and Powell Street.

Address	Block	Lot
631 Powell St.	3858	2
629 Powell St.	3858	3
334 Lott Ave.	3858	7
338 Lott Ave.	3858	8
340 Lott Ave.	3858	9
342 Lott Ave.	3858	10
352 Lott Ave.	3858	14
139 New Lots Ave.	3858	16

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

(On September 19, 1984 Cal. No. 21, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 35

CB 7

C 831771 ZMQ

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map, Section No. 7d**, establishing within existing R5 District, a C1-2 District bounded by 208th Place, Cross Island Parkway, a line 520 feet westerly of 208th Place, and a line at right angles to 208th Place, passing through a point on the last-named course distant 240 feet southerly from its intersection with Cross Island Parkway, as shown on a diagram dated July 23, 1984.

(On September 19, 1984 Cal. No. 22, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 36 and 37

[Zoning change and grant of a special permit for the construction of a residential development.]

 No. 36

CB 5

C 830193 ZMQ

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 13 d. changing from an M1-1 District to a C2-2 District mapped within an R5 District, with CEQR Requirements Declaration E-5, property bounded by Fresh Pond Road, 71st Avenue, Cypress Hills Street and the right-of-way of Conrail/Long Island Railroad, Borough of Queens as shown on a diagram dated July 9, 1984.

(On September 19, 1984 Cal. No. 23, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 37

CB 5

C 830526 ZSQ

IN THE MATTER OF an application, pursuant to Section 74-681 of the Zoning Resolution, from Rose-Polly Properties, Inc. for the grant of a **special permit** involving the construction of a residential development utilizing a railroad right-of-way on a zoning lot located at 61-02 through 61-20 71st Avenue, bounded by Fresh Pond Road, 71st Avenue, Cypress Hills Street, and the right-of-way of Conrail/Long Island Railroad, Borough of Queens.

Plans for this development may be seen in Room 1514, 2 Lafayette St., Manhattan.

(On September 19, 1984 Cal. No. 24, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 38

CB 10

C 840803 MMQ

IN THE MATTER OF a proposed map change showing the elimination, discontinuing and closing of a portion of the westerly side of 131st Street between 135th Avenue and 135th Road, in accordance with Map No. 4787, dated November 7, 1983 and signed by the Borough President.

(On September 19, 1984 Cal. No. 60, the Commission scheduled October 17, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 39

CB 6

C 840252 ZSM

IN THE MATTER OF an application pursuant to Section 74-96 of the Zoning Resolution, from R.H. Sanbar Projects, Inc. for the grant of a special permit involving the modification of the residential plaza regulations contained in Chapter 7 of Article II of the Zoning Resolution with respect to an existing 44-story apartment house located on the west side of Second Avenue between East 46th Street and East 47th Street and known as Dag Hammarskjold Tower.

Plans for this proposal may be seen in Room 1514, 2 Lafayette St., Manhattan.

(On August 11, 1984, Cal. No. 63, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984, Cal. No. 30 the hearing was closed.)

For consideration.

No. 40

CB 2

C 840911 TCM

IN THE MATTER OF an application from Il Bocconcino, Inc., pursuant to Section 197-c of the New York City Charter, for the grant of a one year *revocable consent to construct and operate an unenclosed sidewalk cafe* with 12 tables and 24 seats at 168 Sullivan Street on the northwest corner of West Houston Street.

(On August 22, 1984 Cal. No. 8, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984, Cal. No. 26 the hearing was closed.)

For consideration.

No. 41

CB 2

C 830304 ZSM

IN THE MATTER OF an application pursuant to Section 74-782 of the Zoning Resolution, from Martin J. Marcus for the grant of a special permit involving the conversion to joint living-work quarters for artists of a loft building whose lot coverage exceeds 3,600 square feet, on property located on the east side of Broadway M1-5B district.

(On August 22, 1984 Cal. No. 9, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984 Cal. No. 27 the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 42

CB 4 & 6

C 840992-993 PPX

IN THE MATTER OF an application by the division of Real Property for the disposition of four City-owned properties pursuant to Section 1977-c of the New York City Charter.

ULURP #	C.B.	BLOCK	LOT	LOCATION
840992 PPX	4	2519	1, 5	East Side of Nelson Avenue Between West 169th St. and Corp. Irwin Fischer Place
840993 PPX	6	2953	17	774 E. 176th Street
		2953	21, 22	784-786 East 176th Street
		3028	74	1974 Webster Avenue

(On August 22, 1984 Cal. No. 6, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984 Cal. No. 31 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 43

CB 11 & 13

C 840999-1000 PPQ

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

ULURP #	C.B.	BLOCK	LOT	LOCATION
840999 PPQ	12	9681	45, 93, 94	East side of 148th St., 141 ft. south of 89th Ave. thru 90th Avenue
		9896	26	9039—179th Place

		10025	32	East side of Liverpool St., 150 ft. north of 97th Ave.
		10109	31, 44	North side of Liberty Ave., 55 ft. east of 157th St.
		10251	77	10743 Fern Place
		11928	51, 53, 54, 61	South side of 109th Ave. between 142nd St. and 143rd St.
		12180	33	11271 Dillon Street
		12298	26	West side of 160th St., 210 ft. north of 137th Avenue
841000 PPQ	13	13143	109	North Side of 141st Avenue, 100 feet East of 219th Street

(On August 22, 1984 Cal. No. 2, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984 Cal. No. 33 the hearing was closed.)

For consideration.

No. 44

CB 12

C 840802 PNQ

IN THE MATTER OF an application by The Public Development Corporation for the **disposition** as indicated below of the following **City-owned properties** pursuant to Section 197-c of the New York City Charter.

Block	Lot	Location	Type of Action Proposed
9760	22	89-37 161st Street	Long Term Lease
9760	25	89-34 162nd Street	Long Term Lease
9760	67	89-44 162nd Street	Long Term Lease
9760	69	89-48 162nd Street	Long Term Lease
9760	71	89-52 162nd Street	Long Term Lease
9760	74	89-56 162nd Street	Long Term Lease
9761	18	89-45 162nd Street	Long Term Lease
9761	26	89-25 162nd Street	Long Term Lease
9761	66	89-28 163rd Street	Long Term Lease
9761	67	89-42 163rd Street	Long Term Lease
9761	68	89-42 163rd Street	Long Term Lease
9761	69	89-42 163rd Street	Long Term Lease

(On August 22, 1984 Cal. No. 3, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984 Cal. No. 34 the hearing was closed.)

For consideration.

No. 45

CB 7

C 841095 PSQ

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.**

(On August 22, 1984 Cal. No. 4, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984 Cal. No. 35 the hearing was closed.)

For consideration.

 No. 46

CB 7

C 841096 ZSQ

IN THE MATTER OF an application pursuant to Section 74-511 of the Zoning Resolution from the Department of Transportation, for the grant of a **special permit for a parking lot** of 39 spaces in a C1-2 District, east of 150 Street, south of 14th Avenue.

Plans for this parking lot may be seen in Room 1514, 2 Lafayette St., Manhattan.

(On August 22, 1984 Cal. No. 5, the Commission scheduled September 19, 1984 for a public hearing. On September 19, 1984 Cal. No. 36 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 47

CB 2

N 840192 ZAR

[Request to construct an in-ground swimming pool with an accessory Garden Cottage in the Special Natural Area District-1 of Staten Island].

IN THE MATTER OF an application pursuant to sections 105-421 and 105-423 of the Zoning Resolution from Dennis Dell'Angelo, 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 an in-ground swimming pool and accessory Garden Cottage on property located on the west side of Benedict Road, distant 0.0° north from the corner formed by the intersection of Cornwall Avenue and Benedict Road. (Block 875 Lots 41 and 37.)

Plans for the proposed in-ground pool and accessory Garden Cottage 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.