

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	Minutes			Approved	48	C 850081-082	PPK		Inv. Rept. Adpt
2	C 850083	PPK		Sched. 1/16/85	49	C 850084-090	PPK		" " "
3	C 850142	PPK		" "	50	C 850141	PPK		" " "
4	C 850240	PPK		" "	51	C 830877	MMK		" " "
5	C 850293-296	PPK		" "	52	C 840885	PPK		" " "
6	C 850300	HDK		" "	53	N 850233	BDQ		" " "
7	C 831216	ZSK		" "	54	C 850091-102	PPQ		" " "
8	C 850265-272	PPK		" "	55	C 850152-163	PPQ		Laid Over
9	C 840217	GFG		" "	56	C 840344	ZMQ		Laid Over
10	C 840641	PSQ		" "	57	N 850234	BDM		Laid Over
11	C 840970	PPM		" "	58	C 850164-165	PPM		Inv. Rept. Adpt
12	C 850186	ZSM		" "	59	C 850174	HDM		" " "
13	C 850278	HDM		" "	60	C 840966	PPM		" " "
14	C 850279	HDM		" "	61	C 850219	HAM		" " "
15	C 850303	HDM		" "	62	C 840847	ZSM		Withdrawn
16	C 850304	HDM		" "	63	C 850103	PPR		Inv. Rept. Adpt
17	C 850316	HDM		" "	64	C 850166	PPR		" " "
18	C 850058	GFM		" "	65	C 820948	ZMR		Inv. Rept. Adpt
19	C 850059	GFM		" "	66	C 840143	MHR		Inv. Rept. Adpt
20	C 850314	PPM		" "	67	C 850135-140	PPX		" " "
21	C 850205	HDM		" "	68	C 850167-171	PPX		" " "
22	C 850281	ZSM		" "	69	C 850172	HDX		" " "
23	C 830192	ZSM		" "	70	N 850199	ZAR		Auth. Approved
24	C 850305	HDM		" "	71				
25	N 831774	ZRM		" "	72				
26	C 850273	PPM		" "	73	Present			
27	C 850275	PPM		" "	74				
28	N 850351	ZRM		" "	75	H. Sturz, Chairman			
29	N 850055	ZRM		" "	76	M. Gallant, Vice "			
30	N 841064	ZRY		" "	77	M. Bond, Commissioner			
31	N 850280	ZRY		" "	78	S. Motley, "			
32	C 850311-312	PPR		" "	79	D. Scheinberg, "			
33	C 850276	PPR		" "	80	T. Teah, "			
34	C 850301	HDX		" "	81				
35	C 850302	HDX		" "	82	*Cal. No. 61 - Comm. Bond			
36	C 850291-292	PPX		" "	83	did not participate.			
37	C 850260-264	PPX		" "	84				
38	N 850217	HSQ		Hearing closed	85				
39	C 850003	ZSM		" "	86	Meeting Adjourned at 2:30p.M.			
40	NOTICE C 850230-231	PPM		" "	87				
41	C 850232	HAM		" "	88				
42	N 850259	ZRM		" "	89				
43	N 840371	ZRM		" "	90				
44	C 840372	ZSM		" "	91				
45	C 840320	BFY		" "	92				
46	C 840994-998	PPK		Inv. Rept. Adpt	93				
47	C 841010-011	PPK		" " "	94				

P. ...

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

CITY PLANNING COMMISSION

WEDNESDAY, December 12, 1984

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



Edward I. Koch, Mayor

City of New York

[No. 17]

**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 prorated) may do so by contacting the Calendar Information Office, 566-8510.

CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *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, December 12, 1984

Calendar No. 17

Roll Call; approval of minutes	1
I. Scheduling December 12, 1984	1
II. Public Hearings	23
III. Reports	30

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
January 16, 1984, in City Hall, Room 16, Manhattan, at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit 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: _____

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION

PUBLIC MEETING OF DECEMBER 12, 1984

MATTERS NOT ON CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

III R E P O R T S

•

BOROUGH OF STATEN ISLAND

No. **70**

CB 2

N 850199 ZAR

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

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Jerome L. Grushkin, R.A., for the grant of authorizations involving modification of topography, alteration of botanic environment of removal of trees to construct one (1) one-family dwelling on property located at the intersection of the northerly side of Portsmouth Avenue with the easterly side of Beebe Street running 100' north along the easterly side of Beebe Street. (Block 684 Lot 246)

For consideration

Disposition: Authorization Approved.

WEDNESDAY, DECEMBER 12, 1984

APPROVAL OF MINUTES OF Regular Meeting of September 19, 1984 and Special Meetings of September 24 and October 31, 1985

I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JANUARY 16, 1985 STARTING AT 10 A.M. in CITY HALL, MANHATTAN

BOROUGH OF BROOKLYN

No. 2

CB 3

C 850083 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of **45 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850083 PPK	3	45

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 January 16, 1985 for a public hearing.

No. 3

CB 3

C 850142 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of **9 City-owned properties** in the Borough of Brooklyn pursuant to Section 197-c of the New York City Charter.

BLOCK	LOT	LOCATION
579	56	857 Park Avenue
1508	66	329 Chauncey Street
1913	41	162-64 Skillman Street
1760	36	196 Vernon Avenue
1795	69	629 Greene Avenue
1950	33	1044-46 Bedford Avenue
1928	19,20,21	201-205 Skillman Street
1860	62	97 Herkimer Street
1782	40	178 Sumner Avenue

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 January 16, 1985 for a public hearing.

No. 4

CB 3

C 850240 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of 45 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850240 PPK	3	45

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 January 16, 1985 for a public hearing.

No. 5

CB 1, 2, 6, 16

C 850293-296 PPK

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
850293 PPK	1	1
850294 PPK	2	1
850295 PPK	6	2
850296 PPK	16	28

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 6

CB 1

C 850300 HDK

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 to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is a 6 story new Law walk-up building with 27 residential dwelling units, and three commercial units, and is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD). The property is being managed under the Leasing Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
407-9 Keap St.	2398	15

This application was submitted by the Department of Housing Preservation and Development on October 12, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 7

CB 12

C 831216 ZSK

[Special permit ZS 74-922 for a proposed Boro Park Shopping Center in M1-1 zoning district with accessory parking facilities.]

IN THE MATTER OF an application, pursuant to Section 74-922 of the Zoning Resolution to permit construction of a supermarket (Pathmark) in excess of 10,000 sq. ft. of floor area and ancillary stores and accessory parking in M1-1 district as a proposed shopping center mall for properties located within a block bounded by 13th Avenue, 60th Street, 61st Street and 12th Avenue.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 8

CB 1, 2, 4, 5, 8, 13, 16, 17

C 850265-272 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 58 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850265 PPK	1	2
850266 PPK	2	1
850267 PPK	4	17
850268 PPK	5	24
850269 PPK	8	1
850270 PPK	13	1
850271 PPK	16	9
850272 PPK	17	3

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

BOROUGH OF QUEENS

No. 9

CB 2

C 840217 GFQ

(Revocable consent to enable construction of a pedestrian bridge across 30th Place between Thomson and 47th Avenues.)

IN THE MATTER OF an application by Thom Rock Realty Company for a revocable consent to maintain and use a 3-story pedestrian bridge (approximately 60 feet long, 13 feet wide, 45 feet high and 26 feet above the street), connecting buildings at 30-30 Thomson Avenue and 30-20 Thomson Avenue at approximately the midpoint of the buildings on 30th Place.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 10

CB 1

C 840641 PSQ

(Proposed request for a site selection to enable building renovation for a centralized safety and emissions inspection station.)

IN THE MATTER OF an application by the New York City Taxi and Limousine Commission under the provisions of Section 197-c of the New York City Charter, for the selection and acquisition or lease of property located at Block 1016, Lot 45, bounded by the Brooklyn Queens Expressway and Lots 565, 450 and 75, to enable building renovation for a centralized safety and emissions inspection station.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

MANHATTAN

No. 11

CB 5

C 840970 PPM

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
840970 PPM	5	(adjacent to Block 1276)		90 East 42nd Street (area beneath Park Ave viaduct.)

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 January 16, 1985 for a public hearing.

No. 12

CB 8

C 850186 ZSM

IN THE MATTER OF an application, pursuant to Section 74-711 of the Zoning Resolution, from the Limited Stores, Inc., for the grant of a special permit to modify the provisions of Section 99-051 and 99-052 (Special Madison Avenue Preservation District) to permit a street wall on Madison Avenue to have a setback below the height of 110 feet and below the full height of the building and to have a street wall on East 62nd Street below the height of the street wall of the adjacent building along East 62nd Street and to permit an aggregate street wall recess along Madison Avenue in excess of 75% of the width of the street wall with depth greater than 15 feet and street wall recess on East 62nd Street greater than 10 feet deep and within 10 feet of the Madison Avenue street line.

Plans for this proposal are on file with the Department of City Planning, Room 1514, 2 Lafayette Street, New York, New York.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 13

CB 4

C 850278 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 to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is a 5 story old Law walk-up building with 10 residential dwelling units, and is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD). The property is being managed under the Rehab Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
348-50 West 48th St.	1038	56-57

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 14

CB 4

C 850279 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 to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low income families is a 5-story Old Law, walk-up building, with one commercial unit. The property is located on the southerly side of West 47th Street, between 8th and 9th Avenue, **322 West 47th Street** (Tax Block 1037, Lot 46).

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 15

CB 4

C 850303 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 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 (HPD) and is being managed under the Leasing Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
433 West 48th St.	1058	114

This application was submitted by the Department of Housing Preservation and Development on October 12, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 16

CB 9

C 850304 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 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 (HPD) and is being managed under the Leasing Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
3405 Broadway	2087	31

This application was submitted by the Department of Housing Preservation and Development on October 12, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 17

CB 3

C 850316 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 to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This property is a 5 story Old Law walk-up building with 20 dwelling units, and is under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD). The property is being managed under the Rehab Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
155 East 2nd St.	397	11

This application was submitted by the Department of Housing Preservation and Development on October 16, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 18 and 19

(Revocable consents to construct, maintain and use an enclosed pedestrian bridge and a pedestrian tunnel to connect to the existing Manhattan House of Detention for Men located at 125 White Street).

No. 18

CB 1

C 850058 GFM

IN THE MATTER OF a revocable consent application by the Division of Real Property of the Department of General Services to **construct, maintain and use an enclosed pedestrian bridge over and across White Street to connect the existing Manhattan House of Detention for Men** located at 125 White Street, on the south side, with a new detention facility on the north side of White Street between Centre and Baxter Streets.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 19

CB 1

C 850059 GFM

IN THE MATTER OF a revocable consent application by the Division of Real Property of the Department of General Services to **construct, maintain and use a pedestrian tunnel under and across White Street to connect the existing Manhattan House of Detention for Men** located at 125 White Street, on the south side, with a new detention facility on the north side of White Street between Centre and Baxter Streets.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 20

CB 1

C 850314 PPM

IN THE MATTER OF an application for the **disposition** of real property pursuant to Section 197-c of the New York City Charter involving the long-term lease for commercial use of two areas totaling approximately 6300 square feet within the new detention facility located on a site bounded by Baxter Street, White Street and Centre Street. One area is to front on Baxter Street and the other on Centre Street.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

 Nos. 21 and 22

[Disposition and Special Permit for a mixed Commercial/Residential development]

No. 21

CB 1

C 850205 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.

The property comprises a northerly part of the block bounded by Walker, Baxter, White and Centre Streets (Block 198, part of Lot 1).

In its submission, the Division of Real Property (DRP) Department of General Services states that it intends to:

“Offer this parcel to effect the development of 88 units of housing for the elderly. This project is based on a proposal submitted by Everlasting Pine Housing Development Fund Co., Inc. which was formed pursuant to Article XI of the Private Housing Finance Law. Their proposal is for new construction of a 2½ story commercial base with a 10 story residential tower above the eastern portion of the base. There will be enclosed community recreation space above the residential floors. The proposed apartment distribution is for 38 0-bedroom and 49 + 1 1-bedroom units. Pursuant to this proposal, all of these rental units will be developed through a combination of a HUD Section 202 mortgage and a HUD Section 8 rental subsidy.”

The Chinatown Planning Council is the community-based sponsor for the project for the elderly.

DRP further states that:

“In the event that this proposal is not funded or is not feasible for other reason, DRP reserves the option of offering the parcel through a disposition subject to the land use restrictions made explicit in the application.”

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 22

CB 1

C 850281 ZSM

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter and Section 74-721A of the Zoning Resolution, from the Division of Real Property of the Department of General Services for the **grant of a special permit**, involving the modification of height and setback regulations and supplementary use regulations concerning the locations of floors occupied by non-residential uses within a C6-4 District on property located on the south side of Walker Street between Centre and Baxter Streets, Borough of Manhattan.

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 23

CB 2

C 830192 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution from Mark W. Scott, architect for the **grant 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 northwest corner of Greene Streets (33 Greene Street) within the SoHo M1-5B District, Borough of Manhattan.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 24

CB 10

C 850305 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 (HPD) and is being managed under the Leasing Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
203 West 135th St.	1941	27

This application was submitted by the Department of Housing Preservation and Development on October 12, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 25

CB 2

N 831774 ZRM

[Proposed Zoning Text amendment to prohibit Use Group 5 (transient hotels) from M1-5A and M1-5B Districts (SoHo and NoHo)]

IN THE MATTER OF an application by Manhattan Community Board No. 2 for an amendment, pursuant to Section 201 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Section 42-14D (Special Uses in the M1-5A and M1-5B Districts) as follows:

Matter in **Bold Type** is new;

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

42-14D

Special Uses in M1-5A and M1-5B Districts

* * *

- In addition to the above restrictions, the following *uses* are not permitted as-of-right in any *building* or *other structure* or on any tract of land in M1-5A or M1-5B Districts.

* * *

(h) **All transient hotels, Use Group 5.**

* * *

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 26

CB 7

C 850273 PPM

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850273 PPM	7	1843	3	963 Columbus Avenue

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

 No. 27

CB 12

C 850275 PPM

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850275 PPM	12	2110	102, 103	461-463 W. 163rd Street

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

 No. 28

CB 1

N 850351 ZRM

[Proposed zoning text amendments concerning the Special Manhattan Landing District.]

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 IX, Chapter 8, 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 Manhattan Landing District
Article IX, Chapter 8

* * *

Section 98-76

Special Authorization by Commission

On application, the City Planning Commission may grant special authorization for minor modifications of the provisions of this Chapter upon a developer's showing of compelling necessity. Such authorization, however, may in no event include modification of:

- (a) permitted *floor area ratio* regulations;
- (b) height and setback regulations [;], **except as set forth below;**
- (c) use regulations of the underlying district [;], **except as set forth below;** or
- (d) *accessory* off-street parking and loading regulations of the MLD district.

The Commission may also grant upon application special authorization (i) exempting an *enlargement* from any or all of the requirements of this Chapter upon a showing that such requirements would impose an unreasonable burden and (ii) modifying the provisions of this Chapter in accordance with the provisions of Section 98-51 (Minimum retail requirement) and 98-17 (Permitted obstructions in pedestrian space).

In a C2-8 District located with the Special South Street Seaport District, the Commission may:

- (1) **modify the applicable regulations of Section 34-52 (Location within Buildings) and 33-432 (In Other Commercial Districts) where such modifications will not create a deleterious relationship between existing and new buildings on a district parcel nor adversely affect the visual corridors and circulation-related improvements of the waterfront;**
- (2) **modify the size limitation of Use Group 6A of Section 32-15 (Use Group 6) where the increased size is necessary for a retail attraction that will encourage use of the waterfront and related facilities in the surrounding historic area; and**
- (3) **modify the applicable regulations of Section 32-60 (Sign Regulations) provided that such modification will not adversely impact the character of the historic district, but in no case shall a flashing sign be permitted.**

All such applications shall be granted in whole or in part or denied by the Commission within 45 days after receipt thereof. The Commission may prescribe appropriate conditions and safeguards in connections with the grant of such special authorizations. However, height and setback regulations may be modified by special permit pursuant to Section 74-721 A.

* * *

* * *

Description of Improvements
By District Parcel

District Parcel 13 and 13A

1. *A pedestrian connection* 35 feet wide at elevation + 7'0" along the extension of line KL as described below, connecting the northwest *district parcel* line of *district parcel* 13A with the *pedestrian connection* as described in 3. below.
 - A. Point K is located on the southwest *street line* of Front Street, 148.7 feet southwest of the southwest *street line* of Fulton Street.
 - B. Point L is located on the northwest *street line* of South Street, 117.8 feet southwest of the southwest *street line* of Fulton Street.
- [2. *A visual corridor* bounded on the northeast by the northeast *street line* of Fulton Street extended; and on the southwest by the southwest *street line* of Fulton Street extended except that the F.D.R. Drive is a permitted obstruction.]
2. **A visual corridor, bounded on the southwest by the southwest street line of Fulton Street extended, and on the northeast by a line parallel to, and 50'0" from, the southwest street line of Fulton Street extended, except that the F.D.R. Drive is a permitted obstruction.**
3. *A pedestrian connection* between South Street and the U.S. Bulkhead line connecting the *district parcel* 14 *pedestrian connection* and the *pedestrian connection* described in 4 below. All other portions of *distant parcels* 13 and 13a, except for *buildings* and other *structures*, areas devoted to vehicular use, and water areas, shall be open to the public.
4. *A pedestrian connection* within the *street line* of Fulton Street extended, connecting the northwest *district parcel* line of *district parcel* 13a with the *pedestrian connection* described in 3. above.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 29

CB 7

N 850055 ZRM

(Proposed zoning text amendment concerning the Special Lincoln Square District.)

IN THE MATTER OF an amendment, pursuant to Section 201 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 2, 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.

82-10

Public Amenities

The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specified in paragraphs (a) through (c) of this Section and may authorize a corresponding decrease in required *lot area per room*, if applicable, and appropriate modifications of height and set-back regulations, *yard* regulations, regulations governing minimum distance between *buildings* on a single *zoning lot* and regulations governing courts and minimum distance between legally required windows and walls or lot lines for any new *building* which includes one or more of the public amenities described in paragraphs (a) through (c) of this Section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

In determining the increase in *floor area* that may be given for the inclusion of any amenity, the Commission shall consider:

- (1) The amount of *floor area* by which the total *floor area* of the *building* is reduced because of the inclusion of the amenity;
- (2) The direct construction cost of the amenity;
- (3) The amount of continuing maintenance required for the amenity;
- (4) The degree to which the inclusion of amenity furthers the objectives of the *Special Lincoln Square District*.

The Commission shall restrict the increase in *floor area* for any amenity within the ranges set forth in the following table:

INCREASE IN SQUARE FEET OF FLOOR AREA

(a) for a mandatory arcade (82-09)	MAXIMUM 7 per sq. ft. of Mandatory <i>Arcade</i> not to exceed 1.0 FAR
(b) for subsurface concourse or bridge connections to other buildings or to subways, or for subway improvements, or substantial on grade pedestrian oriented improvements and street treatment in the public right of way.	An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section. An amount subject to the limitations set forth in Section 82-08, to be determined by the Commission.

(c) for provision of or contribution toward preservation of low or moderate income housing, or housing for the elderly on a not-for-profit basis within 2000 feet of a site within the *Special Lincoln Square District* for which a special permit for floor area bonus is sought, provided that such housing site is located within Community Board #7, Manhattan.

Building and pavement material used shall be subject to City Planning Commission approval in order to reinforce the character of the *Special Lincoln Square District Area*.

[In connection with a special permit granted pursuant to this Section, the Commission may permit

- (1) obstruction such as awnings, canopies, pedestrian bridges, escalators, stairs, balconies or other architectural elements to be located above the floor level of a *covered plaza* provided the Commission finds that such elements will enhance the amenity of the *covered plaza* or promote pedestrian circulation however, where the height of the *covered plaza* is less than 30 feet no obstruction which would reduce the height shall be permitted or
- (2) a *covered plaza* to be kept open to the public for hours other than 8 a.m. to 12 midnight where the Commission finds that the proposed hours will be consistent with maximum reasonable public access to the *covered plaza* or
- (3) balconies used as open dining areas to project more than 5 feet into a *covered plaza* provided the Commission finds that such balconies will enhance the amenity of the *covered plaza* or
- (4) modification of the entrance requirements for air conditioned *covered plazas* provided that the Commission finds that the entrance is designed to ensure prominent public attention while retaining the height and width requirements for the entrance of a *covered plaza*.]

* * *

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 30

CITYWIDE

N 841064 ZRY

(Proposed amendments to the Zoning Resolution concerning the definitions of transient hotels and motels.)

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Section 12-10 (Definitions) 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

* * *

Hotel, transient

A "transient hotel" is a building or part of a building in which:

- (a) Living or sleeping accommodations are used primarily for transient occupancy, and may be rented on a daily basis, and
- (b) One or more common entrances serve all such living or sleeping units, and
- (c) Twenty-four hour desk service is provided, in addition to one or more of the following services: maid, telephone, or bellboy service, or the furnishing or laundering of linens

Permitted accessory uses include restaurants, cocktail lounges, public banquet halls, ballrooms, or meeting rooms.

However, after November 1, 1984, the alteration of existing *transient hotels* which result in additional living or sleeping accommodations with lawful cooking spaces as defined in Section 33 of the Multiple Dwelling Law, the *development* of new *transient hotels*, the *enlargement* of existing *transient hotels*, and the change of use of existing *buildings* to *transient hotels*, shall also conform to the following:

- a. living or sleeping accommodations shall be adequately furnished, used exclusively for transient occupancy, and offered exclusively on a daily basis, and
- b. the following services shall be included as part of the daily rate: twenty-four hour desk service; daily room cleaning; telephone and bellboy service; and the daily provision of clean linens.

In M1 and C8 districts *transient hotel* living or sleeping accommodations which contain lawful cooking space as defined in Section 33 of the Multiple Dwelling Law are not permitted.

On a *zoning lot* the total *floor area* occupied by either

- (i) *transient hotel* living or sleeping accommodations with lawful cooking space as defined in Section 33 of the Multiple Dwelling Law or

- (ii) *transient hotel* living or sleeping accommodations with lawful cooking space as defined in Section 33 of the Multiple Dwelling Law and *dwelling or rooming units*, shall not exceed the maximum *floor area* permitted for *residential use* by the applicable district regulations. For the purposes of this definition, *floor area* occupied by *transient hotel* living or sleeping accommodations shall include corridors, stairwells, elevator shafts and lobbies on all floors containing such living or sleeping accommodations. A *transient hotel* living or sleeping accommodation with lawful cooking space shall contain a minimum of 500 net square feet of *floor area*.

* * *

Motel or tourist cabin

A "motel" or "tourist cabin" is a *building* or group of *buildings* which:

- (a) Contains living or sleeping accommodations used primarily for transient occupancy, and
- (b) Has individual entrances from outside the building to serve each such living or sleeping unit.

However, after November 1, 1984, the alteration of existing *motels* which result in additional living or sleeping accommodations with lawful cooking spaces as defined in Section 33 of the Multiple Dwelling Law, the *development* of new *motels*, the *enlargement* of existing *motels*, and the change of *use* of existing *buildings* to *motels*, shall also conform to the following:

- a living or sleeping accommodations shall be adequately furnished, used exclusively for transient occupancy, and offered exclusively on a daily basis, and
- b. the following service shall be included as part of the daily rate: twenty-four hour desk service; daily room cleaning; telephone and bellboy service; and the daily provision of clean linens.

In M1 and C8 districts *motel* living or sleeping accommodations which contain lawful cooking space as defined in Section 33 of the Multiple Dwelling Law are not permitted.

On a *zoning lot* the total *floor area* occupied by either

- (i) *motel* living or sleeping accommodations with lawful cooking space as defined in Section 33 of the Multiple Dwelling Law or,
- (ii) *motel* living or sleeping accommodations with lawful cooking space as defined in Section 33 of the Multiple Dwelling Law and *dwelling or rooming units*, shall not exceed the

maximum *floor area* permitted for *residential use* by the applicable district regulations. For the purposes of this definition, *floor area* occupied by *motel living* or sleeping accommodations shall include corridors, stairwells, elevator shafts and lobbies on all floors containing such living or sleeping accommodations. A *motel living* or sleeping accommodation with lawful cooking space shall contain a minimum of 500 net square feet of *floor area*.

* * *

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 31

CITYWIDE

N 850280 ZRY

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Section 74-72 (Bulk Modification), 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.

Proposed Zoning Text Amendment

74-72

Bulk Modification

74-721

Height and Setback and Yard Regulations A. In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts the City Planning Commission may permit modification of the height and setback regulations including tower coverage controls for *developments* or *enlargements* located on a *zoning lot* having a minimum area of 40,000 square feet or occupying an entire *block*. For such *developments* or *enlargements* the Commission may modify the minimum required distance between a new *building* and an existing *building* as set forth in Section 23-70 (Minimum Required Distance Between Two or More Buildings on a Single Zoning Lot) provided that the following findings are met:

- a) The minimum distance provided between a *new building* and an existing *building* is 60 feet;
- b) "L + L" as defined in Section 23-70 (Minimum Required Distance Between Two or More Buildings on a Single Zoning Lot) is not more than 150 feet; and

- c) **The relationship of the said *building* permits the best site planning and distribution of open area possible on the *zoning lot*.**

For developments or enlargements on zoning lots occupying an entire block and located in a C6-4 district with a basic commercial floor area ratio of 10, the Commission may also modify the supplementary use regulations of Section 32-422 (Locations of floors occupied by Non-Residential Uses) provided the following findings are made:

- a) **that the *non-residential uses* are located in a portion of a *mixed building* which has separate access to the *street* with no openings of any kind to the *residential portion* of the *building* at any story; and**
- b) **that the *non-residential uses* are not located above the lowest story containing dwelling units unless the *residential* and *non-residential* portions are separated in accordance with the provisions of Section 23-82 (building Walls Regulated by Minimum Spacing Formula).**

* * *

Resolution for adoption scheduling January 16, 1985 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 32

CB 1, 2

C 850311-312 PPR

IN THE MATTER OF an application, by the Division of Real Property for the disposition of 198 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850311 PPR	1	100
850312 PPR	2	98

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 January 16, 1985 for a public hearing.

No. 33

CB 3

C 850276 PPR

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850276 PPR	3	6301	12	Southside of Sheldon Avenue, 320 feet east of Delmar Avenue
850276 PPR	3	7941	20	Westside of Craig Avenue, 220 feet south of Pittsville Avenue

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 January 16, 1985 for a public hearing.

BOROUGH OF THE BRONX

No. 34

CB 2

C 850301 HDX

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.

The property proposed for disposition (752 Kelly Street, Block 2708, Lot 37) is managed under the Rehab Bureau Program of the Division of Alternative Management Programs.

The proposed disposition would provide 5 residential units in one 3-story New Law building for low income families.

This disposition application was submitted by the Department of Housing Preservation and Development on October 17, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 35

CB 4

C 850302 HDX

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 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 (HPD) and is being managed under the Leasing Bureau of the Division of Alternative Management Programs (DAMP).

The property proposed for disposition is located as follows:

ADDRESS	BLOCK	LOT
305 East 171st. St.	2784	39

This application was submitted by the Department of Housing Preservation and Development on October 12, 1984.

Resolution for adoption scheduling January 16, 1985 for a public hearing.

No. 36

CB 1, 6

C 850291-292 PPX

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850291 PPX	6	3057	42	519 East 187th Street
850292 PPX	1	2288	20	426 East 144th Street
850292 PPX	1	2288	22	430 East 144th Street

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 January 16, 1985 for a public hearing.

No. 37

CB 1, 3, 4, 5, 6

C 850260-264 PPX

IN THE MATTER OF an application, by the Division of Real Property for the disposition of 13 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850260 PPX	1	2
850261 PPX	3	5
850262 PPX	4	2
850263 PPX	5	1
850264 PPX	6	3

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

Resolution for adoption scheduling January 16, 1985 for a public hearing.

II. PUBLIC HEARINGS
BOROUGH OF QUEENS

No. 38

CB 12

N 850217 HSQ

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an amended plan for a mall along Jamaica Avenue between 169th Street and Sutphin Boulevard, and along Union Hall Street between Jamaica and Archer Avenues, pursuant to Section 197-a of the New York City Charter, chapter 655 of the Laws of 1978 of New York State (Jamaica Center Mall Special Assessment District), as amended by Chapter 466 of the Laws of 1984 of New York State.

The mall plan shall include, but not be limited to: district and subdistrict boundaries, proposed land uses, sidewalk treatment, street furniture, maintenance and operation of the mall, user rights, and an implementation schedule which includes mall improvement and projected costs.

This plan was prepared by the Public Development Corporation and submitted to Community Board No. 12 of the Borough of Queens on October 4, 1984.

(On October 31, 1984, Cal. No. 20, the Commission scheduled November 28, 1984 for a public hearing. On November 28, 1984, Cal. No. 22, the hearing was continued to December 12, 1984.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 39

CB 8

C 850003 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application pursuant to Section 74-95 of the Zoning Resolution, from Glenwood Management Corporation for the **grant of a special permit involving Housing Quality**, to modify height and setback, rear yard, floor area and zoning room requirements for a 266 unit housing project proposed to be built on property located west of York Avenue between East 90th and East 91st Streets (Block 1570, lots 20, 21, and 24).

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

(On November 28, 1984, Cal. No. 2 the Commission scheduled December 12, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB 8

BOROUGH OF MANHATTAN

On December 12, 1984 at 10:00 a.m. in City Hall, New York, New York a **public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed 10-story addition to a previously approved Housing Quality Special Permit residential/community facility building at York Avenue and East 90th Street pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).**

No. 40

CB 9, 10

C 850230-231 PPM

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 152 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850230 PPM	9	35
850231 PPM	10	117

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

(On November 28, 1984, Cal. No. 3, the Commission scheduled December 12, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CB 2

C 850232 HAM

PUBLIC HEARING:

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 property located in Community District #2, Borough of Manhattan

Address	Block	Lot
7, 9-11 Prince St.	507	50, 52

- 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 September 11, 1984.

(On November 28, 1984, Cal. No. 4, the Commission scheduled December 12, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CB 4 and 5

N 850259 ZRM

[Proposed zoning text amendment with regard to the extension of the sunset date from July 15, 1985 to April 15, 1986 in the Theatre Subdistrict in the Borough of Manhattan.]

PUBLIC HEARING:

IN THE MATTER OF amendment pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 81-71, as follows:

Matter in **Bold Type** is new:

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

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

81-70 SPECIAL REGULATIONS FOR THEATRE SUBDISTRICT

81-71

General Provisions

The regulations of Sections 81-72 to 81-74, inclusive, relating to Special Regulations for the Theatre Subdistrict are applicable only in the Theatre Subdistrict, whose boundaries are shown in Map No. 2 (Special Midtown District and Subdistricts). They supplement or modify the regulations of this Chapter applying generally to the *Special Midtown District* of which the Subdistrict is a part.

In order to preserve and protect the character of the Theatre Subdistrict as a cultural and theatrical showcase as well as to help insure a secure basis for the useful cluster of shops, restaurants and related amusement activities, special incentives and controls are provided for the preservation and rehabilitation of existing theatres and the addition of new theatres, and special restrictions are placed on ground floor uses and signage within the Subdistrict.

The Mayor of the City of New York shall appoint a Theatre Advisory Council (the "Council") and name a chairperson. Other members of the "Council" shall include representatives of the performing arts, the theatrical industry and related professions. The "Council" shall advise the City Planning Commission concerning applications for special permits or certifications pursuant to Section 81-74.

Applications shall be referred by the Commission to the "Council" of an advisory report prior to certification for ULURP (Uniform Land Use Review Procedure) review. Such advisory report shall assist the Commission in evaluating each special permit application and in making each of the required findings therein concerning demolition pursuant to Section 81-742 or the *floor are* bonus pursuant to Section 81-744 or 81-745. In all special permits or certifications involving the preservation or rehabilitation of existing theatres or the construction of new theatres, the "Council" shall advise the Commission on the adequacy of the assurances required by Section 81-743 for continuance of legitimate theatre use.

The regulations of Sections 81-72 through 81-74, relating to a Special Theatre Subdistrict will expire on [July 15, 1985] **April 15, 1986**. At that time or prior thereto, the City Planning Commission will submit to and the Board of Estimate will act upon further zoning action or actions based upon a comprehensive review undertaken by the City Planning Commission with the full participation and advice of the Theatre Advisory Council authorized herein. Such review will include additional planning proposals to strengthen the long-term viability of the legitimate theatres through alternative accommodations, such as but not limited to, the designation of the special character of the Theatre District, actions of the Landmarks Preservation Commission, consideration of air rights and implementation of special criteria for the theatre demolition permit.

* * *

(On November 28, 1984, Cal. No. 5, the Commission scheduled December 12, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43 and 44

[Zoning Text Change and Special Permit to allow an enlargement to a retail store in an M1 zone and off-site loading facilities.]

No. 43

CB 4

N 840371 ZRM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an amendment pursuant to Section 200 of the Charter of the City of New York relating to Section 74-922 as follows:

Matter in **Bold Type** is new:

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

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

74-922**Certain large retail establishments**

In M1 Districts, the City Planning Commission may permit Department stores; or Carpet, rug, linoleum, or other floor covering stores; or Clothing or clothing accessory stores; or Dry goods or fabric stores; or Food stores; or Furniture stores; or Television, radio, phonograph, or Household appliance stores; or Variety stores; with no limitation on *floor area* per establishment.

In M1-5 or M1-6 Districts, the City Planning Commission may [also] modify the applicable regulations governing height and setback or *yards* for a change of *use, extension* or minor *enlargement* involving a large retail establishment.

In M1-5M Districts, the City Planning Commission may also modify the applicable regulations governing loading berths so as to allow the location of such berths off-site in conjunction with a change of *use, extension* or *enlargement* of a large retail establishment with a *floor area* of at least 25,000 square feet within a *building designed for residential use*.

As a condition of granting a special permit for such large retail establishments, the Commission shall find:

* * *

(i) **That in the case of modification of loading berth regulations to allow off-site loading berths the Commission further finds:**

(1) that an adequate alternate loading facility in the same ownership (single fee ownership or control or alternative ownership arrangements of the *zoning lot* definition in Section 12-10) as the retail store is provided, subject to a deed restriction filed in an office of record binding the owner and his heirs and assigns to maintain the alternate facility throughout the life of the retail store;

- (2) that the alternate loading facility is located within the same district or an adjoining C6M, C8 or manufacturing district and the maximum distance between the two sites is 1000 feet;
- (3) that the location of the loading berths on the same zoning lot as the retail store would have a significant impact on the existing residential uses in the building;
- (4) that the location of the loading berths on the same zoning lot as the retail store would create serious vehicular and pedestrian traffic conflict on the street upon which the store fronts; and
- (5) that the alternate location of such loading berths will not unduly affect the movement of pedestrians or vehicles on the streets surrounding the alternate site.

(On October 31, 1984, Cal. No. 24, the Commission scheduled November 28, 1984 for a public hearing. On November 28, 1984, Cal. No. 26, the hearing was continued to December 12, 1984.)

Close the hearing.

No. 44

CB 4

C 840372 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application pursuant to Section 74-922 of The Zoning Resolution, from Barney's Inc. for the **grant of a special permit involving expansion of a retail store** in excess of 10,000 square feet and including modification of applicable rear yard and loading dock requirements **on property located at 142-154 West 17th Street, Block 792, Lots 60, 61, 62, 63, 64, 65 and 66, Borough of Manhattan.**

Plans for this proposed expansion are on file and can be viewed at room 1514, 2 Lafayette Street, New York, N.Y.

(On October 31, 1984, Cal. No. 25, the Commission scheduled November 28, 1984 for a public hearing. On November 28, 1984 the hearing was continued on December 12, 1984.)

Close the hearing.

CITYWIDE

No. 45

**CB's R-1, 2
M-1, 2, 3, 4, 5, 7
K-6, 7, 10**

C 840320 BFY

PUBLIC HEARING:

IN THE MATTER OF an application by Carol Coaches Inc. d/b/a Eagle Bus Co., located at 1893 Richmond Terreece, Staten Island, New York for a bus franchise to operate nine express bus routes **between the Boroughs of Staten Island and Manhattan.**

(On November 28, 1984, Cal.No. 6, the Commission scheduled December 12, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III REPORTS
BOROUGH OF BROOKLYN

No. 46

CB 3,4,5,13,16**C 840994-998 PPK**

IN THE MATTER OF an application by the Division of Real Property for the disposition of **25 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COMM. BOARD	NO. OF PARCELS
840994 PPK	3	11
840995 PPK	4	3
840996 PPK	5	4
840997 PPK	13	1
840998 PPK	16	6

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

(On October 31, 1984, Cal. No. 8, the Commission scheduled November 28, 1984
for a public hearing. On Nov. 28, 1984, Cal. No. 10 the hearing was closed.)

For consideration.

No. 47

CB 8, 16**C 841010-011 PPK**

IN THE MATTER OF an application by the Division of Real Property for the disposition of **46 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
841010 PPK	8	44
841011 PPK	16	2

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

(On October 31, 1984, Cal. No. 9, the Commission scheduled November 28, 1984
for a public hearing. On Nov. 28, 1984 Cal. No. 11 the hearing was closed.)

For consideration.

No. 48

CB 1,2

C 850081-082 PPK

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

ULURP NO.	C.B.	BLOCK	LOT	LOCATION
850081 PPK	1	2571	20	63 Franklin Street
850082 PPK	2	1891	19	97 Hall Street
850082 PPK	2	1961	58	96 Ryerson Street
850082 PPK	2	1969	44	54 Lexington Avenue
850082 PPK	2	1984	32	13 Irving Place

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

(On October 31, 1984, Cal. No. 10, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 12 the hearing was closed.)

For consideration.

 No. 49

CB 4,5,8,9,12,13,16

C 850084-090 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 88 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850084 PPK	4	14
850085 PPK	5	50
850086 PPK	8	1
850087 PPK	9	10
850088 PPK	12	1
850089 PPK	13	1
850090 PPK	16	11
	Total	88

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

(On October 31, 1984, Cal. No. 11, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 13 the hearing was closed.)

For consideration.

No. 50**CB 1****C 850141 PPK**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 2 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
850141 PPK	1	3082	45	282 Boerum Street
850141 PPK	1	3117	42	187 Cook Street

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

(On October 31, 1984, Cal. No. 12, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 14 the hearing was closed.)

For consideration.

No. 51

[Proposed mapping of new streets in the Williamsburg Urban Renewal Area in order to provide access and facilitate construction of low rise housing.]

CB 1**C 830877 MMK**

IN THE MATTER OF a proposed map change, establishing the lines and grades of Taylor Street & Wilson Street from Wythe Avenue to Kent Avenue, Morton Street from Bedford Avenue to Juliana Place and Juliana Place from Morton Street to Clymer Avenue, in accordance with Map No. X-2355 dated July 12, 1984 and signed by the Borough President.

(On October 31, 1984, Cal. No. 14, the Commission scheduled November 28, 1984, for a public hearing. On Nov. 28, 1984 Cal. No. 16 the hearing was closed.)

For consideration.

No. 52
CB 3**C 840885 PPK**

IN THE MATTER OF an application by the Division of Real Property for the disposition of 50 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
840885 PPK	3	50

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

(On October 31, 1984, Cal. No. 15, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 17 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 53

CB 1

N 840233 BDQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Public Development Corporation pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the **District Plan for the Ditmars Boulevard—31st Street Business Improvement District.**

(On October 31, 1984, Cal. No. 16, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 18 the hearing was closed.)

For consideration.

No. 54

CB 1,2,3,4,5,8,9,10,11,12,13,14

C 850091-102 PPQ

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 85 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850091 PPQ	1	2
850092 PPQ	2	2
850093 PPQ	3	5
850094 PPQ	4	1
850095 PPQ	5	1
850096 PPQ	8	1
850097 PPQ	9	5
850098 PPQ	10	7
850099 PPQ	11	1
850100 PPQ	12	46
850101 PPQ	13	5
850102 PPQ	14	9

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

(On October 31, 1984, Cal. No. 17, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 19 the hearing was closed.)

For consideration.

No. 55

CB 1,3,4,5,6,7,8,9,10,12,13,14

C 850152-163 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of **99 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850152 PPQ	1	6
850153 PPQ	3	9
850154 PPQ	4	3
850155 PPQ	5	2
850156 PPQ	6	1
850157 PPQ	7	1
850158 PPQ	8	2
850159 PPQ	9	5
850160 PPQ	10	3
850161 PPQ	12	52
850162 PPQ	13	7
850163 PPQ	14	8

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

(On October 31, 1984, Cal. No. 18, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 20 the hearing was closed.)

For consideration.

No. 56

CB 4

C 840344 ZMQ

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the zoning map Section No. 9d** changing from a M1-1 District to an R6 District with CEQR Requirements Declaration E-6 property bounded by:

- a. 47th Avenue, a line at right angles to 47th Avenue distant 126 feet westerly from the intersection of the southerly prolongation of the westerly line of 80th Street with the southerly line of 47th Avenue, the northerly right-of-way line of the Long Island Railroad, and a line at right angles to 47th Avenue distant 403 feet westerly from the intersection of the southerly prolongation of the westerly line of 80th Street and the southerly line of 47th Avenue; and
- b. 47th Avenue, a line at right angles to 47th Avenue distant 586 feet westerly from the intersection of the southerly prolongation of the westerly line of 80th Street with the southerly line of 47th Avenue, the northerly right-of-way line of the Long Island Railroad, and a line 140 feet east of 76th Street,

Borough of Queens as shown on a diagram dated September 17, 1984.

(On October 31, 1984, Cal. No. 19, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 21 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 57

CB 12

N 850234 BDM

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

(On October 31, 1984, Cal. No. 21, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 23 the hearing was closed.)

For consideration.

No. 58

CB 10,11

C 850164-165 PPM

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 3 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
850164 PPM	10	1831	57	248 West 116th Street
		1914	60	170 West 130th Street
850165 PPM	11	1767	28, 29	161-163 E. 118th Street

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

(On October 31, 1984, Cal. No. 22, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 24 the hearing was closed.)

For consideration.

No. 59

CB 10

C 850174 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 seven-story elevator building located on the southeasterly corner of the intersection of West 126th Street and St. Nicholas Avenue, **320 St. Nicholas Avenue** (Tax block 1952, Lot 43).

This application was submitted by the Department of Housing Preservation and Development on August 15, 1984.

(On October 31, 1984, Cal. No. 23, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 25 the hearing was closed.)

For consideration.

No. 60

CB 3

C 840966 PPM

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
840966 PPM	3	454	52	331 East 12th Street

(On October 31, 1984, Cal. No. 26, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 28 the hearing was closed.)

For consideration.

No. 61

CB 7

C 850219 HAM

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

Approval of three separate matters is requested:

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

ADDRESS	BLOCK	LOT
6 West 104th Street	1839	38
8 West 104th Street	1839	39
10 West 104th Street	1839	40
14 West 104th Street	1839	42
16 West 104th Street	1839	43
18 West 104th Street	1839	44

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property by the Department of Housing Preservation and Development (HPD) through the Homeownership Program.

This application was submitted by HPD on September 5, 1984

(On October 31, 1984, Cal. No. 27, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 29 the hearing was closed.)

For consideration.

 No. 62

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,

(On October 17, 1984 Cal. No. 3, the Commission scheduled November 28, 1984 for a public hearing. On October 31, 1984 Cal. No. 37 the hearing was closed. On Nov. 28, 1984 Cal. No. 41 the report was laid over)

For consideration.

BOROUGH OF STATEN ISLAND

No. 63

CB 1**C 850103 PPR**

IN THE MATTER OF an application by the Division of Real Property for the disposition of **26 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850103 PPR	1	26

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

(On October 31, 1984 Cal. No. 2, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 31 the hearing was closed.)

For consideration.

No. 64

CB 3**C 850166 PPR**

IN THE MATTER OF an application by the Division of Real Property for the disposition of **45 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850166 PPR	3	45

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

(On October 31, 1984, Cal. No. 3, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 32 the hearing was closed.)

For consideration.

No. 65

[A proposal to amend the Zoning Map to permit the construction of a retail sales building within the South Richmond District.]

CB 3**C 820948 ZMR**

IN THE MATTER OF a Zoning Change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map, Section 33a**, establishing within an existing R3-2 District a C1-2 District bounded by Rossville Avenue, Veterans Road East, Alverson Avenue and a line passing through two points: one on the westerly side of Alverson Avenue, distant 175 feet southerly from the intersection of Alverson Avenue and Veterans Road East; and the other on the easterly side of Rossville Avenue, distant 53 feet southerly from the intersection of Rossville Avenue and Veterans Road East, in the Special South Richmond Development District (SRD), as shown on a diagram dated September 10, 1984.

(On October 31, 1984, Cal. No. 4, the Commission scheduled November 28, 1984 for public hearing. On Nov. 28, 1984 Cal. No. 33 the hearing was closed.)

For consideration.



No. 66

CB 3

C 840143 MMR

IN THE MATTER OF a map modification showing the elimination of a portion of Blue Heron Park at the western end of Tallman Street south of Lipsett Avenue [Block 642], Lot 52 and Block 6426, part of Lot 30], in accordance with Map No. 4059 dated August 29, 1984 and signed by the Borough President and the Commissioner of Parks. The map was submitted to the Department of City Planning by the Borough President's office on September 6, 1984.

(On October 31, 1984, Cal. No. 5, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 34 the hearing was closed.)

For consideration.



BOROUGH OF THE BRONX



No. 67

CB 1, 2, 3, 4, 5, 6

C 850135-140 PPX

IN THE MATTER OF an application by the Division of Real Property for **disposition of 26 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850135 PPX	1	6
850136 PPX	2	5
850137 PPX	3	6
850138 PPX	4	2
850139 PPX	5	2
850140 PPX	6	5

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

(On October 31, 1984, Cal. No. 6, the Commission scheduled November 28, 1984 for a public hearing. On Nov. 28, 1984 Cal. No. 7 the hearing was closed.)

For consideration

No. 68

CB 2, 3, 4, 6, 7

C 850167-171 PPX

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850167 PPX	2	2737	79	1119 Longwood Avenue
850168 PPX	3	2906	67	440 East 174th Street
850169 PPX	4	2446	33	949 Grant Avenue
850170 PPX	6	2949	1	1820 Crotona Avenue
850171 PPX	7	3198	90	2347-49 Jerome Avenue

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

(On October 31, 1984, Cal. No. 7, the Commission scheduled November 28, 1984, for a public hearing. On Nov. 28, 1984 Cal. No. 8 the hearing was closed.)

For consideration.

No. 69

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.

On October 17, 1984 Cal. No. 8, the Commission scheduled October 31, 1984 for a public hearing. On October 31, 1984, Cal. No. 29, the Commission continued the hearing to November 28, 1984. On Nov. 28, 1984 Cal. No. 9 the hearing was closed.)

For consideration.
