

SPECIAL MEETING OF DECEMBER 17, 1984

TIME: 3:02 P.M.

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 850152 - 163	PPO		Fav. Report Adopted		
2	C 840344	ZMQ		" " "		
3	N 850234	BDM		" " "		
4	N 850259	ZRM		" " "		
5	N 841066	RAR		Authorization Approved		
6	N 850074	RAR		" "		
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17					Present;	
18					Acting Chairman: Martin Gallent	
19					Comm.: Gulino	
20					Motly	
21					Scheinberg	
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III. R E P O R T S  
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BOROUGH OF QUEENS

No. 1

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. On Dec. 12, 1984 Cal. No. 55 the item was Laid Over.)

For consideration. Disposition: .. Favorable Report Adopted.

No. 2

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. On Dec. 12, 1984 Cal. No. 56 the item was Laid Over.)

For consideration. Disposition Favorable Report Adopted.

BOROUGH OF MANHATTAN

No. 3

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. On Dec. 12, 1984 Cal. No. 57 the item was Laid Over.)

For consideration. Disposition: Favorable Report Adopted.

No. 4

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. On Dec. 12, 1984 Cal. No. 42 the hearing was closed.)

FOR CONSIDERATION

DISPOSITION: ... FAVORABLE REPORT ADOPTED.

BOROUGH OF STATEN ISLAND

No. 5

CB 3

N841066RAR

(Removal of trees, tree preservation and substitution of other plant materials in the Special South Richmond Development District pursuant to Sections 107-64, 107-321 and 107-323 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application pursuant to Sections 107-64, 107-321, 107-323 of the Zoning Resolution and Section 200 of the New York City Charter from Calvanico Associates, Architects, for granting authorization for tree removal; tree preservation and certification for substitution of other plant materials at 45 Storer Avenue, Borough of Staten Island, Block 7314, Lots 26, 30 partial 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.

FOR CONSIDERATION      DISPOSITION: .. AUTHORIZATION APPROVED.

No. 6

CB 3

N850074RAR

(Removal of existing trees, topography modification, school seat and curb cut certification in the Special South Richmond Development District pursuant to Sections 107-64, 107-65, 107-123 and 107-251 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 107-251 of the Zoning Resolution and Section 200 of the New York City Charter from Jerome L. Grushkin, Architect, for granting authorizations for tree removal, topographical modification, school seat certification, curb cut certification at Arthur Kill Road and Miles Avenue, Borough of Staten Island, Block 4596, Lots 17, 21, 20, 22, 23, 24, 16, 15, 14, 13, 12, 11, 33, 31, 29, 28, 25, 26 and 27.

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.

FOR CONSIDERATION      DISPOSITION: ... AUTHORIZATION APPROVED.