

Lory R. Alcala, Calendar Officer, 566-8510

DISPOSITION SHEET - PUBLIC MEETING OF... January 16, 1985... - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
1	Minutes			Approved	48	N 841064	ZRY		Hearing Closed
2	C 840597	MMQ		Sched 1/30/85	49	N 850280	ZRY		" "
3	C 830585	MMQ		" "	50	N 850217	HSQ		1st. Rept. Ad.
4	C 850239	PSQ		" "	51	C 850003	ZSM		" " "
5	C 850375	ZSQ		" "	52	C 850230 - 231	PPM		" " "
6	C 841073	ZMQ		" "	53	C 850232	HAM		" " "
7	C 850482	PSM		" "	54	C 850062	PSM		" " "
8	C 850357	HDM		" "	55	C 840320	BFY		" " "
9	N 841097	ZAM		" "	56	N 850128	RAR		Auth. Approv.
10	C 840954	BFM		" "	57	N 850243	RAR		" "
11	C 850366	ZSM		" "	58				
12	C 850356	HAX		" "	59				
13	C 840247	PPK		" "	60				
14	C 840975	ZSK		" "	61				
15	C 840217	GFO		Hearing Closed	62	Present			
16	C 840641	PSQ		" "	63				
17	C 840970	PPM		" "	64	H. Sturz, Chairperson			
18	C 850186	ZSM		" "	65	M. Gallant, Vice "			
19	C 850278	HDM		Cont. to 2/20/85	66	M. Bond, Commissioner			
20	C 850279	HDM		Hearing Closed	67	S. Gullone, S. Matley			
21	C 850303	HDM		" "	68	D. Scheinberg			
22	C 850304	HDM		" "	69	T. Teah			
23	C 850316	HDM		" "	70				
24	C 850058	GFM		" "	71				
25	C 850059	GFM		" "	72	Mtg. Adj. at 2:30 P.M.			
26	C 850314	PLM		" "	73				
27	C 850205	HDM		" "	74				
28	C 850281	ZSM		" "	75				
29	C 830192	ZSM		" "	76				
30	C 850305	HDM		" "	77				
31	N 831774	ZRM		" "	78				
32	C 850273	PPM		" "	79				
33	C 850275	PPM		" "	80				
34	N 850351	ZRM		" "	81				
35	C 850311 - 312	PPR		" "	82				
36	C 850276	PPR		" "	83				
37	C 850301	HDX		" "	84				
38	C 850302	HDX		" "	85				
39	C 850291 - 292	PPX		" "	86				
40	C 850260 - 264	PPX		" "	87				
41	C 850083	PPK		" "	88				
42	C 850142	PPK		" "	89				
43	C 850240	PPK		" "	90				
44	C 850293 - 296	PPK		" "	91				
45	C 850300	HDK		" "	92				
46	C 831216	ZSK		" "	93				
47	C 850265 - 272	PPK		" "	94				

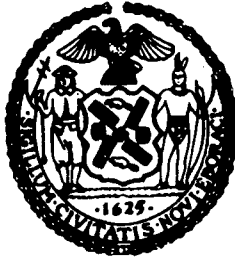
Revised

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

CITY PLANNING COMMISSION

WEDNESDAY, January 16, 1985

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



Edward I. Koch, Mayor

City of New York

[No. 1]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.
5. All proposals scheduled for public hearings shall be duly advertised in accordance with charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately preceding and including the date of hearing. (Detailed information on items appearing in this calendar may be obtained by contacting the Department of City Planning.)

Note—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription prorated) 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 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, January 16, 1985

Calendar No. 1

Roll Call; approval of minutes	1
I. Scheduling January 30, 1985	1
II. Public Hearings.....	6
III. Reports.....	28

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 30, 1985, 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: _____

D

Fiscal Year 1986 Community Development and Capital Program Hearings

The following is a schedule for the Fiscal Year 1986 Community Development and Capital Program Public Hearings:

Wednesday	January 30, 1985	9:00 AM	Citywide
Wednesday	February 6, 1985	6:00 PM	Queens
Wednesday	February 13, 1985	6:00 PM	Bronx
Thursday	February 14, 1985	7:00 PM	Staten Island
Thursday	February 21, 1985	6:00 PM	Manhattan
Tuesday	February 26, 1985	6:00 PM	Brooklyn

Please note that the Citywide public hearing will be held on Wednesday, January 30, 1985 at 9:00 AM prior to the regularly scheduled City Planning Commission public meeting. Locations for all public hearings will be published in the next issue of the Comprehensive Calendar.

WEDNESDAY, JANUARY 16, 1985

APPROVAL OF MINUTES OF Regular Meeting of October 17 and 31, 1984 and Special Meetings of November 5, 16, 19 and 26, 1984

I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JANUARY 30, 1985 STARTING AT 10 A.M. in CITY HALL, MANHATTAN

BOROUGH OF QUEENS

No. 2

CB 8

C 840597 MMQ

IN THE MATTER OF a map change showing the elimination of 87th Road from Highland Avenue to 162nd Street, in accordance with Map No. 4790, dated January 11, 1984 and signed by the Borough President.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 3

CB 4

C 830585 MMQ

IN THE MATTER OF a proposed change in legal grades, within an area generally bounded by Roosevelt Avenue, Junction Boulevard, 57th Avenue, Queens Boulevard, Cornish Avenue, Broadway and Elmhurst Avenue, designed to facilitate the reconstruction of various streets. The legal grades would be changed in the following streets:

Denman Street, between Lamont Avenue and 94th Street; Dongan Avenue, between Queens Boulevard and Poyer Street; Ithaca Street, between Elmhurst Avenue and Whitney Avenue; Justice Avenue, between 90th Street and 56th Avenue; St. James Avenue, between 51st Avenue and Poyer Street, Broadway and 88th Street; Van Loon Street, between 51st Avenue and Queens Boulevard; 41st Road, between 94th Street and 95th Street; 44th Avenue, between 94th Street and Junction Boulevard; 51st Avenue, between St. James Avenue and 90th Street; 53rd Avenue, between Justice Avenue and 90th Street; 54th Avenue, between 90th Street and 92nd Street; 87th Street, between Corona Avenue and 51st Avenue; 88th Street, between 43rd Avenue and St. James Avenue; 90th Street, between 51st Avenue and 53rd Avenue; 92 Street, between 53rd Avenue and 55th Avenue; 93rd Street, between 55th Avenue and 56th Avenue; 46th Avenue and Alstyn Avenue; and 95th Street between 42nd Avenue and 43rd Avenue.

In accordance with Map number 4765 and signed by the Borough President.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 4 and 5

[Request for site selection and special permit to enable construction of a new police precinct in the South Flushing section of Queens.]

No. 4**CB 8****C 850239 PSQ**

IN THE MATTER OF an application by the N.Y.C. Police Department under the provisions of Section 197-c of the New York City Charter, for the **selection and acquisition of property** located south of 71st Street, east of Parsons Boulevard, Block 6797, Lots 30 and 55 for the construction of a police precinct and service station.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 5
CB 8**C 850375 ZSQ**

IN THE MATTER OF an application pursuant to Section 22-22 and Section 74-67 of the Zoning Resolution, from the N.Y.C. Police Department, for the **grant of a special permit** to construct a police precinct in an R-6 district, on property located south of 71st Street, east of Parsons Avenue.

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

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 6
CB 12**C 841073 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. 19a, changing from a R3-2 District to a C8-1 District property bounded by Baisley Boulevard, 166th Street, a line 190 feet north of Baisley Boulevard, and 167th Street, as shown on a diagram dated November 26, 1984.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

BOROUGH OF MANHATTAN

No. 7**CB 12****C 850482 PSM**

[Request for site selection and acquisition of property to be used as a playground.]

IN THE MATTER OF an application by the New York City Board of Education under the provisions of Section 197-c of the New York City Charter, for the **selection**

and acquisition of property located east of Broadway, south of 196th Street, Block 2172 Lot 12 to be used as an addition to the site for a new middle school and playground for I.S. 218M.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 8

CB 10

C 850357 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 a 6 story old law elevator building with 18 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
226 West 113th Street	1828	40

This application was submitted by the Department of Housing Preservation and Development on November 2, 1984.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 9

CB 7

N 841097 ZAM

IN THE MATTER OF an application from Two Lincoln Square Associates, requesting an **authorization**, pursuant to Section 82-14 of the Zoning Resolution, for a **change in the size, configuration, and public amenity provisions of a covered plaza** shown on the plans accompanying a previously approved application (CP-22126) for a special permit pursuant to Section 82-07, 82-08, and 82-10 of the Zoning Resolution, involving modifications of bulk, height and setback, and parking regulations for a mixed building on property located on the east side of Columbus Avenue between West 65th Street and West 66th Street, within the Special Lincoln Square District, which was approved by the City Planning Commission on October 11, 1972 (Cal. No. 57) and by the Board of Estimate on October 26, 1972 (Cal. No. 171).

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

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 10

CB 5 and 6

C 840954 BFM

IN THE MATTER OF an application by Olympia Trails Bus Company, Inc. requesting a **modification of its omnibus franchise contract** dated March 15, 1984 to add **certain streets** to airports routes A, B, C & D in order to relocate its East Side Airline Terminal stop to Park Avenue between East 40th and 41st Streets.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 11

CB 8

C 850366 ZSM

IN THE MATTER OF an application from Landmark Preservation Commission on behalf of the Episcopal School in the City of New York requesting a special permit pursuant to Section 74-711 of the Zoning Resolution, involving a community facility building located at 35 East 69th Street (Block 1384, Lot 31).

Plans for this proposal are on file and may be seen at the Department of City Planning, 2 Lafayette St., Room 1514, New York, N.Y.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

BOROUGH OF THE BRONX

No. 12

CB 4

C 850356 HAX

IN THE MATTER OF an application relating to the **disposition of a 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
1355 Morris Ave.	2816	45

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.

This application was submitted by the Department of Housing Preservation and Development on November 2, 1984.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

BOROUGH OF BROOKLYN

No. 13

CB 2

C 840247 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, for a ten year bid lease auction for 10 existing street level retail stores within the Livingston Municipal Parking Garage.

ULURP#	C.B.	BLOCK	LOT	LOCATION
840247 PPK	2	166	1	282-298 Livingston St. 39 Bond St.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

No. 14

CB 5

C 840975 ZSK

IN THE MATTER OF an application, pursuant to Section 74-922 of the Zoning Resolution, from Stanita Corp., for the granting of a special permit, involving a super-market with more than 10,000 square feet in an M1-1 District, located north of Stanley Avenue, Between Louisiana Avenue and Anna Court.

Plans for this proposal are on file and may be seen at the Department of City Planning, 2 Lafayette Street, Room 1514, New York, N.Y.

Resolution for adoption scheduling January 30, 1985 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 15

CB 2

C 840217 GFQ

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

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 9 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CB 1

C 840641 PSQ

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 10 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 17

CB 5**C 840970 PPM****PUBLIC HEARING:**

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
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

(On December 12, 1984, Cal. No. 11 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CB 8**C 850186 ZSM****PUBLIC HEARING:**

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.

(On December 12, 1984, Cal. No. 12 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CB 4

C 850278 HDM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 13 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 20

CB 4

C 850279 HDM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 14 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CB 4

C 850303 HDM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 15 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 9

C 850304 HDM

PUBLIC HEARING:

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

ed 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.

(On December 12, 1984, Cal. No. 16 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CB 3

C 850316 HDM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 17 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24 and 25

[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. 24**CB 1****C 850058 GFM****PUBLIC HEARING:**

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.

(On December 12, 1984, Cal. No. 18 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25
CB 1**C 850059 GFM****PUBLIC HEARING:**

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.

(On December 12, 1984, Cal. No. 19 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26
CB 1**C 850314 PLM****PUBLIC HEARING:**

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 deten-

tion 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.

(On December 12, 1984, Cal. No. 20 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 27 and 28

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

No. 27

CB 1

C 850205 HDM

PUBLIC HEARING:

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.”

(On December 12, 1984, Cal. No. 21 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CB 1

C 850281 ZSM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 22 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 29

CB 2

C 830192 ZSM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 23 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 30

CB 10

C 850305 HDM

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 24 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

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)]

PUBLIC HEARING:

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.

* * *

(On December 12, 1984, Cal. No. 25 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 7

C 850273 PPM

PUBLIC HEARING:

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850273 PPM	7	1843	3	965 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.

(On December 12, 1984, Cal. No. 26 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CB 12

C 850275 PPM

PUBLIC HEARING:

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
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.

(On December 12, 1984, Cal. No. 27 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to 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 within the Special South Street Seaport District, the Commission may:

- (1) **modify the applicable regulations of Sections 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 *district 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.

(On December 12, 1984, Cal. No. 28 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 35

CB 1, 2

C 850311-312 PPR

PUBLIC HEARING:

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

(On December 12, 1984, Cal. No. 32 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CB 3

C 850276 PPR

PUBLIC HEARING:

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.

C.B.	BLOCK	LOT	LOCATION
3	6301	12	Southside of Sheldon Avenue, 320 feet east of Delmar Avenue
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

(On December 12, 1984, Cal. No. 33 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 37
CB 2**C 850301 HDX****PUBLIC HEARING:**

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.

(On December 12, 1984, Cal. No. 34 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38
CB 4**C 850302 HDX****PUBLIC HEARING:**

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.

(On December 12, 1984, Cal. No. 35 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CB 1, 6

C 850291-292 PPX

PUBLIC HEARING:

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

(On December 12, 1984, Cal. No. 36 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CB 1, 3, 4, 5, 6

C 850260-264 PPX

PUBLIC HEARING:

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.	COMM. 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.

(On December 12, 1984, Cal. No. 37 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 41

CB 3

C 850083 PPK

PUBLIC HEARING:

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

(On December 12, 1984, Cal. No. 2 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CB 3

C 850142 PPK

PUBLIC HEARING:

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
1579	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 Summer 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

(On December 12, 1984, Cal. No. 3 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

CB 3

C 850240 PPK

PUBLIC HEARING:

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

(On December 12, 1984, Cal. No. 4 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 44

CB 1, 2, 6, 16

C 850293-296 PPK

PUBLIC HEARING:

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

(On December 12, 1984, Cal. No. 5 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 45

CB 1

C 850300 HDK

PUBLIC HEARING:

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.

(On December 12, 1984, Cal. No. 6 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 46

CB 12

C 831216 ZSK

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

PUBLIC HEARING:

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.

Plans for this proposal are on file and may be seen at the Department of City Planning, 2 Lafayette Street, Room 1514, New York, N.Y.

(On December 12, 1984, Cal. No. 7 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

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

C 850265-272 PPK

PUBLIC HEARING:

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

(On December 12, 1984, Cal. No. 8 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 48

CITYWIDE

N 841064 ZRY

[Proposed amendments to the Zoning Resolution concerning the definitions of transient hotels and motels.]

PUBLIC HEARING:

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 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 used 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 alterations 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.

(On December 12, 1984, Cal. No. 30 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

N 850280 ZRY

PUBLIC HEARING:

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:

* * *

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).

* * *

(On December 12, 1984, Cal. No. 31 the Commission scheduled January 16, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF QUEENS

No. 50

CB 12

N 850217 HSQ

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-c 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 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 the City Planning Commission on December 11, 1984, following review by the community board.

(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. On December 12, 1984 Cal. No. 38 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 51

CB 8

C 850003 ZSM

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. On December 12, 1984 Cal. No. 39 the hearing was closed.)

For consideration.

No. 52

CB 9, 10

C 850230-231 PPM

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. On Dec. 12, 1984 Cal. No. 40 the hearing was closed.)

For consideration.

No. 53

CB 2

C 850232 HAM

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. On Dec. 12, 1984 Cal. No. 41 the hearing was closed.)

For consideration.

No. 54

CB 12

C 850062 PSM

IN THE MATTER OF an application by the New York City Board of Education under the provision of Section 197-c of the New York City Charter for the **acquisition of private property** located at Block 2172, Lots 68 and 72 bounded by Nagle Avenue, a line 300' southwest of Ellwood Street, West 196th Street, a line 150' southeast of Broadway, a line 542' southwest of Ellwood Street, and Lot 16, bounded by West 196th Street, a line 200' southwest of Ellwood Street, a line 150' southeast of Broadway a line 300' northeast of West 196th Street and Broadway for the **construction of a Middle School and playground.**

(On October 31, 1984 Cal. No. 66, the Commission scheduled November 28, 1984 for a public hearing. On November 28, 1984 the hearing was closed.)

For consideration.

CITYWIDE

No. 55

CB's R-1, 2

M-1, 2, 3, 4, 5, 7

C 840320 BFY

IN THE MATTER OF an application by Carol Coaches Inc. d/b/a Eagle Bus Co., located at 1893 Richmond Terrace, 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. On Dec. 12, 1984 Cal. no. 45, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 56

CB 3

N 850128 RAR

[Removal of existing trees, topographical modification, subdivision and school seat certification in the Special South Richmond Development District pursuant to Sections 107-64; 107-65; 107-08; 107-123 of the Zoning Resolution and Section 200 of the New York City Charter.]

IN THE MATTER OF an application pursuant to Sections 107-64; 107-65; 107-08, 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from Rudolf Beneda, Architect, for granting authorization for tree removal, topographical modification, subdivision and school seat certification at Lamoka, Abingdon, Wilson and Notre Dame Avenue, Borough of Staten Island, Block 5461; Lots 65, 63, 61, 59, 57, 55, 53, 50, 92, 90, 88, 86, 84, 82, 80, 67.

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.

Headquarters approval date: December 27, 1984.

For consideration.

 No. 57

CB 3

N 850243 RAR

[Modification of the size of an Accessory Group Parking Facility in the Special South Richmond Development District pursuant to Section 107-68 of the Zoning Resolution and Section 200 of the New York City Charter.]

IN THE MATTER OF an application pursuant to Section 107-68 of the Zoning Resolution and Section 200 of the New York City Charter from Calvanico Associates, Architects, for granting authorization for modification of the size of an Accessory Group Parking Facility at 4771 Hyland Boulevard, Borough of Staten Island, Block 6358, Lot 1.

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.

Headquarters approval date: December 27, 1984

For consideration.