

AL. O.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARK
		TO	FROM				TO	FROM	
1	C 831308	ZSM		<i>minutes</i> <i>approved</i> <i>Sched for 2/20/85</i>	48	C 850276	PPR		<i>fav. Rept. Ad</i>
2	C 850028	HDM			49	N 831076	ZAR		<i>Authorization</i>
3	C 850064	GFM			50	N 850238	ZAR		"
4	C 850335	HOM			51	C 850301	HDX		<i>fav. Rept. Ad</i>
5	C 850367	HAM			52	C 850302	HDX		
6	C 850401	HAM			53	C 850291-	292 PPX		
7	N 841071	ZRM			54	C 850260-	264 PPX		
8	C 840032	MMR			55	C 850083	PPK		
9	C 850049	MMX			56	C 850142	PPK		
10	C 850334	HOX			57	C 850240	PPK		
11	C 850355	HAX			58	C 850300	HDK		
12	C 850318	PSK			59	C 831216	ZSK		<i>J.C.</i>
13	C 850365	PPK			60	C 840217	GFQ		<i>↓ ↓</i>
14	C 850361	PPK			61				
15	C 850379	HDK			62				
16	C 850399	HDK			63				
17	C 850403	HDK			64				
18	N 850320	ZRY		<i>↓ ↓ ↓</i>	65				
19	C 850482	PSM	(RUC)	<i>Hearing Closed</i>	66				
20	C 850357	HDM		" "	67	<i>Present</i>			
21	N 841097	ZAM		" "	68	<i>H. Sturz, Chairman</i>			<i>Not Voting</i>
22	C 840954	BFM		" "	69	<i>M. Gallant, Vice "</i>			
23	C 850366	ZSM	(RUC)	" "	70	<i>M. Bond, Commissioner</i>			
24	C 850356	HAX		" "	71	<i>S. Motley "</i>			
25	C 840247	PPK		" "	72	<i>D. Scheinberg "</i>			
26	C 840975	ZSK		" "	73	<i>T. Teah "</i>			
27	C 840597	MMQ		<i>Cont. to 2/20/85</i>	74				
28	C 830585	MMQ		<i>Hearing Closed</i>	75				
29	C 850239	PSQ		" "	76				
30	C 850375	ZSQ		" "	77				
31	C 841073	ZMQ		" "	78				
32	C 840970	PPM		<i>fav. Rept. Adopted</i>	79	<i>Comm. J. Gulino</i>			<i>- absent</i>
33	C 850186	ZSM			80				
34	C 850279	HDM			81	<i>Mtg. adjourned at</i>			<i>12:46 p.m.</i>
35	C 850303	HDM			82				
36	C 850304	HDM			83				
37	C 850316	HDM			84				
38	C 850058	GFM			85				
39	C 850059	GFM			86				
40	C 850314	PLM			87				
41	C 850205	HDM			88				
42	C 850281	ZSM			89				
43	C 850305	HDM			90				
44	C 850273	PPM			91				
45	C 850275	PPM			92				<i>Lory</i>
46	N 850280	ZRY			93				
47	C 850311-	312 PPR		<i>↓ ↓ ↓</i>	94				

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

CITY PLANNING COMMISSION

WEDNESDAY, January 30, 1985

**MEETING
in the
Conference Room
15th Floor
2 Lafayette Street, New York, New York
Community Development Hearing to begin at 9:00 A.M.**



Edward I. Koch, Mayor

City of New York

[No. 2]

**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 GALLEN, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, January 30, 1985

Calendar No. 2

Roll Call; approval of minutes	1
I. Scheduling February 20, 1985	1
II. Public Hearings	26
III. Reports	32

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 February 20, 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

CITY PLANNING COMMISSION

PUBLIC HEARING ON THE PROPOSED CITY FISCAL YEAR 1986 COMMUNITY DEVELOPMENT PROGRAM, POSSIBLE REVISIONS TO THE ADOPTED CD XI PROGRAM, THE PROPOSED CD XII PROGRAM AND THE CITY'S CAPITAL NEEDS AND PRIORITIES

TO BE HELD IN ALL BOROUGHES ON THE DATES AND TIMES SCHEDULED BELOW

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION HAS SCHEDULED public hearings as listed below relative to the City Fiscal Year 1986 Community Development Program, possible revisions to the adopted CD XI Program, the proposed CD XII Program, and the City's Capital Needs and Priorities for Fiscal Year 1986.

SCHEDULE FOR HEARINGS

Wednesday, January 30, 1985—Citywide Hearing to be held in the 15th floor Conference Room, 2 Lafayette Street, Manhattan at 9 A.M.

Wednesday, February 6, 1985—Queens Borough Hearing to be held in the main jury room in the basement of Queens Borough Hall, 120-55 Queens Boulevard, Kew Gardens, Queens, at 6 P.M.

Wednesday, February 13, 1985—Bronx Borough Hearing to be held in the Veteran's Hall, Main Floor, Bronx County Courthouse, 851 Grand Concourse, entrance on Walton Avenue, the Bronx, at 6 P.M.

Thursday, February 14, 1985—Staten Island Borough Hearing to be held in the Court-house at the Richmondtown Restoration, 441 Clark Avenue, Staten Island at 7:00 P.M.

Thursday, February 21, 1985—Manhattan Borough Hearing to be held on the Eighth Floor Conference Room, State Office Building, 125th Street and Adam Clayton Powell Boulevard, Manhattan, at 6 P.M.

Tuesday, February 26, 1985—Brooklyn Borough Hearing to be held in the First Floor Auditorium of the New York Telephone Company Building, 101 Willoughby Street, entrance on Bridge Street, Brooklyn at 6:00 P.M.

In the first hour of each Borough hearing, elected officials and one representative of each community board, either the community board chairperson or district manager, will be given preference in determining the order of speakers. Other representatives of community boards, interested citizens, and representatives of borough-wide public and private organizations and other community groups will follow.

Registration of speakers will begin one (1) hour prior to the hearing, at the location of the hearing, and will continue throughout the hearing. No substitutes for, or representatives of, registrants will be accepted. Speakers will be limited to three (3) minutes each. For further information, please call 566-7242.

E

Citizens are urged to comment on projects and proposals they wish to have included in the City's Fiscal Year (CFY '86) Capital and Community Development budgets, and the Proposed Twelfth Year (CD XII) Statement of Objectives and Budget. The public should note that the Eleventh Year (CD XI) Statement of Objectives and Budget was adopted by the Board of Estimate and City Council on June 6, 1984 for a CD XI program year to begin on March 1, 1985 and the four-twelfths of the anticipated CD XI entitlement grant amount were allocated for expenditure in CFY 1985. Eight-twelfths of the anticipated CD XI entitlement amount will be reallocated in accordance with the adopted CFY 1986 Community Development budget. For further details on the City's three-year CD acceleration plan, citizens should refer to the City Fiscal Year 1984 Community Development Program documents.

Copies of the City Fiscal Year 1985 Community Development Program, the Register for the Preliminary Budget, and the Statement of Community District Needs may be obtained in person from the Department of City Planning, Room 1419, 2 Lafayette Street, New York, New York 10007-1363 or by calling 566-7242.

The Community Development Block Grant Program is authorized by the U.S. Housing and Community Development Act of 1974 (as amended in 1977, 1981 and 1983). Under the program, the City expects to receive \$212,714,000 for the Twelfth Year, beginning January 1, 1986.

CITY PLANNING COMMISSION AMENDMENT TO PUBLIC HEARING SCHEDULE

PUBLIC HEARING ON THE PROPOSED CITY FISCAL YEAR 1986 COMMUNITY DEVELOPMENT PROGRAM, POSSIBLE REVISIONS TO THE ADOPTED CD XI PROGRAM, THE PROPOSED CD XII PROGRAM AND THE CITY'S CAPITAL NEEDS AND PRIORITIES

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION will hold an additional Citywide Hearing relative to the City Fiscal Year 1986 Community Development Program, possible revisions to the adopted CD XI Program, the proposed CD XII Program, and the City's Capital Needs and Priorities for Fiscal Year 1986 due to the postponement of the release of the Mayor's Preliminary Budget and the Register of Community Board Requests.

The additional Citywide Hearing will be held prior to the regularly scheduled City Planning Commission Public Meeting on Wednesday, February 20, 1985, in the Board of Estimate Chamber, Room 16, City Hall, Manhattan at 9 a.m. Registration of speakers will begin one (1) hour prior to the hearing, at the location of the hearing, and will continue throughout the hearing. No substitutes for, or representatives of, registrants will be accepted. Speakers will be limited to three (3) minutes each. For further information, please call 566-7242.

In addition, the Queens Public Hearing originally scheduled for February 6, 1985 has been postponed. A new date has not been scheduled as of yet but will be published in the next calendar.

WEDNESDAY, JANUARY 16, 1986
IA PUBLIC HEARING
CITY PLANNING COMMISSION

**PUBLIC HEARING ON THE PROPOSED CITY FISCAL YEAR 1986
COMMUNITY DEVELOPMENT PROGRAM, POSSIBLE
REVISIONS TO THE ADOPTED CD XI PROGRAM, THE
PROPOSED CD XII PROGRAM AND THE CITY'S CAPITAL
NEEDS AND PRIORITIES**

WEDNESDAY, JANUARY 30, 1985

**APPROVAL OF MINUTES OF Regular Meeting of December 12, 1984 and
Special Meetings of December 17, 1984**

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 20, 1985
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF MANHATTAN

No. 1

CB 2

C 831308 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution from Hans Peter Weiss, 169 Spring Owners Corporation, for the grant of a Special Permit involving the conversion to joint living-work quarters for artists of a loft building whose lot coverage exceeds 5,000 square feet located on the northeast corner of Spring Street and West Broadway (167-169 Spring Street) within the SoHo M1-5A district.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 2

CB 11

C 850028 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 proposed rental housing project known as CORSI HOUSE II, would provide 80 apartments for elderly and handicapped tenants.

This submission is made on behalf of the 116th Street Housing Development Fund, Inc., a company formed pursuant to Article XI of the New York State Private Housing Finance Law. The project financing will be provided by a direct Federal Loan under Section 202 of the National Housing Act. All units will be subsidized under the Section 8 program.

The property to be disposed comprises a central part of the block bounded by East 116th Street First Avenue, East 115th Street and Second Avenue, Block 1687, Lots 13 thru 16 and 38.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 3

CB 5

C 850064 GFM

IN THE MATTER OF an application by Rock-Time Inc. to continue to operate and maintain existing electric conduits and 7 lampposts which run in and on the sidewalk extending west on West 50th Street and north on Avenue of the Americas from the northwest corner of the Streets' intersection, serving to illuminate the street, plaza and subway entrance are adjacent to the 47 story office building known as the Time & Life Building.

On September 12, 1974 the Board of Estimate adopted a resolution which was approved by the Mayor on December 12, 1974 granting consent to maintain and use electric conduit and 7 lampposts at this location for a period of 10 years.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 4 and 5

[New York City Housing Authority Plan and Project and related disposition of properties to create housing for homeless families.]

No. 4

CB 11

C 850335 HOM

IN THE MATTER OF a New York City Housing Authority Plan and Project, pursuant to Section 150 of the New York State Public Housing Law and the Uniform Land Use Review Procedure.

The proposed Plan and Project is related to a housing project for homeless families consisting of five buildings to be rehabilitated and two lots to be used as open space. These properties are as follows:

ADDRESS	BLOCK	LOT
179 East 100th St.	1628	24
183 East 100th St.	1628	26
187 East 100th St.	1628	28
189 East 100th St.	1628	29
191 East 100th St.	1628	30
184 East 101th St.	1628	46
186 East 101th St.	1628	45

This plan and project application was submitted by the New York City Housing Authority on October 26, 1984.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 5

CB 11

C 850367 HAM

IN THE MATTER OF an application relating to the disposition of properties, 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 as an Urban Development Action Area located as follow:

ADDRESS	BLOCK	LOT
179 East 100th St.	1628	24
183-185 East 100th St.	1628	26
187 East 100th St.	1628	28
189 East 100th St.	1628	29
191 East 100th St.	1628	30
184 East 101st St.	1628	46
186 East 101st St.	1628	45

The proposed disposition is related to a housing project for homeless families consisting of five buildings to be rehabilitated and two lots as open space.

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

3) The disposition of such property to a turnkey developer to be selected by the New York City Housing Authority.

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

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 6

CB 12

C 850401 HAM

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

Approval of three separate matters is requested:

- 1) The designation of City-owned property located:

ADDRESS	BLOCK	LOT
458 West 166th St.	2111	55
460 West 166th St.	2111	57

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

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

The property is to be disposed of to low and moderate income artists who will rehabilitate, live and work in the buildings.

This application was submitted by HPD on November 21, 1984.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

 No. 7

CB 7,8

N 841071 ZRM

[Proposed amendments to the Zoning Resolution concerning the recently enacted "A" and "B" contextual zoning designations.]

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 R8A, R8B, R9A, R9X, R10A districts and several commercial equivalents 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

* * *

Sky exposure plane

A "sky exposure plane is an imaginary inclined plane:

- (a) Beginning above the *street line* (or, where so indicated, above the *front yard line*) at a height set forth the district regulations, and
- (b) Rising over a *zoning lot* at a ratio of vertical distance to horizontal distance set forth in the district regulations.

Sky exposure plane, rear

A "rear sky exposure plane" is an imaginary inclined plane:

- (a) Beginning above a line and at a height set forth in the district regulations, and
- (b) Rising over a zoning lot at a ratio of vertical distance to horizontal distance set forth in the district regulations.

23-15

Maximum Floor Area Ratio in R10 Districts

* * *

In the districts indicated, no existing *plaza* or other public amenity, open or enclosed, for which a *floor area* bonus has been received, pursuant to regulations antedating the effective date of this amendment, shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere on the *zoning lot*.

R9A R9X R10A

23-633

Street wall and height and setback regulations in certain districts.

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 23-64 (alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply.

**R8A R9A R10A
R8B R9X**

1. Location of Street Wall

- (a) In the districts indicated [on a *wide street*] the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* [fronting on a *wide street*] except as provided in (b) and (3) below.

**R8A R9A R10A
R9X**

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows.

Except as provided in (3) below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street*.

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet.

These location provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

- (b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.

R8A R9A R10A
R9X

Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.

Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.

No street wall facing a narrow street beyond a distance of 50 feet from its intersection with a wide street is required if the resulting open area is maintained as follows:

- 1. Its elevation shall be within 2 feet of the abutting sidewalk.**
 - 2. No wall or fence above a height of 30 inches above curb level shall consist of elements more than 1½ inches thick and less than 5 inches apart.**
 - 3. Its entire area shall be covered by decorative unit pavers, shrubbery, grass, or landscaped elements not more than 30 inches high, and**
 - 4. If such resulting area is 1,500 to 2,000 square feet, it shall contain at least three 4" caliper trees, and there shall be one additional 4" caliper tree for each additional 1,000 square feet or fraction thereof; or**
 - 5. If such resulting area is less than 1,500 square feet and contains fewer than three 4" caliper trees, it shall contain shrubbery for at least 25 per cent of its area.**
- (c) In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (3) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of

the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).

- (d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*, **except as provided in 3. below.**

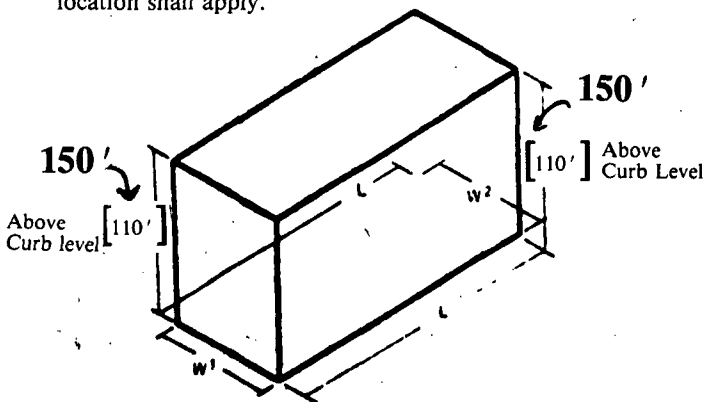
R8A R9A R10A
R8B R9X

* * *

3. Modifications of Street Wall Requirements

- (a) **In the In the districts indicated on a zoning lot** where there is an existing *building* to remain, and when there is to be a new *development* or *enlargement*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing *building* (W^2), the *front lot line* (W^1), the prolongations of the side walls (L), and a height of [110] 150 feet above *curb level*. If, after April 9, 1984, any *exterior* demolition or destruction occurs within the volume defined the requirements governing *street wall* height and location shall apply.

R8A R9A
R8B R9X R10A



- L Sidewall and prolongation of existing building
- W^1 Front lot line
- W^2 Rear wall of existing building

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

R8A R9A R10A
R8B R9X

4. *Rear Sky Exposure Plane*

In the district indicated, no *building* or other structure shall penetrate a *rear sky exposure plane* beginning at a distance of 100 feet from the *street line*, at a height of 30 feet above *curb level* with a slope of 1 foot vertical to 1 foot horizontal.

R8B

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

* * *

In the districts indicated, no existing *plaza* or other public amenity, open or enclosed, for which a *floor area bonus* has been received, pursuant to regulations antedating the effective date of this amendment, shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere on the *zoning lot*.

R9X R9A R10A

24-523

Street wall and height and setback regulations in certain districts

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply.

R8A R9A R10A
R8B R9X

1. Location of Street Wall

- (a) In the districts indicated, [on a *wide street*] the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* [fronting on a *wide street*] except as provided in (b) and (3) below.

R8A R9A R10A
R9X

However, at the intersection of two *street lines* the *street wall* may be located within five feet of

the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows.

Except as provided in (3) below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street*.

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet. These provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

- (b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of the nearest *building* on an *adjacent zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.

R8A R9A R10A
R9X

Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten feet provided that the length of any

such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.

Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.

No street wall facing a narrow street beyond a distance of 50 feet from its intersection with a wide street is required if the resulting open area is maintained as follows:

- 1. Its elevation shall be within 2 feet of the abutting sidewalk.**
 - 2. No wall or fence above a height of 30 inches above curb level shall consist of elements more than 1½ inches thick and less than 5 inches apart.**
 - 3. Its entire area shall be covered by decorative unit pavers, shrubbery, grass, or landscaped elements not more than 30 inches high, and**
 - 4. If such resulting area is 1,500 to 2,000 square feet, it shall contain at least three 4" caliper trees, and there shall be one additional 4" caliper tree for each additional 1,000 square feet or fraction thereof; or**
 - 5. If such resulting area is less than 1,500 square feet and contains fewer than three 4" caliper trees, it shall contain shrubbery for at least 25 per cent of its area.**
- (c) In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (3) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project

more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).

- (d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*, **except as provided in 3. below.**

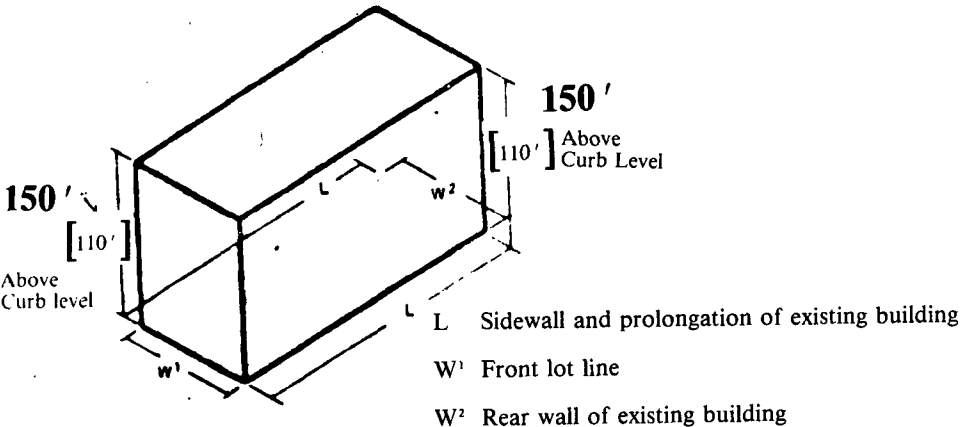
R8A R9A R10A
R8B R9X

* * *

3. Modifications of Street Wall Requirements

- (a) **In the districts indicated, on a zoning lot** where there is an existing *building* to remain, and when there is to be a new *development* or *enlargement*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing *building* (W^2), the *front lot line* (W^1), the prolongations of the side walls (L), and a height of [110] 150 feet above *curb level*. If, after April 9, 1984, any *exterior* demolition or destruction occurs within the volume defined, the requirements governing *street wall* height and location shall apply.

R8A R9A
R8B R9X R10A



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

R8A R9A R10A
R8B R9X

4. *Rear Sky Exposure Plane*

In the district indicated, no *building* or other structure shall penetrate a *rear sky exposure plane* beginning at a distance of 100 feet from the *street line*, at a height of 30 feet above *curb level* with a slope of 1 foot vertical to 1 foot horizontal.

R8B

33-120.5

Maximum limit on floor area ratio

* * *

In the districts indicated, no existing *plaza* or other public amenity, open or enclosed, for which a *floor area* bonus has been received, pursuant to regulations antedating the effective date of this amendment, shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere on the *zoning lot*.

C1-8A C2-7A C1-9A
C2-8A C4-6A C4-7A
C2-7X C1-8X

* * *

32-431

Ground floor use in certain districts

In the districts indicated and in C1 and C2 Districts mapped within R9A and R10A Districts, *uses* on the ground floor or within five feet of *curb level* *fronting* on a *wide street* shall be limited to non-*residential uses* and lobby space.

C1-8A C2-7A C4-6A
C1-9A C2-8A C4-7A

Lobbies shall not occupy more than 20 linear feet of *street wall* frontage on a *wide street* or 30 linear feet on a *narrow street*. Non-*residential use* shall have a depth of at least 15 feet from the *street wall*. No more than 8,000 square feet shall be devoted to *use group 6-B* at the ground floor or within five feet of *curb level*.

The provisions of Section 32-512 (Limitation on Business Entrances, Show Windows, or Signs: for corner lots) shall not apply.

* * *

33-433

Street wall and height and setback regulations in certain districts.

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall not apply.

C1-8A C2-7A C4-6A
C6-2A C1-8X C2-7X
C4-7A C1-9A C2-8A

1. Location of Street Wall

- (a) [On a *wide street*] The *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* [fronting on a *wide street*] except as provided in (3) below.

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measure perpendicular to the *street*. Recesses are permitted only for entrances and windows.

Except as provided in (3) below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street*.

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet. [These provisions

shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.]

[(b) On a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.]

[Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.]

[Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.]

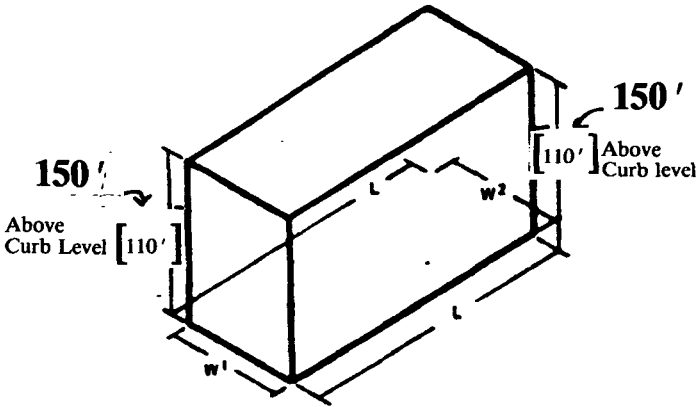
[(c)](b) A vertical *enlargement* in excess of one story or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

* * *

3. Modifications of Street Wall Requirements

(a) In the districts indicated, on a *zoning lot* where there is an existing *building* to remain, and when there is to be a new *development* or *enlargement*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing *building* (W^2), the *front lot line* (W^1), the prolongations of the side walls (L), and a height of 110 150 feet above *curb level*. If, after April 9, 1984, any *exterior* demolition or destruction occurs within the volume defined the requirements governing *street wall* height and location shall apply.

C1-8A C2-7A C1-8X
C2-7X C6-2A C4-6A
C4-7A



- L Sidewall and prolongation of existing building
- W¹ Front lot line
- W² Rear wall of existing building

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

C1-8A C2-7A C4-6A
 C6-2A C1-8X C2-7X
 C4-7A C1-9A C2-8A

35-35
 Floor Area Bonus for Plaza, Plaza Connected
 Open Area, or Arcade in Connection with Mixed Buildings

* * *

In the districts indicated, no existing place or other public amenity, open or enclosed, for which a *floor area* bonus has been received, pursuant to regulations antedating the effective date of this amendment, shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere in the *zoning lot*.

C1-8A C2-7A C1-8X
 C2-7X C1-9A C2-8A
 C4-6A C4-7A

1. **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

	[MINIMUM]	M A X I M U M
(a) for a mandatory arcade (82-09)		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.

(c) for provision of low or moderate income housing.

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.

An amount subject to the limitations set forth in Section 82-08, to be determined by the Commission.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

CB 1

C 840032 MMR

IN THE MATTER OF a map change modifying the grades of Hannah Street from Bay Street to Murray Hulbert Avenue in accordance with Map No. 4058, dated August 1, 1984 and signed by the Borough President, to improve the vertical curve and to provide for 17.5 feet minimum clearance over the Staten Island Rapid Transit Railroad of the Hannah Street bridge.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

BOROUGH OF THE BRONX

No. 9

CB 9

C 850049 MMX

IN THE MATTER OF a map change modifying the legal grades of Zerega Avenue between Lacombe and Randall Avenues, eliminating a delineated sewer easement ex-

tending approximately from the intersection of Lacombe and Zerega Avenues to the west bulkhead line of Westchester Creek and delineating a new, 35-foot wide, sewer easement located approximately 250 feet northeasterly of the intersection of Lacombe and Zerega Avenues and extending from Zerega Avenue to the west bulkhead line of Westchester Creek, in accordance with Map No. 11995 dated September 21, 1984 and signed by the Borough President.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

Nos. 10 and 11

[New York City Housing Authority Plan and Project and related disposition of properties to create housing for homeless families.]

No. 10

CB 2

C 850334 HOX

IN THE MATTER OF a New York City Housing Authority Plan and Project, pursuant to Section 150 of the New York State Public Housing Law and the Uniform Land Use Review Procedure.

The proposed Plan and Project is related to a housing project for homeless families consisting of three buildings to be rehabilitated and one lot as open space. These properties are as follows:

ADDRESS	BLOCK	LOT
875 Irvine St.	2761	3
1225 Seneca Ave.	2761	43
1215 Seneca Ave.	2761	47
1211 Seneca Ave.	2761	50

This plan and project application was submitted by the New York City Housing Authority on October 26, 1984.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 11

CB 2

C 850355 HAX

IN THE MATTER OF an application relating to the disposition of a properties, 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 as an Urban Development Action Area located as follow:

ADDRESS	BLOCK	LOT
875 Irvine St.	2761	3
1225 Seneca Ave.	2761	43
1215 Seneca Ave.	2761	47
1211 Seneca Ave.	2761	50

The proposed disposition is related to a housing project for homeless families consisting of three buildings to be rehabilitated and one lot as open space.

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a Turnkey developer to be selected by the New York City Housing Authority.

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

Resolution for adoption scheduling February 20, 1985 for a public hearing.

BOROUGH OF THE BROOKLYN

No. 12

CB 3

C 850318 PSK

IN THE MATTER OF an application by the New York City Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and acquisition** of property located at 85 Lexington Avenue, (Block 1967 Lot 68) for operation as a Shelter for homeless women.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 13

CB 5

C 850365 PPK

IN THE MATTER OF an application, by the Division of Real Property for the **disposition of 66 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850365PPK	5	66

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 February 20, 1985 for a public hearing.

No. 14

CB 3

C 850361 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of seventeen (17) City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850361PPK	3	17

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 February 20, 1985 for a public hearing.

 No. 15

CB 1

C 850379 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 4 story New Law walk-up building and is under the jurisdiction of the Department of Housing Preservation and Development (HPD) and 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
127 Guernsey St.	2617	32

This application was submitted by the Department of Housing Preservation and Development on November 21, 1984.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

 No. 16

CB 6

C 850399 HDK

IN THE MATTER OF a disposition of City-owned properties, 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 properties proposed for disposition are located as follows;

ADDRESS	BLOCK	LOT
231 5th Ave.	959	7
507-09 President St.	440	p/o 43

This application was submitted by the Department of Housing Preservation and Development on November 21, 1984.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 17

CB 1

C 850403 HDK

IN THE MATTER OF a disposition of City-owned properties, 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.

These properties are under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and are being managed under the Leasing Bureau of the Division of Alternative Management Programs (DAMP).

The properties proposed for disposition are located as follows;

ADDRESS	BLOCK	LOT
230 Bushwick Ave.	3054	24
323-25 Bedford Ave.	2418	5

This application was submitted by the Department of Housing Preservation and Development on November 21, 1984.

Resolution for adoption scheduling February 20, 1985 for a public hearing.

No. 18

CITYWIDE

N 850320 ZRY

[Proposed amendments to Sections 52-50 and 54-40 of the Zoning Resolution limiting the reconstruction of substantially damaged non-conforming or non-complying buildings.]

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Sections 52-50 and 54-40, 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.

52-50 DAMAGE OR DESTRUCTION

* * *

52-51

General Provisions

Except as set forth in Sections 52-81 to 52-83, inclusive, relating to Regulations Applying to Non-Conforming Signs, if a *non-conforming building or other structure* is damaged, [or] destroyed or **demolished**, the provisions set forth in Sections 52-52 to 52-55, inclusive, shall apply.

52-52

Land with Minor Improvements

In all districts, if a *non-conforming building or other structure* or other improvement located on *land with minor improvements* is damaged or destroyed by any means, **including any demolition ordered by the Department of Buildings**, to the extent of 25 percent or more of the assessed valuation of all *buildings or other structures* or other improvements thereon (as determined from the assessment rolls effective on the date of damage or destruction), such *non-conforming use* shall terminate, and the tract of land shall thereafter be used only for a conforming use.

52-53

Buildings or Other Structures in All Districts

52-531

Permitted reconstruction or continued use

In all districts, if a *building*, except a *building* subject to the provisions of Section 52-54 (Buildings Designed for Residential Use in Residence Districts), which is

substantially occupied by a *non-conforming use* is damaged or destroyed by any means, **including any demolition as set forth in Sections 52-50 et seq.**, to the extent of 50 percent or more of its total *floor area*, such *building* may either:

- (a) Be repaired or *incidentally altered*, and the existing *non-conforming use* may be continued, or
- (b) Be reconstructed, but only for a *conforming use*; provided, however, that in no event shall any such reconstruction create a *non-compliance* or increase the degree of *non-compliance* of a *non-complying building*. However, where the damage or destruction is so great that the provisions in Section 54-41 and 54-42 relating to Damage, [or] Destruction or **Demolition**, in Non-Complying Buildings also apply, the latter Sections shall govern the permitted *bulk* of the reconstructed *building*.

In applying the provisions of this Section to damaged or destroyed structures substantially utilized by a *non-conforming use*, any appropriate measure of the size of such structures shall be substituted for *floor area* in determining the extent of damage or destruction.

In the event that any demolition, damage or destruction of an existing building produces an unsafe condition requiring a Department of Buildings order for further demolition of floor area to remove or rectify the unsafe condition, and the aggregate floor area demolished, damaged or destroyed including that ordered by the Department of Buildings constitutes 50 percent or more of the total floor area of such building, then such building may be repaired or reconstructed only in accordance with the provisions of paragraph (a) or (b) above.

* * *

52-54

Buildings Designed for Residential Use in Residence Districts

In all *Residence Districts*, if the *floor area* occupied by *non-conforming uses* within a *building designed for residential use* is damaged or destroyed by any means, **including any demolition ordered by the Department of Buildings**, to the extent of 25 percent or more of such *floor area*, such *building* may be continued in *use* or reconstructed only in accordance with the provisions of Section 52-53 (Buildings or Other Structures in All Districts) except that the 25 percent ratio set forth in this Section shall apply instead of the 50 percent ratio set forth in Section 52-53.

52-55

Lesser Damage or Destruction

In the event that a *building or other structure* substantially occupied or utilized by a *non-conforming use* is damaged or destroyed to a lesser extent than that specified in Sections 52-51 to 52-54, inclusive, relating to Damage, [or] Destruction or **Demolition** the *building or other structure* may be restored and the *non-conforming use* of such *building or other structure* or tract of land may be continued, provided that such restoration shall not create a *non-compliance* or increase the degree of *non-compliance*, if any, existing prior to such damage, [or] destruction, or **demolition**.

* * *

54-40 DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS

* * *

54-41

Permitted Reconstruction

If a *non-complying building or other structure* is damaged or destroyed by any means, including any demolition as set forth in this Section, to the extent of 75 percent or more of its total *floor area*, such *building* may be reconstructed only in accordance with the applicable district *bulk* regulations, except in the case of a one or two-family *residence*, such *residence* may be reconstructed provided that such reconstruction shall not create a new *non-compliance* nor increase the pre-existing degree of *non-compliance* with the applicable *bulk* regulations. If the extent of such damage or destruction is less than 75 percent, a *non-complying building* may be reconstructed provided that such reconstruction shall not create a new *non-compliance* with the applicable *bulk* regulations.

In the event that any demolition, damage or destruction of an existing *building* other than one or two family *residences* produces an unsafe condition requiring a Department of Buildings order for further demolition of *floor area* to remove or rectify the unsafe condition, and the aggregate *floor area* demolished, damaged or destroyed including that ordered by the Department of Buildings constitutes 75 percent or more of the total *floor area* of such *building*, then such *building* may be reconstructed only in accordance with the applicable district *bulk* regulations.

* * *

Resolution for adoption scheduling February 20, 1985 for a public hearing.

II. PUBLIC HEARINGS
BOROUGH OF MANHATTAN

No. 19

CB 12

C 850482 PSM

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

PUBLIC HEARING:

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.**

(On January 16, 1985 Cal. No. 7, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 10

C 850357 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 a six 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.

(On January 16, 1985 Cal. No. 8, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CB 7

N 841097 ZAM

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 9, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 5 and 6

C 840954 BFM

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 10, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CB 8

C 850366 ZSM

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 11, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 24

CB 4

C 850356 HAX

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 25

CB 2

C 840247 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of **City-owned properties** 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.

(On January 16, 1985 Cal. No. 13, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 5

C 840975 ZSK

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 14, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 27

CB 8

C 840597 MMQ

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 2, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CB 4

C 830585 MMQ

PUBLIC HEARING:

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, 48th Avenue and 50th Avenue; 94th Street between 55th Avenue and 56th Avenue; 46th Avenue and Alstynne Avenue; and 95th Street between 42nd Avenue and 43rd Avenue.

In accordance with Map number 4765 dated July 2, 1984 and signed by the Borough President.

(On January 16, 1985, Cal. No. 3, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29 and 30

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

No. 29

CB 8

C 850239 PSQ

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 4, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CB 8

C 850375 ZSQ

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 5, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CB 12

C 841073 ZMQ

PUBLIC HEARING:

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.

(On January 16, 1985 Cal. No. 6, the Commission scheduled January 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 32

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

(On December 12, 1984, Cal. No. 11 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 17 the hearing was closed.)

For consideration.

No. 33

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.

(On December 12, 1984, Cal. No. 12 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 18 the hearing was closed.)

For consideration.

No. 34

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.

(On December 12, 1984, Cal. No. 14 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 20 the hearing was closed.)

For consideration.

 No. 35

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.

(On December 12, 1984, Cal. No. 15 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 21 the hearing was closed.)

For consideration.

No. 36

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.

(On December 12, 1984, Cal. No. 16 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 22 the hearing was closed.)

For consideration.

 No. 37

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. On Jan. 16, 1985 Cal. No. 23 the hearing was closed.)

For consideration.

No. 38 and 39

[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. 38

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.

(On December 12, 1984, Cal. No. 18 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 24 the hearing was closed.)

For consideration.

No. 39

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.

(On December 12, 1984, Cal. No. 19 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 25 the hearing was closed.)

For consideration.

No. 40

CB 1

C 850314 PLM

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.

(On December 12, 1984, Cal. No. 20 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 26 the hearing was closed.)

For consideration.

 No. 41

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.”

(On December 12, 1984, Cal. No. 21 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 27 the hearing was closed.)

For consideration.

No. 42

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.

(On December 12, 1984, Cal. No. 22 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 28 the hearing was closed.)

For consideration.

 No. 43

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.

(On December 12, 1984, Cal. No. 24 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 30 the hearing was closed.)

For consideration.

No. 44

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	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. On Jan. 16, 1985 Cal. No. 32 the hearing was closed.)

For consideration.

No. 45

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.

(On December 12, 1984, Cal. No. 27 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 33 the hearing was closed.)

For consideration.

CITYWIDE

No. 46

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 Amendement

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 commerical *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. On Jan. 16, 1985 Cal. No. 49 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 47

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

(On December 12, 1984, Cal. No. 32 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 35 the hearing was closed.)

For consideration.

No. 48

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.

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. On Jan. 16, 1985 Cal. No. 36 the hearing was closed.)

For consideration.

No. 49

CB 2

N 831076 ZAR

IN THE MATTER OF an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Albert Melniker, A.I.A., for the **grant of authorizations** involving modification of topography, alteration of botanic environment or removal of trees to construct one (1) one-family dwelling on property located on the south side of Helena Road (Cliffwood Avenue) at the corner formed by the intersection of Richmond Parkway and Helena Road, (Block 908, Lot 97)

Plans for the proposed one (1) one-family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

 No. 50

CB 2

N 850238 ZAR

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 or removal of trees to construct one (1) one-family dwelling on property located on the east side of Beebe Street, 80.02, south of Staten Island Boulevard, (Block 684, Lot 275)

Plans for the proposed one (1) one-family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

BOROUGH OF THE BRONX

No. 51

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.

(On December 12, 1984, Cal. No. 34 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 37 the hearing was closed.)

For consideration.

No. 52

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.

(On December 12, 1984, Cal. No. 35 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 38 the hearing was closed.)

For consideration.

No. 53

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

(On December 12, 1984, Cal. No. 36 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 39 the hearing was closed.)

For consideration.

No. 54

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.	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.)

For consideration.

BOROUGH OF BROOKLYN

No. 55

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

(On December 12, 1984, Cal. No. 2 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 41 the hearing was closed.)

For consideration.

No. 56

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
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 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

(On December 12, 1984, Cal. No. 3 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 42 the hearing was closed.)

For consideration.

No. 57

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

(On December 12, 1984, Cal. No. 4 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 43 the hearing was closed.)

For consideration.

No. 58**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.

(On December 12, 1984, Cal. No. 6 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 45 the hearing was closed.)

For consideration.

No. 59
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.]

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. On Jan. 16, 1985 Cal. No. 46 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 60**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.

(On December 12, 1984, Cal. No. 9 the Commission scheduled January 16, 1985 for a public hearing. On Jan. 16, 1985 Cal. No. 15 the hearing was closed.)

For consideration.
