

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARK
		TO	FROM				TO	FROM	
	MINUTES				47	C 841073	ZMQ		Laid Over
1	C 850418	HDK		Approved Sched. 3/6/85	48	C 840641	PSQ		For. Rept. Adp.
2	C 850424	427	PPK	" "	49	C 850357	HDM		" " "
3	C 850434	442	PPK	" "	50	N 841097	ZAM		Laid Over
4	C 850419	423	PPX	" "	51	C 840954	BEM		Laid Over
5	C 850547		PPX	" "	52	C 830192	ZSM		For. Rept. Adp.
6	C 850456		HUX	" "	53				
7	C 850457		HDX	" "	54				
8	C 850430		PPR	" "	55				
9	C 850428	429	PPQ	" "	56				
10	C 840052		ZMQ	" "	57				
11	C 830018		ZSM	" "	58				
12	C 830950		GFM	" "	59				
13	C 850452		HDM	" "	60	* Re: Cal. No. 48			
14	C 841048		HAM	" "	61	Vice Ch. Gallant and			
15	C 841049		HOM	" "	62	Comm. Bond			
16	C 841050		ZSM	" "	63	voted "NO"			
17	C 841051		ZSM	" "	64				
18	C 830452		BFY	" "	65				
19	C 850318		PSK	Meeting Closed	66	Present			
20	C 850365		PPK	" "	67	Ch. Sturz			
21	C 850361		PPK	" "	68	V.C. Gallant			
22	C 850379		HDK	" "	69	Comm. Bond			
23	C 850399		HDK	" "	70	" Hulins			
24	C 850403		HDK	" "	71	" Motley			
25	C 850049		MMX	" "	72	" Teah			
26	C 850334		HOX	" "	73				
27	C 850355		HAX	" "	74				
28	C 840032		MMR	" "	75				
29	C 840597		MMQ	(RUC)	76				
30	C 831308		ZSM	" "	77				
31	C 850028		HDM	" "	78				
32	C 850064		GFM	" "	79				
33	C 850335		HOM	" "	80				
34	C 850367		HAM	" "	81				
35	C 850401		HAM	" "	82				
36	C 850278		HDM	" "	83				
37	N 841071		ZRM	" "	84				
38	N 850320		ZRY	" "	85				
39	C 840247		PPK	Laid over	86				
40	C 840975		ZSK	Laid over	87				
41	C 850265	272	PPK	Rept. Adopted	88				
42	C 850293	296	PPK	Laid Over	89				
43	C 850356		HAX	For. Rept. Adopted	90				
44	C 830585		MMQ	" " "	91				
45	C 850239		PSQ	" " "	92				
46	C 850375		ZSQ	" " "	93				

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

CITY PLANNING COMMISSION

WEDNESDAY, February 20, 1985

**Community Development Hearing to begin at 9:00 A.M.
in the
CITY HALL**



Edward I. Koch, Mayor

City of New York

[No. 3]

**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, February 20, 1985

Calendar No. 3

Roll Call; approval of minutes	1
I. Scheduling March 6, 1985	1
II. Public Hearings	10
III. Reports	37

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 March 6, 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: _____

**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 has rescheduled the February 6, 1985 Queens Borough Hearing relative to the proposed City Fiscal Year 1986 CD 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 rescheduling will permit sufficient time for interested parties to examine the above documents prior to the hearing.

The Queens Borough Hearing will be held on Tuesday, March 5, 1985 in the main jury room in the basement of Queens Borough Hall, 120-55 Queens Boulevard, Kew Gardens, Queens, at 6 PM.

SCHEDULE FOR HEARINGS

Wednesday, February 20, 1985—Citywide Hearing to be held in the Board of Estimate Chamber, Room 16, City Hall, Manhattan, at 9 P.M.

Thursday, February 21, 1985—Manhattan Borough Hearing to be held in 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 P.M.

Tuesday, March 5, 1985—Queens 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 20, 1985

APPROVAL OF MINUTES OF Special Meetings January 7 and 14, 1985
and Regular Meeting of January 16, 1985

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 6, 1985
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF THE BROOKLYN

No. 1

CB 1

C 850418 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.

The properties to be disposed of are **72 and 74 Richardson Street** (Block 2732, lots 8 and 9).

These properties are to be sold "as is" to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families.

This application was submitted by the Department of Housing Preservation and Development on November 28, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 2

CB 3, 4, 15, 16

C 850424-427 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of **20 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850424 PPK	3	8
850425 PPK	4	5
850426 PPK	5	5
850427 PPK	16	2

A list and description of the properties can be seen in the Land Sales Coordinator's Office, City Planning Commission, 2 Lafayette Street, Room 1614C, New York, N.Y. 10007

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 3

CB 1, 2, 3, 4, 5, 6, 13, 16, 17

C 850434-442 PPK

IN THE MATTER OF an application, by the Division of Real Property for the disposition of 59 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850434 PPK	1	3
850435 PPK	2	1
850436 PPK	3	5
850437 PPK	4	20
850438 PPK	5	24
850439 PPK	6	1
850440 PPK	13	1
850441 PPK	16	3
850442 PPK	17	1

A list and description of the properties can be seen in the Land Sales Coordinator's Office, City Planning Commission, 2 Lafayette Street, Room 1614C, New York, N.Y. 10007

Resolution for adoption scheduling March 6, 1985 for a public hearing.

BOROUGH OF THE BRONX

No. 4

CB 1, 2, 3, 5, 6

C 850419-423 PPX

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
850419 PPX	1	4
850420 PPX	2	1
850421 PPX	3	2
850422 PPX	5	4
850423 PPX	6	6

A list and description of the properties can be seen in the Land Sales Coordinator's Office, City Planning Commission, 2 Lafayette Street, Room 1614C, New York, N.Y. 10007

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 5

CB 3

C 850547 PPX

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
850547 PPX	3	3006	11, 40, 42	W/S of Freeman Street 329 feet South of West Farms Road.

A list and description of the properties can be seen in the Land Sales Coordinator's Office, City Planning Commission, 2 Lafayette Street, Room 1614C, New York, N.Y. 10007

Resolution for adoption scheduling March 6, 1985 for a public hearing.

 Nos. 6 and 7

[Second Amendment to the Bronx Park South Urban Renewal Plan and disposition of property to facilitate a housing development for the elderly]

No. 6

CB 6

C 850456 HUX

IN THE MATTER OF an application for the **2nd amendment to the Bronx Park South Urban Renewal Plan**, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State and the Uniform Land Use Review Procedure.

The proposed amendment provides for the following:

- 1) Clearance and residential redevelopment of a new Site 12 (block 3130, lots 1, 3, 34, and part of lot 6). All of these properties were previously designated "Q" (not to be acquired).
- 2) Change in land use for "Commercial" to "Residential" for block 3130, lot 1.

These changes in the urban renewal plan will facilitate the construction of a housing development for the elderly.

This application was submitted by the Department of Housing Preservation and Development on December 6, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 7

CB 6

C 850457 HDX

IN THE MATTER OF an application for the **disposition of city-owned property**, pursuant to Section 197-c of the Uniform Land Use Review Procedure.

The property proposed to be disposed comprises Site 12 in the Bronx Park South Urban Renewal Area (block 3130, lots 1, 3, 34 and part of lot 6), Borough of the Bronx.

This disposition application is on behalf of Aquinas Housing Development Fund Company, Inc., a housing company formed pursuant to Article XI of the Private Financing Finance Law of New York State.

The project would contain 100 rental dwelling units for the elderly and one superintendent's apartment. All of the units are to be developed under a HUD Section 202 mortgage and Sectio 8 rental subsidy.

This application was submitted by the Department of Housing Preservation and Development on December 6, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

CB 1

C 850430 PPR

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850430 PPR	1	625	19	Northside Longview Rd. 142' East of Cedar Terrace.
850430 PPR	1	1145	9	Northwest corner Renfew Pl. and Murdock Pl.
850430 PPR	1	1178	4	Northside Wenlock St. 150' West of Morningstar Rd.
850430 PPR	1	1227	75	Westside Bush Ave. 206' South of Richmond Terrace.
850430 PPR	1	2969	31	Southwest side White Plains Ave. 50' Southwest of Bell Street.
850430 PPR	1	2974	74	Southside Amity St. 75' West of White Plains Ave.

A list and description of the properties can be seen in the Land Sales Coordinator's Office, City Planning Commission, 2 Lafayette Street, Room 1614C, New York, N.Y. 10007

Resolution for adoption scheduling March 6, 1985 for a public hearing.

BOROUGH OF QUEENS

No. 9

CB 12, 14

C 850428-429 PPQ

IN THE MATTER OF an application, by the Division of Real Property for the disposition of 12 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850428 PPQ	12	11
850429 PPQ	14	1

A list and description of the properties can be seen in the Land Sales Coordinator's Office, City Planning Commission, 2 Lafayette Street, Room 1614C, New York, N.Y. 10007

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 10

CB 13

C 840052 ZMQ

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 19c.

- (a) changing from an R2 District and a C2-1 District mapped within an R2 District to a C2-2 District mapped within an R2 District property bounded by Brookville Boulevard; 133rd Avenue, a line at right angles to 133rd Avenue, 250 feet easterly of Brookville Boulevard; a line 100 feet southerly of 133rd Avenue; 243rd Street; and Merrick Boulevard; and
- (b) eliminating a C2-1 District from an R2 District, property bounded by 133rd Avenue; 243rd Street; a line 100 feet south of 133rd Avenue; and a line 150 feet north of Merrick Boulevard, Borough of Queens, as shown on a diagram dated December 17, 1984.

To allow the construction of a shopping center containing a 43,660 square foot supermarket, a 4000 square foot building to contain satellite stores and accessory parking.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

BOROUGH OF MANHATTAN

No. 11

CB 2**C 830018 ZSM**

IN THE MATTER OF an application pursuant to Section 74-782 of the Zoning Resolution of a **Special Permit to allow the conversion to joint living work quarters for artists** of floors two, five and six of a loft building whose lot coverage exceeds 5,000 square feet on property located on the corner of Broome and Wooster Streets (476-Broome Street) within the SoHo M1-5A District.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

 No. 12
CB 5**C 830950 GFM**

IN THE MATTER OF an application by the Fashion Institute of Technology, for a ten-year **renewal of a revocable consent**, to maintain and use a bridge spanning West 27th Street from the westerly side of Seventh Avenue to a line 92'-2" west of Seventh Avenue, approximately 27 feet above the street, and linking the third, fourth, fifth, and sixth floors of a design laboratory and library building on the southerly side of West 27th Street with an arts building on the northerly side of West 27th Street.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

 No. 13
CB 10**C 850452 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.

The properties to be disposed are as follows:

ADDRESS	BLOCK	LOT
316 West 112th Street	1846	57
1486 5th Avenue	1718	35
2456-60 7th Avenue	2029	29

These properties are to be sold "as is" to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low income families.

This application was submitted by the Department of Housing Preservation and Development on December 6, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

Cals. No. 14, 15, 16 and 17

[New York City Housing Authority plan and project, disposition of properties and grant of a Special Permit to facilitate the redevelopment of Sites 30A and 30B of the West Side Urban Renewal Area with residential and commercial uses.]

No. 14

CB 7

C 841048 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.

Approval of three separate matters is requested:

- 1) The designation as an Urban Development Action Area City-owned property comprising Site 30A within the West Side Urban Renewal Area.

BLOCK	LOT	
1221	Part of lot 29	

- 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.

The proposed project would provide 190 dwelling units in one 21 story building and 11 units in three townhouses. Forty 2-bedroom units in the 21 story building are to be for families with low and moderate-income. The remaining units are to be made available at market rates.

Two floors of commercial space are also to be provided on Site 30A, amounting to approximately 21,000 square feet.

This application was submitted by the Department of Housing Preservation and Development on May 29, June 11 and December 12, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

 No. 15

CB 7

C 841049 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 project provides for the acquisition upon completion of an 11 story residential building containing 87 dwelling units for the elderly.

This project comprises Site 30B within the West Side Urban Renewal Area. This site is located on the southerly side of West 91st Street, between Columbus and Amsterdam Avenues (Block 1221, part of lot 29)

This application was submitted by the New York City Housing Authority on June 13 and December 12, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 16

CB 7

C 841050 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.

The property to be disposed of comprises Site 30B within the West Side Urban Renewal Area (Block 1221, part of lot 29).

This project is to be acquired upon completion by the New York City Housing Authority as a residential development for the elderly.

This application was submitted by the Department of Housing Preservation and Development on May 29, June 11 and December 12, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 17

CB 7

C 841051 ZSM

IN THE MATTER OF an application from the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Section 78-312(f) of the Zoning Resolution for the grant of a **special permit** involving the modification of regulations for distance between buildings and for authorizations pursuant to Sections 78-311(a), 78-311(b) and 78-311(e) of the Zoning Resolution involving the modification of regulations for distribution of bulk and open space and the modification of height and setback regulations for Site 30 within the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue, and West 91st Street within a previously approved large-scale residential development (CP 18505), within the West Side Urban Renewal Area.

Plans for this large-scale residential development are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

Cals. No. 14, 15, 16 and 17

[New York City Housing Authority plan and project, disposition of properties and grant of a Special Permit to facilitate the redevelopment of Sites 30A and 30B of the West Side Urban Renewal Area with residential and commercial uses.]

No. 14

CB 7

C 841048 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.

Approval of three separate matters is requested:

- 1) The designation as an Urban Development Action Area City-owned property comprising Site 30A within the West Side Urban Renewal Area.

BLOCK	LOT	
1221	Part of lot 29	

- 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.

The proposed project would provide 190 dwelling units in one 21 story building and 11 units in three townhouses. Forty 2-bedroom units in the 21 story building are to be for families with low and moderate-income. The remaining units are to be made available at market rates.

Two floors of commercial space are also to be provided on Site 30A, amounting to approximately 21,000 square feet.

This application was submitted by the Department of Housing Preservation and Development on May 29, June 11 and December 12, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 15

CB 7

C 841049 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 project provides for the acquisition upon completion of an 11 story residential building containing 87 dwelling units for the elderly.

This project comprises Site 30B within the West Side Urban Renewal Area. This site is located on the southerly side of West 91st Street, between Columbus and Amsterdam Avenues (Block 1221, part of lot 29)

This application was submitted by the New York City Housing Authority on June 13 and December 12, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 16

CB 7

C 841050 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.

The property to be disposed of comprises Site 30B within the West Side Urban Renewal Area (Block 1221, part of lot 29).

This project is to be acquired upon completion by the New York City Housing Authority as a residential development for the elderly.

This application was submitted by the Department of Housing Preservation and Development on May 29, June 11 and December 12, 1984.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

No. 17

CB 7

C 841051 ZSM

IN THE MATTER OF an application from the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Section 78-312(f) of the Zoning Resolution for the grant of a **special permit** involving the modification of regulations for distance between buildings and for authorizations pursuant to Sections 78-311(a), 78-311(b) and 78-311(e) of the Zoning Resolution involving the modification of regulations for distribution of bulk and open space and the modification of height and setback regulations for Site 30 within the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue, and West 91st Street within a previously approved large-scale residential development (CP 18505), within the West Side Urban Renewal Area.

Plans for this large-scale residential development are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

CITYWIDE**No. 18****CB's M6, 8
Q2, 4, 7, 8, 9****C 830452 BFY**

IN THE MATTER OF an application by Sunrise Coach Lines, Inc. for a bus franchise to operate express bus service between Greenport, Suffolk County and the Borough of Manhattan.

Resolution for adoption scheduling March 6, 1985 for a public hearing.

II PUBLIC HEARINGS
BOROUGH OF THE BROOKLYN

No. 19

CB 3

C 850318 PSK

PUBLIC HEARING:

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.

(On January 30, 1985 Cal. No. 12, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 5

C 850365 PPK

PUBLIC HEARING:

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

(On January 30, 1985 Cal. No. 12, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CB 3

C 850361 PPK

PUBLIC HEARING:

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

(On January 30, 1985 Cal. No. 14, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 1

C 850379 HDK

PUBLIC HEARING:

IN THE MATTER OF a disposition of City-owned property, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

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

This property is a 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.

(On January 30, 1985 Cal. No. 15, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CB 6

C 850399 HDK

PUBLIC HEARING:

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.

(On January 30, 1985 Cal. No. 16, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 24

CB 1

C 850403 HDK

PUBLIC HEARING:

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.

(On January 30, 1985 Cal. No. 17, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 25

CB 9

C 850049 MMX

PUBLIC HEARING:

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

(On January 30, 1985 Cal. No. 9, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 2

C 850334 HOX

PUBLIC HEARING:

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.

(On January 30, 1985 Cal. No. 10, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CB 2

C 850355 HAX

PUBLIC HEARING:

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
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.

(On January 30, 1985 Cal. No. 11, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 28**CB: 1****C 840032 MMR****PUBLIC HEARING:**

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 of the Hannah Street bridge over the Staten Island Rapid Transit Railroad.

(On January 30, 1985 Cal. No. 8, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 29**CB 8****C 840597 MMQ****CONTINUED 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. On January 30, 1985, Cal. No. 27, the Commission continued the hearing to February 20, 1985.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 30**CB 2****C 831308 ZSM****PUBLIC HEARING:**

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.

(On January 30, 1985 Cal. No. 1, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31**CB 11****C 850028 HDM****PUBLIC HEARING:**

IN THE MATTER OF the **disposition of City-owned property**, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The 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.

(On January 30, 1985 Cal. No. 2, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 5

C 850064 GFM

PUBLIC HEARING:

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 that 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.

(On January 30, 1985 Cal. No. 3, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

Cals. No. 33 and 34

[Housing Authority Plan and project and related disposition to create housing for homeless families.]

No. 33

CB 11

C 850335 HOM

PUBLIC HEARING:

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.

(On January 30, 1985 Cal. No. 4, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CB 11

C 850367 HAM

PUBLIC HEARING:

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.

(On January 30, 1985 Cal. No. 5, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CB 12

C 850401 HAM

PUBLIC HEARING:

IN THE MATTER OF an application relating to the **disposition of City-owned property**, pursuant to the Urban Development Action Area Act, 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.

(On January 30, 1985 Cal. No. 6, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CB 4

C 850278 HDM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF a **disposition of City-owned property**, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

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

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

The property proposed for disposition is located as follows:

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

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

(On December 12, 1984, Cal. No. 13 the Commission scheduled January 16, 1985 for a public hearing. On January 16, 1985, Cal. No. 19, the hearing was continued to February 20, 1985.

Close the hearing.

No. 37

CB 7,8

N 841071 ZRM

PUBLIC HEARING:

[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 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.

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.

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:

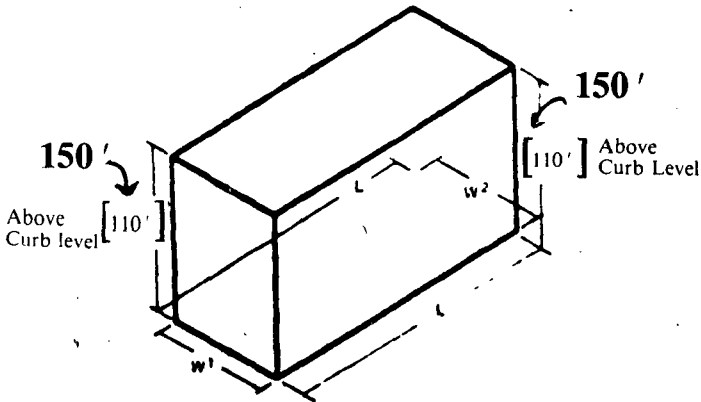
R8A R9A R10A
R9X

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). R8B
- (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



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 *enlargment* 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).

R8B

- (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

R8A R9A R10A
R8B R9X

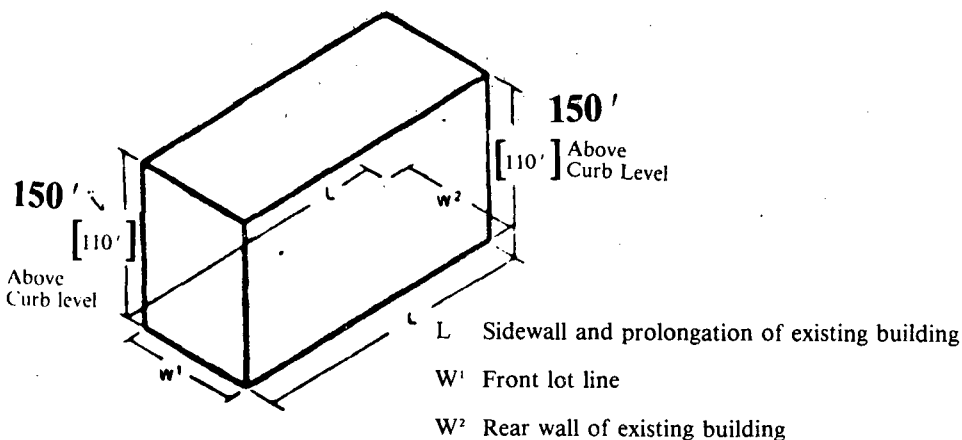
as a vertical extension of the existing *street wall*, except as provided in 3. below.

* * *

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

R8B

In the district indicated, no building or other structure shall penetrate a rear sky exposure plan 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.

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

* * *

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

1. Location of Street Wall

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*.]

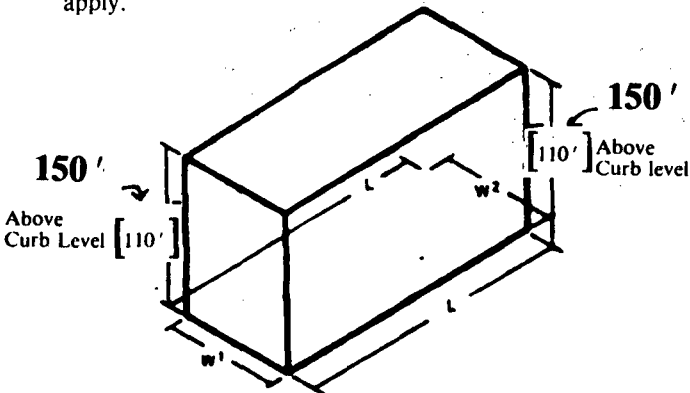
[(c)](b) A vertical *enlargement* in excess of one story or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

* * *

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



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

35-35

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

* * *

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 in the *zoning lot*.

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

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

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.

(On January 30, 1985, Cal. No. 7, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 38

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.]

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to 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

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

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*.

(On January 30, 1985, Cal. No. 7, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 38

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.]

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to 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 any *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.

* * *

(On January 30, 1985, Cal. No. 18, the Commission scheduled February 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS
BOROUGH OF BROOKLYN

No. 39
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. On January 30, 1985, Cal. No. 25, the hearing was closed.)

For consideration.

No. 40
CB 5
C 840975 ZSK

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

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

(On January 16, 1985 Cal. No. 14, the Commission scheduled January 30, 1985 for a public hearing. On January 30, 1985, Cal. No. 26, the hearing was closed.)

For consideration.

No. 41
CB 1, 2, 4, 5, 8, 13, 16, 17
C 850265-272 PPK

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

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

(On December 12, 1984, Cal. No. 8 the Commission scheduled January 16, 1985 for a public hearing. On January 16, 1985, Cal. No. 47, the hearing was closed.)

For consideration.

No. 42

CB 1, 2, 6, 16

C 850293-296 PPK

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

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

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

(On December 12, 1984, Cal. No. 5 the Commission scheduled January 16, 1985 for a public hearing. On January 16, 1985, Cal. No. 44, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 43

CB 4

C 850356 HAX

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

Approval of three separate matters is required:

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

ADDRESS	BLOCK	LOT
1355 Morris Ave.	2816	45

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

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

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

For consideration.

BOROUGH OF QUEENS

No. 44

CB 4

C 830585 MMQ

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

Denman Street, between Lamont Avenue and 94th Street; Dongan Avenue, between Queens Boulevard and Poyer Street; Ithaca Street, between Elmhurst Avenue and Whitney Avenue; Justice Avenue, between 90th Street and 56th Avenue; St. James Avenue, between 51st Avenue and Poyer Street, Broadway and 88th Street; Van Loon Street, between 51st Avenue and Queens Boulevard; 41st Road, between 94th Street and 95th Street; 44th Avenue, between 94th Street and Junction Boulevard; 51st Avenue, between St. James Avenue and 90th Street; 53rd Avenue, between Justice Avenue and 90th Street; 54th Avenue, between 90th Street and 92nd Street; 87th Street, between Corona Avenue and 51st Avenue; 88th Street, between 43rd Avenue and St. James Avenue; 90th Street, between 51st Avenue and 53rd Avenue; 92 Street, between 53rd Avenue and 55th Avenue; 93rd Street, 48th Avenue and 50th Avenue; 94th Street between 55th Avenue and 56th Avenue; 46th Avenue and Alstyn Avenue; and 95th Street between 42nd Avenue and 43rd Avenue.

In accordance with Map number 4765 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. On January 30, 1985, Cal. No. 28, the hearing was closed.)

For consideration.

No. 45 and 46

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

No. 45

CB 8

C 850239 PSQ

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

(On January 16, 1985 Cal. No. 4, the Commission scheduled January 30, 1985 for a public hearing. On January 30, 1985, Cal. No. 29, the hearing was closed.)

For consideration.

 No. 46

CB 8

C 850375 ZSQ

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

(On January 16, 1985 Cal. No. 5, the Commission scheduled January 30, 1985 for a public hearing. On January 30, 1985, Cal. No. 30, the hearing was closed.)

For consideration.

 No. 47

CB 12

C 841073 ZMQ

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section No. 19a, changing from a R3-2 District to a C8-1 District property bounded by Baisley Boulevard, 166th Street, a line 190 feet north of Baisley Boulevard, and 167th Street, as shown on a diagram dated November 26, 1984.

(On January 16, 1985 Cal. No. 6, the Commission scheduled January 30, 1985 for a public hearing. On January 30, 1985, Cal. No. 31, the hearing was closed.)

For consideration.

No. 48

CB 1

C 840641 PSQ

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

(On December 12, 1984, Cal. No. 10 the Commission scheduled January 16, 1985 for a public hearing. On January 16, 1985, Cal. No. 47, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 49

CB 10

C 850357 HDM

IN THE MATTER OF a **disposition of City-owned property**, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

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

This property is a 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. On January 30, 1985, Cal. No. 20, the hearing was closed.)

For consideration.

No. 50

CB 7

N 841097 ZAM

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

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

(On January 16, 1985 Cal. No. 9, the Commission scheduled January 30, 1985 for a public hearing. On January 30, 1985, Cal. No. 21, the hearing was closed.)

For consideration.

 No. 51

CB 5 and 6

C 840954 BFM

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

(On January 16, 1985 Cal. No. 10, the Commission scheduled January 30, 1985 for a public hearing. On January 30, 1985, Cal. No. 22, the hearing was closed.)

For consideration.

 No. 52

CB 2

C 830192 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution from Mark W. Scott, architect for the **grant of a special permit to allow the conversion to joint living work quarters for artists** of a loft building whose lot coverage exceeds 5,000 square feet on property located on the northwest corner of Greene Streets (**33 Greene Street**) within the SoHo M1-5B District, Borough of Manhattan.

(On Dec. 12, 1985, Cal. No. 23, the Commission scheduled January 16, 1985 for a public hearing. On January 16, 1985 Cal. No. 29 the hearing was closed.)

For consideration.