

DISPOSITION SHEET - PUBLIC MEETING OF MARCH 20, 1985 - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
				Approved	47				
1	C 850206	PSQ		Sched. 4/3/85	48				
2	C 850236	ZSQ		" "	49				
3	C 850321	ZSM		" "	50				
4	^{NOTICE} C 841083	ZSK		" "	51				
5	C 850498	PPX		" "	52				
6	C 850503 - 513	PPX		" "	53				
7	C 850462, 464	PPR		Hearing Closed	54				
8	C 850384 - 397	PPQ		" "	55				
9	C 850079	HDM		" "	56				
10	C 841003	GFM		" "	57				
11	C 850470	PNM		" "	58				
12	N 850602	BDM		" "	59				
13	^{NOTICE} C 850581	HMM	(RUC)	" "	60				
14	C 840949	GFK		" "	61				
15	C 850454	PPK		" "	62				
16	C 850486	PPK		" "	63				
17	C 840888	HDX		" "	64				
18	C 850362	PPX		" "	65				Present
19	C 850430	PPR		Fav. Rept. Adopted	66				H. Stung, Chairman
20	N 850118	ZAR		Auth. Approved	67				M. Gallant, Vice Chairman
21	C 850428 - 429	PPQ		Fav. Rept. Adopted	68				M. Bond, Commissioner
22	C 840052	ZMQ		Laid Over	69				S. Motley, "
23	C 830018	ZSM		Rept. Adopted	70				D. Scheinberg, "
24	C 830950	GFM		Fav. Rept. Adopted	71				T. Teach, "
25	C 850452	HDM		" " "	72				
26	N 841071	ZRM		" " "	73				#26 - Concurring statement from Comm. Motley
27	C 850418	HDK		" " "	74				
28	C 850419 - 423	PPX		" " "	75				
29	C 850456	HUX		" " "	76				Adjourned at: 12:00 Noo
30	C 850457	HDX		" " "	77				
31	C 850349	ZSM		Sched. 4/3/85	78				
32	C 850617	ZMM		" "	79				
33	N 850410	ZAM		Auth. Approved	80				
34	N 850612	HKM		Laid Over	81				
35	N 850613	HKM		" "	82				
36	N 850661	ZAX		Auth. Approved	83				
37	N 850681	ZAX		" "	84				
38					85				
39					86				
40					87				
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45					92				
46					93				

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION

PUBLIC MEETING OF MARCH 20, 1985

SCHEDULING

MANHATTAN

No. 31

CB 7

C 850349 ZSM

IN THE MATTER OF an application from W.L. Haines Co. for a special permit and an authorization pursuant to Sections 74-95 (Housing Quality), 13-461 and 35-53 of the Zoning Resolution to construct a discrete development mixed use (Residential/Commercial) building containing accessory parking spaces for more than 35% of the dwelling units and modifying required street wall height on a zoning lot divided by district boundaries (C4-6, C2-5 and R8B) located at 2300 Broadway between West 83rd Street and West 84th Street.

Resolution adopted scheduling April 3, 1985 for a public hearing.

No. 32

CB 6

C 850617 ZMM

IN THE MATTER OF an application by the Department of General Services for 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. 8d, establishing within an existing R8 District, a C2-5 District, on property bounded by First Avenue, the easterly prolongation of the southerly line of East 30th Street, a line 150 feet easterly of First Avenue, and a line 440 feet south of the easterly prolongation of the southerly line of East 30th Street, Borough of Manhattan, Community District No. 6, as shown on a diagram dated February 19, 1985.

Resolution adopted scheduling April 3, 1985 for a public hearing.

Reports

Manhattan

No. 33

CB 7

N 850410 ZAM

IN THE MATTER OF an application, pursuant to Section 23-633 3(b) of the Zoning Resolution from 222 Riverside Drive Associates, for the grant of authorization for a new 21-story residential building to be located at 222 Riverside Drive, which continues the non-complying building height of 224 Riverside Drive, an adjacent 7-story residential building.

Plans for this proposed 21-story residential building are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York.

For consideration Disposition: ...Authorization Approved.

No. 34

CB 5

N 850612 HKM

IN THE MATTER OF a communication dated February 6, 1985, from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code ONE LANDMARKS AND LANDMARK SITE, the Rizzoli Building, located at 712 Fifth Avenue, designated by the Landmarks Preservation Commission on January 29, 1985. Under Section 207-2.0 the City Planning Commission is required to report to the Board of Estimate on the relationship of this designation to the Master Plan, the Zoning Resolution, proposed public improvements, or any renewal plans for the area involved.

For consideration Disposition: ...Landmark Approved.

IN THE MATTER OF a communication dated February 6, 1985, from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code ONE LANDMARKS AND LANDMARK SITE, the COTY BUILDING, located at 174 Fifth Avenue, designated by the Landmarks Preservation Commission on January 29, 1985. Under Section 207-2.0 the City Planning Commission is required to report to the Board of Estimate on the relationship of this designation to the Master Plan, the Zoning Resolution, proposed public improvements, or any renewal plans for the area involved.

For consideration

Disposition: ... Landmark Approved.

CB 3

No. 36

N 850661 ZAX

for an authorization

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 78-41 of the Zoning Resolution, involving a large-scale residential development within the South Bronx Urban Renewal Area generally bounded by Vyse Avenue, Jennings Street, Hoe Avenue, East 172nd Street, a line midway between Hoe Avenue and Southern Boulevard and a line 185 feet north of East 172nd Street, Borough of the Bronx, CD No. 3.

For consideration

Disposition: ... Authorization Approved.

CB 3

No. 37

N 850681 ZAX

for an authorization,

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 78-41 of the Zoning Resolution, involving a large-scale residential development within the South Bronx Urban Renewal Area generally bounded by Vyse Avenue, a line 245 feet north of East 172nd Street, a line midway between Hoe Avenue and Southern Boulevard and East 173rd Street, Borough of the Bronx, Community District No. 3.

For consideration

Disposition: ... Authorization Approved.

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

CITY PLANNING COMMISSION

WEDNESDAY, March 20, 1985

MEETING AT 10:00 A.M.
in the
CITY HALL



Edward I. Koch, Mayor

City of New York

[No. 5]

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

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription prorated) may do so by contacting the Calendar Information Office, 566-8510.

B

CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, March 20, 1985

Calendar No. 5

Roll Call; approval of minutes	1
I. Scheduling April 3, 1985	1
II. Public Hearings	4
III. Reports	11

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 April 3, 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: _____

WEDNESDAY, MARCH 20, 1985

APPROVAL OF MINUTES OF Special Meetings February 4 and 26, 1985
and Regular Meeting of February 20, 1985

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 3, 1985
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF QUEENS

No. 1

CB 7

C 850206 PSQ

IN THE MATTER OF an application by the New York City Department of Sanitation under provisions of Section 197-c of the New York City Charter, for the **selection and acquisition** of an existing, one story, 40,000 sq. ft. **garage located at 134-31 35th Avenue (Block 4949, Lot 31) for continued use as a district sanitation facility.**

Resolution for adoption scheduling April 3, 1985 for a public hearing.

No. 2

CB 12

C 850236 ZSQ

IN THE MATTER OF an application from Joseph B. Klein requesting a **special permit** pursuant to Section 42-11 and 74-921 of the Zoning Resolution, **involving a dialysis facility at 175-35 Liberty Avenue, within an M1-1 district.**

Plans for this proposed health facility 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 April 3, 1985 for a public hearing.

BOROUGH OF MANHATTAN

No. 3**CB 1****C 850321 ZSM**

IN THE MATTER OF an application from TDG Associates requesting a **special permit** pursuant to Section 74-52, 74-79 and 74-87 of the Zoning Resolution, to permit the construction of a 197 car public parking garage, the transfer of unused development rights from an adjacent landmark, the modification of height and setback regulations and rear yard requirements and the construction of a covered pedestrian space for a 51-story office building located on the north side of Wall Street between Pearl Street and William Street.

Plans for this proposal may be seen in Room 1514 at 2 Lafayette St., Manhattan.

Resolution for adoption scheduling April 3, 1985 for a public hearing.

NOTICE**CB 1****Borough of Manhattan**

On April 3, 1985 at 10:00 a.m. in City Hall, New York, New York a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed Commercial office building at 60 Wall Street in the lower Manhattan Financial District, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF BROOKLYN**No. 4****CB 13****C 841083 ZSK**

IN THE MATTER OF an application, pursuant to Section 74-921 of the Zoning Resolution, from Coney Island Hospital/New York City Health and Hospitals Corporation, for the grant of a **special permit allowing Coney Island Hospital/New York City Health and Hospitals Corporation to operate a comprehensive health facility (Use Group 4A) in an M1-2 district**, on property located at **2201 Neptune Avenue**.

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

Resolution for adoption scheduling April 3, 1985 for a public hearing.

BOROUGH OF THE BRONX

No. 5

CB 1

C 850498 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 29 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850498 PPX	1	29

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 April 3, 1985 for a public hearing.

No. 6

CB 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

C 850503-513 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of 123 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850503 PPX	2	16
850504 PPX	3	29
850505 PPX	4	21
850506 PPX	5	14
850507 PPX	6	16
850508 PPX	7	2
850509 PPX	8	3
850510 PPX	9	4
850511 PPX	10	4
850512 PPX	11	2
850513 PPX	12	12

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 April 3, 1985 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF STATEN ISLAND

No. 7
CB 1, 3
C 850462, 464 PPR
PUBLIC HEARING:

IN THE MATTER OF an application, by the Division of Real Property for the disposition of twenty eight (28) City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850462 PPR	1	6
850464 PPR	3	21

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

(On March 6, 1985, Cal. No. 3 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 8
CB 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
C 850384-397 PPQ
PUBLIC HEARING:

IN THE MATTER OF an application, by the Division of Real Property for the disposition of five hundred and nine (509) City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850384 PPQ	1	14
850385 PPQ	2	15
850386 PPQ	3	45
850387 PPQ	4	5

850388 PPQ	5	24
850389 PPQ	6	4
850390 PPQ	7	20
850391 PPQ	8	11
850392 PPQ	9	11
850393 PPQ	10	72
850394 PPQ	11	15
850395 PPQ	12	100
850396 PPQ	13	84
850397 PPQ	14	89

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

(On March 6, 1985, Cal. No. 4 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 9

CB 3

C 850079 HDM

PUBLIC HEARING:

IN THE MATTER OF the disposition of City-owned property, pursuant to Section 197-c of the New York City Charter. The property for disposition is a six-story old law walk-up building with 15 residential units and one commercial unit located on the northerly side of East 12th Street between Avenue A and 1st Avenue **415 East 12th Street** (Tax Block 440, Lot 52). This occupied building is to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families. The property is presently under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed by the Leasing Bureau of the Division of Alternative Management Programs.

This application was submitted by HPD on July 24, 1984.

(On March 6, 1985, Cal. No. 5 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CB 5

C 841003 GFM

PUBLIC HEARING:

IN THE MATTER OF an application by J.C. Penney Co., Inc. for a ten year renewal of a revocable consent to maintain and use a pedestrian tunnel approximately 47½ feet long by 12½ feet high by 15½ feet wide lying under and across West 52nd Street (a/k/a W.C. Handy's Place) approximately 170 feet westerly of the Avenue of the Americas to connect the J.C. Penney Building (1301 Avenue of the Americas) with the Equitable Life Building (1285 Avenue of the Americas).

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

Close the hearing.

 No. 11 and 12

[Proposed disposition of City property and Business Improvement District to facilitate construction of a restaurant in Bryant Park]

No 11

CB 5

C 850470 PNM

PUBLIC HEARING:

IN THE MATTER OF an application by N.Y.C. Dept of Parks for the disposition as indicated below of the following **City-owned property** pursuant to Section 197-c of the New York City Charter.

BLOCK	LOT	LOCATION	TYPE OF ACTION PROPOSED
1257	2 (part of Bryant Park)	A 455' x 119' area behind the west wall of the N.Y. Public Library building, which extends between 40th and 42nd Streets.	A long term lease of a portion of Bryant Park to Bryant Park Restoration Corp. (BPRC), for the Development of a restaurant.

(On March 6, 1985, Cal. No. 7 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

850388 PPQ	5	24
850389 PPQ	6	4
850390 PPQ	7	20
850391 PPQ	8	11
850392 PPQ	9	11
850393 PPQ	10	72
850394 PPQ	11	15
850395 PPQ	12	100
850396 PPQ	13	84
850397 PPQ	14	89

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

(On March 6, 1985, Cal. No. 4 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 9

CB 3

C 850079 HDM

PUBLIC HEARING:

IN THE MATTER OF the disposition of City-owned property, pursuant to Section 197-c of the New York City Charter. The property for disposition is a six-story old law walk-up building with 15 residential units and one commercial unit located on the northerly side of East 12th Street between Avenue A and 1st Avenue **415 East 12th Street** (Tax Block 440, Lot 52). This occupied building is to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families. The property is presently under the jurisdiction of the Office of Property Management of the Department of Housing Preservation and Development (HPD) and is being managed by the Leasing Bureau of the Division of Alternative Management Programs.

This application was submitted by HPD on July 24, 1984.

(On March 6, 1985, Cal. No. 5 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CB 5

C 841003 GFM

PUBLIC HEARING:

IN THE MATTER OF an application by J.C. Penney Co., Inc. for a ten year **renewal of a revocable consent** to maintain and use a pedestrian tunnel approximately 47½ feet long by 12½ feet high by 15½ feet wide lying under and across West 52nd Street (a/k/a W.C. Handy's Place) approximately 170 feet westerly of the Avenue of the Americas to connect the J.C. Penney Building (1301 Avenue of the Americas) with the Equitable Life Building (1285 Avenue of the Americas).

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

Close the hearing.

 No. 11 and 12

[Proposed disposition of City property and Business Improvement District to facilitate construction of a restaurant in Bryant Park]

No 11

CB 5

C 850470 PNM

PUBLIC HEARING:

IN THE MATTER OF an application by N.Y.C. Dept of Parks for the **disposition** as indicated below of the following **City-owned property** pursuant to Section 197-c of the New York City Charter.

BLOCK	LOT	LOCATION	TYPE OF ACTION PROPOSED
1257	2 (part of Bryant Park)	A 455' x 119' area behind the west wall of the N.Y. Public Library building, which extends between 40th and 42nd Streets.	A long term lease of a portion of Bryant Park to Bryant Park Restoration Corp. (BPRC), for the Development of a restaurant.

(On March 6, 1985, Cal. No. 7 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CB 5

N 850602 BDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Public Development Corporation and the Mayor's Office of Midtown Enforcement pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the **District Plan for the Bryant Park Business Improvement District.**

(On March 6, 1985, Cal. No. 8 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB 5

Borough of Manhattan

On March 20, 1985, at 10:00 a.m. in City Hall, New York, New York a **public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed Bryant Park Business Improvement District and the proposed restaurant in Bryant Park**, pursuant to the State Environmental Quality Review (SEQRA) and the City Environmental Quality Review (CEQR).

No. 13

CB 2

C 850581 MMM

(Proposed elimination of street areas to remove cloud from an existing property.)

IN THE MATTER OF a map change showing the narrowing of Centre Street from Grand Street to Broome Street, Broome Street from Centre Street to Centre Market Place, Centre Market Place from Grand Street to Broome Street and Grand Street from Centre Street to Centre Market Place, Borough of Manhattan, Community District 2, all in accordance with Map No. 30107, dated January 31, 1985 and signed by the Borough President.

(On March 6, 1985, Cal. No. 55 the Commission scheduled March 30, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN**No. 14****CB 2****C 840949 GFK****PUBLIC HEARING:**

IN THE MATTER OF an application by **Federated Department Stores, Inc.** for renewal of a **ten year revocable consent** to construct and maintain a bridge over Hoyt Street, between Livingston Street and Fulton Street, connecting properties of Abraham & Straus on opposite sides of Hoyt Street.

(On March 6, 1985, Cal. No. 9 the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15
CB 16**C 850454 PPK****PUBLIC HEARING:**

IN THE MATTER OF an application, by the Division of Real Property for the **disposition of thirty one (31) City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850454 PPK	16	31

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

(On March 6, 1985, Cal. No. 10, the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16
CB 3**C 850486 PPK****PUBLIC HEARING:**

IN THE MATTER OF an application, by the Division of Real Property for the **disposition of forty three (43) City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850486 PPK	3	43

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

(On March 6, 1985, Cal. No. 11, the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BRONX

No. 17

CB 6

C 840888 HDX

IN THE MATTER OF the disposition of City owned property, pursuant to Section 197-c of the New York City Charter. The property proposed for disposition is a six-story multiple dwelling with thirty (30) residential units located on the southeasterly corner of the intersection of Oakland Place and Crotona Avenue (**700 Oakland Place, Tax Block 3095, Lot 7**). This occupied property is to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families and is presently 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.

This application was submitted by HPD on April 24, 1984.

(On March 6, 1985, Cal. No. 1, the Commission scheduled March 20, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CB 1

C 850362 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
850362 PPX	1	2637	1, 10	816 Trinity Avenue (Former P.S. 51 and playground)

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

III. REPORTS

BOROUGH OF STATEN ISLAND

No. 19

CB 1

C 850430 PPR

PUBLIC HEARING:

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

(On February 20, 1985, Cal. No. 8, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 16, the hearing was closed.)

For consideration

No. 20

CB 2

N 850118 ZAR

[Request to construct 15 (1) one-family dwellings in the Special Natural Area District of Staten Island.]

IN THE MATTER OF an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Jerome L. Grushkin, R.A., for the grant of authorizations involving modification of topography, alteration of botanic environment or removal of trees of construct 15 (1) one-family dwellings on property located on the west side of Ridge Avenue 575.0' north of Wooddale Avenue. (Block 860, Lots 67, 63, 181, 178, 175, 171, 139, 135, 130, 126, 121, 160, 156, 152, 148, 31 and 35)

Plans for the proposed 15 (1) one-family dwelling are on file with the City Planning Commission and may be seen in Room 1517, 2 Lafayette Street, New York.

For consideration.

 BOROUGH OF QUEENS

No. 21

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

(On February 20, 1985, Cal. No. 9, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 17, the hearing was closed.)

For consideration

 No. 22

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.

(On February 20, 1985, Cal. No. 10, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 18, the hearing was closed.)

For consideration

BOROUGH OF MANHATTAN

No. 23

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.

(On February 20, 1985, Cal. No. 11, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 19, the hearing was closed.)

For consideration

No. 24

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.

(On February 20, 1985, Cal. No. 12, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 20 the hearing was closed.)

For consideration

No. 25

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.

(On February 20, 1985, Cal. No. 13, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 21, the hearing was closed.)

For consideration

 No. 26

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 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 *devel-*

opment 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).

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.*

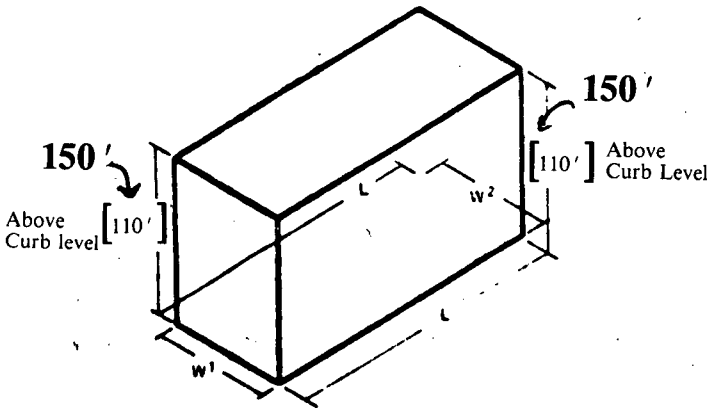
R8A R9A R10A
R8B R9X

* * *

3. Modifications of Street Wall Requirements

- (a) In the districts indicated on a *zoning lot* where there is an existing *bulding* 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 volme 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 ag-

gregate 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.**

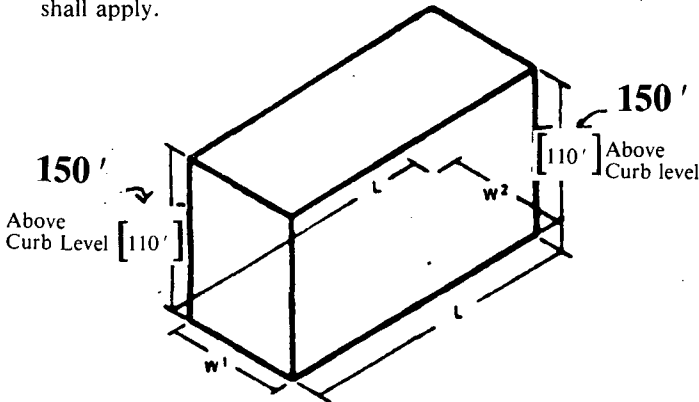
R8A R9A R10A
R8B R9X

* * *

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 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.

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

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*

(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 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.

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

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*.]

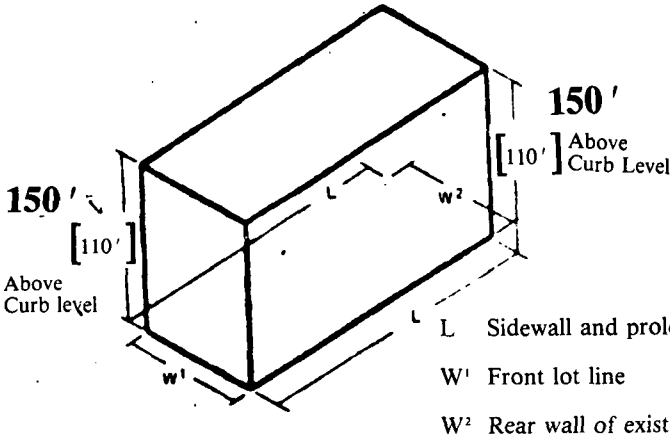
- [(c)](b) A vertical *enlargement* in excess of one story or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

* * *

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 re-

quired *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]	MAXIMUM
(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. On February 20, 1985 Cal. No. 37, the hearing was closed.

For consideration.

BOROUGH OF BROOKLYN

No. 27

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.

(On February 20, 1985, Cal. No. 1, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 27, the hearing was closed.)

For consideration

BOROUGH OF THE BRONX

No. 28

CB 1, 2, 3, 5, 6

C 850419-423 PPX

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
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

(On February 20, 1985, Cal. No. 4, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 12 the hearing was closed.)

For consideration

Nos. 29 and 30

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

No. 29

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.

(On February 20, 1985, Cal. No. 6, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 14 the hearing was closed.)

For consideration

No. 30**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 Section 8 rental subsidy.

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

(On February 20, 1985, Cal. No. 7, the Commission scheduled March 6, 1985 for a public hearing. On March 6, 1985 Cal. No. 15 the hearing was closed.)

For consideration
