

SL. NO.	C.P. NO.	REPORTS TO	REPORTS FROM	REMARKS	CAL. NO.	C.P. NO.	REPORTS TO	REPORTS FROM	REMARKS
	MINUTES				47	C 850793	HDX		Hearing Closed
1	C 841087	MMR		Approved Sched. 8/7/85	48	C 850750	HDX		" "
2	C 850912 - 913	PPR		" "	49	N 850458	ZRX		" "
3	C 850515	GFQ		" "	50	C 850965	HOX	(RUC)	" "
4	C 850905 - 911	PPQ		" "	51	C 850935	HAX	(RUC)	" "
5	C 850254	HUK		" "	52	C 850075	ZMR		Fav. Rept. Adopted
6	C 831079	MMK		" "	53	C 850710	PPR		" "
7	C 850255	HDK		" "	54	C 850672	PPQ		" "
8	C 850665 - 667	PPK		" "	55	C 850642	PPQ		" "
9	C 850927	HDK		" "	56	C 850722	PPQ		" "
10	C 850641	PPK		" "	57	C 850614	PPQ		" "
11	C 850654	PPK		" "	58	C 850662	HAX		" "
12	C 850112	MMM		" "	59	C 850690	HDK		" "
13	C 850626	PSM		" "	60	C 850693	HDK		" "
14	C 850257	PNM		" "	61	C 850694	HDK		" "
15	C 850741	HAM		" "	62	C 850372	ZMK		" "
16	C 850933	HAM		" "	63	C 850373	PPK		" "
17	C 850934	HAM		" "	64	C 850687	HDM		" "
18	C 850935	HAM		" "	65	C 840290	ZSM		Unfav. Report
19	C 840990	ZMM		" "	66	C 850488	GFM		Fav. Rept. Adopted
20	C 8410102	ZSM		" "	67	C 850745	HDM		" "
21	C 850966	HDM		" "	68	C 850746	HDM		" "
22	C 840932	ZSM		" "	69	C 850747	HDM		" "
23	C 850949	HDM		" "	70	C 850748	HDM		" "
24	C 850838 - 843	PPX		" "	71	C 850749	HDM		" "
25	C 850597	HDX		" "	72	C 850604	HDM		" "
26	C 850967	HDX		" "	73	C 850695	HDX		" "
27	C 850297	MMR		Hearing Closed	74	C 850705	HDX		" "
28	C 850313	MMQ	(RUC)	" "	75	C 820408	PSX		" "
29	C 850928	HDO		" "	76	C 820779	ZMX		" "
30	C 830486	MMQ		" "	77	C 840168	MMX		" "
31	C 831262	ZRQ		" "	78				" "
32	C 850110	PSQ		" "	79				" "
33	C 850308	GFK		" "	80				" "
34	C 850792	HDK		" "	81				" "
35	C 850007	HDK	(RUC)	" "	82	Present			
36	C 850669 - 671	PPK		" "	83	Chm., Sturz			
37	C 850709	PPK	(RUC)	" "	84	V.C., Gallant			
38	C 850562	PPK		" "	85	Comm. Bond			
39	N 850720	ZRY		" "	86	" Matley			
40	C 830352	BFY		" "	87	" Scheinberg			
41	C 850794	HUX		" "	88				
42	C 850795	HDX		" "	89	Comm Bond voted "NO" on Cal #72			
43	C 850804	HDX	(RUC)	" "	90				
44	C 850686	HUX	(RUC)	" "	91				
45	C 850687	HDX	(RUC)	" "	92				
46	C 850820	ZSX	(RUC)	" "	93	Adjourned at 10:42 A.M.			

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

CITY PLANNING COMMISSION

WEDNESDAY, July 10, 1985

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



Edward I. Koch, Mayor

City of New York

[No. 10]

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 pro-rated) may do so by contacting the Calendar Information Office, 566-8510.

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, July 10, 1985

Calendar No. 10

Roll Call; approval of minutes	1
I. Scheduling August 7, 1985.....	1
II. Public Hearings.....	13
III. Reports.....	29

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 August 7, 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, JULY 10, 1985

APPROVAL OF MINUTES OF Special Meetings of May 6 and 13, 1985
and Regular Meeting of May 22, 1985

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 7, 1985
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF STATEN ISLAND

No. 1

CB 3

C 841087 MMR

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for a **map change** involving the elimination of a portion of Park Land location east of Marcy Avenue, the elimination of Marcy Avenue between West Castor Place and Bedford Place and the elimination of Bedford Place between Marcy Avenue and Powell Street, in accordance with Map No. 4063, dated December 10, 1984, signed by the Commissioner of Parks and the Borough President. The map was referred to the Department of City Planning by the Borough President's Office on January 21, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 2

CB 1, 2

C 850912-913 PPR

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

BLOCK	LOT	PROPERTY SIZE	PROPERTY TYPE
66	42	37' x 100'	Store
634	18	25' x 75'	Garage
1003	12	25' x 176'	Store
1003	21	15' x 105'	Store
1022	3	15' x 109'	Store
1086	12	53' x 191'	Office
1086	15	46' x 60'	Garage
3214	10	7' x 160'	Misc.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

BOROUGH OF QUEENS

No. 3

CB 5

C 850515 GFQ

IN THE MATTER OF an application submitted by the Vertical Industrial Park Associates, pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year renewal of a revocable consent** to continue to maintain and use a sidewalk concrete retaining wall, 14 electric light poles and connection conduits, snow melting pipes and planting areas located on the south side of Metropolitan Avenue, East of 65th Lane.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 4

CB 3, 7, 9, 10, 12, 13 and 14

C 850905-911 PPQ

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 46 City-owned properties**, pursuant to Section 197-c of the New York City Charter.

ULUPRP NO.	COM. BOARD	NO. OF PARCELS
850905 PPQ	3	3
850906 PPQ	7	1
850907 PPQ	9	1
850908 PPQ	10	1
850909 PPQ	12	32
850910 PPQ	13	6
850911 PPQ	14	2

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 August 7, 1985 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 5, 6 and 7

[Modification of the Fulton Park Urban Renewal Plan, proposed amendment to the City map and disposition of City-owned property would facilitate the landscaping of new site 15A.]

No. 5

CB 3

C 850254 HUK

IN THE MATTER OF the **Fulton Park Urban Renewal Plan**, pursuant to Section 505 of the General Municipal Law (Urban Renewal Law) of New York State and Section 197-c of the New York City Charter.

The proposed plan incorporates all of the previously designated urban renewal area, and additionally incorporates all of block Tax block 1858. Other modifications of the previous plan are as follows:

1. Modification of the street system to create two new cul-de-sacs in Parcel 6 (Block 1706) to accomodate Section 235 row house development.
2. Subdivision of Park 6 to reflect the actual and proposed disposition of the sites.
3. Designation of Lots 1 and 5 in Block 1695 as a new Q Parcel. These properties are the site for the new Good Tidings Church.
4. Establishment of a new Park 15A adjoining the Good Tidings Church property. Parcel 15A is proposed to be conveyed to the Church for development as a landscaped area. The property is located at the northeasterly corner of the intersection of Reid Avenue and Fulton Street.
5. Establishment of a new category of Major Sound Not to be Acquired Properties identified as "S" properties on the project maps. The properties so designated are Block 1705, Lot 1; block 1690, Lot 1; Block 1692, Lot 17; and Block 1700, Lot 62.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 6

CB 3

C 831079 MMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to sections 197-c and 199 of the New York City Charter for the approval of an **amendment to the City map**, involving the establishment of the lines and grades of Hattie Jones Place and Jewell McKoy Lane, each being a 50-foot-wide cul-de-sac with an 80' diameter turnaround at its terminous and having an overall length of approximately 305 feet, from Herkimer Street to a point about 30 feet north of Atlantic Avenue, between Troy and Schenectady Avenues, and adjustment of the legal grades in Herkimer Street necessitated thereby, to facilitate a single-family attached home development located in the Fulton Park Urban Renewal Area, site 6, in an R5 and R6 district in accordance with Map No. V-2364, dated March 6, 1985 and signed by the Borough President. The map was referred by the Board of Estimate on March 14, 1985, (Calendar No. 274).

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 7

CB 3

C 850255 HDK

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The proposed disposition would facilitate the landscaping of Site 15A which is within the Fulton Park Urban Renewal Area, and adjacent to the Good Tidings Gospel Hall Church. The property is located at the northeasterly corner of the intersectio of Reid Avenue and Fulton Street.

This application was submitted by the Department of Housing Preservation and Development on September 25, 1984.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 No. 8

CB 1, 2, 3

C 850665-667 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of three (3) City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
850665 PPK	1	2743	17	118 Withers Street
850666 PPK	2	2013	43	264 St. James Place
850667 PPK	3	1792	8	770 Lafayette Avenue

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 No. 9

CB 1

C 850927 HDK

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The proposed disposition relates to one (1) three story Old Law Walk-ups, 182-182½, 184 Conselyea Street (Block 2760, lot 17) with 10 residential units. The Department of Housing Preservation and Development (HPD) intends to sell these properties "as is" to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant associations for these buildings have had management responsibility under HPD's Leasing Bureau since November 1, 1982.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 10

CB 5

C 850641 PPK

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850641 PPK	5	3698	12	226 Liberty Avenue

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 11

CB 5

C 850654 PPK

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850654 PPK	5	3660	1	2643 Fulton Street

Resolution for adoption scheduling August 7, 1985 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 12, 13 and 14

[A change in the City Map, site selection and land disposition actions to facilitate development of the proposed Riverbank State Park atop the North River Water Pollution Control Plant located on a platform over the Hudson River just south of W. 145th Street.]

No. 12

CM 9

C 850112 MMM

IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the establishment of a Public Place within a portion of the North River Water Pollution Control Plant (NRWPCP) site which is located within the area generally bounded by the U.S. Pierhead Line of the Hudson River, the westerly extension of the southerly line of West 145th Street, the westerly line of the Henry Hudson Parkway and the westerly extension of the northerly line of West 137th Street and the delineation of easements related thereto to allow development of the proposed Riverbank State Park, in accordance with Map. No. 30108, dated April 30, 1985 and signed by the Borough.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 13

CB 9

C 850626 PSM

IN THE MATTER OF an application submitted by New York City Departments of Environmental Protection (DEP) and Parks and Recreation (DPR) pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of two volumes over City-and privately-owned lands** located generally between Riverside Drive and the North River Water Pollution Control Plant (NRWPCP) site at W. 145th and W. 138th Streets, respectively, for the location of two park access bridges and certain property located easterly of the NRWPCP between the extensions of W. 140th and W 141st Streets for provision of park refuse disposal and irrigation facilities (Block 2101, Portions of Lots 55, 60 and 100, as more specifically described on Drawings U-1, U-2, and U-3, dated April 13, 1984 and revised, August 24, 1984 and Drawing U-2B, dated September 28, 1984, all submitted by NYCDEP and NYCDPR and prepared by Richard Dattner Architect, P.C.) to facilitate access to and operation of the proposed Riverbank State Park.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 No. 14

CB 9

C 850257 PNM

IN THE MATTER OF an application submitted by New York City Departments of Environmental Protection (DEP) and Parks and Recreation (DPR) pursuant to Section 197-c of the New York City Charter for the **disposition of certain easements** over City-owned land to New York State Office of Parks, Recreation and Historic Preservation for the construction of two park bridges and certain park refuse disposal and irrigation facilities (Block 2101, Portions of Lots 55 and 100, as more specifically described on Drawings U-1, U-2 and U-3, dated April 13, 1984 and revised, August 24, 1984 and Drawing U-2B, dated September 28, 1984, all submitted by NYC DEP and NYCDPR and prepared by Richard Dattner Architect, P.C.) to facilitate access to and operation of the proposed Riverbank State Park.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 No. 15

CB 7

C 850741 HAM

IN THE MATTER OF the **disposition of city-owned property** pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) The designation of city-owned property as an Urban Development Action Area located

ADDRESS	BLOCK	LOT
23 West 106th St.	1842	19
142 Manhattan Ave.	1842	18

- 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 property consists of 2 vacant five-story apartment buildings, which will be known as the August Aichorn Center for Adolescent Residential Care. There are to be 24 single room dwelling units as well as space for counseling, recreation and educational programs.

This application was submitted by HPD on March 25, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 16

CB 10

C 850933 HAM

IN THE MATTER OF the disposition of city-owned property pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) The designation of city-owned property as an Urban Development Action Area

ADDRESS	BLOCK	LOT
26 West 131th St.	1728	50

- 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 property consists of a five-story walk-up with a total of 20 occupied dwelling units.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 17

CB 11

C 850934 HAM

IN THE MATTER OF the disposition of city-owned property pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) The designation of city-owned property as an Urban Development Action Area

ADDRESS	BLOCK	LOT
300-02 East 119th St.	1795	150 & 51

- 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 property consists of a two six-story elevator apartment buildings with a total of 37 occupied dwelling units.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 18

CB 11

C 850935 HAM

IN THE MATTER OF the disposition of city-owned property pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) The designation of city-owned property as an Urban Development Action Area

ADDRESS	BLOCK	LOT
326, 328, 334	1671	31
338 West 100th St.		

- 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 property consists of four six-story elevator apartment buildings with a total of 92 occupied dwelling units.

This application was submitted by the Department of Housing Preservation and Development on April 29, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

Nos. 19 and 20

[Zoning map change and special permit for a forty-nine story residential development.]

No. 19

CB 8

C 840990 ZMM

IN THE MATTER OF an application submitted by the Solow Building Company pursuant to Sections 197-c and 200 of the New York City Charter, for the approval of a zoning change involving an **amendment of the Zoning Map, Section No. 9a**, changing from an M1-4 District to a R10 District, property bounded by East 72nd Street, FDR Drive, E. 73rd Street, a line 125 feet west of FDR Drive, a line midway between E. 72nd and E. 73rd Streets and a line 323 feet east of York Avenue, as shown on a diagram dated May 13, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 No. 20

CB 8

C 841102 ZSM

IN THE MATTER OF an application submitted by the Solow Building Company pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-95 of the Zoning Resolution, for the **grant of a special permit** involving a Housing Quality Development and the modification of floor area, height and setback regulations, distance between windows to lot line, space between buildings and rear yard equivalent, on property located west of FDR Drive, between East 72nd and East 73rd Streets, (Block 1484, lots 19, 22, 23, 24 and part of lots 16 and 26) in an R10 District.

Plans for this proposed 49 story residential development are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 NOTICE

CB 8

Borough of Manhattan

On August 7, 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 a proposed 52 story mixed use building at 521-541 E. 72nd Street pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR)

No. 21

CB 10

C 850966 HDM

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The proposed disposition application relates to 2 three story buildings containing 20 residential units, 305 and 307 West 139th Street, (Block 2042, Lots 110 and 10). The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income single adults. The #300 Block Association has had management responsibility under HPD's Single Room Occupancy Program since August 1, 1982.

This application was submitted by the Department of Housing Preservation and Development on May 8, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 22

CB 7

C 840932 ZSM

IN THE MATTER OF an application submitted by Amsterco, pursuant to Sections 197-c and 200 of the New York City Charter and Sections 82-121 and 82-122 of the Zoning Resolution for the **grant of a special permit** involving provision of a 158-space below grade **public parking garage** containing 71 public parking spaces with 87 accessory on site, off-street parking spaces in a proposed new 47-story mixed-use (residential/commercial) building, on property located on the east side of Amsterdam Avenue between West 67th and West 68th Streets at 145 West 67th Street (Block 1139, Lots 1, 107), within the Special Lincoln Square District.

Plans for this proposed parking garage are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

No. 23

CB 10

C 850949 HDM

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The proposed disposition application relates to a five story Old Law walk-up apartment building containing 10 residential units. **486 St. Nicholas Avenue**, (Block 1959, Lot 29). The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant association for this building has had management responsibility under HPD's Leasing Bureau since April 1, 1984.

This application was submitted by HPD on May 1, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

BOROUGH OF THE BRONX

No. 24

CB 1, 3, 4, 5, 6, 12

C 850838-843 PPX

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
850838 PPX	1	4
850839 PPX	3	2
850840 PPX	4	1
850841 PPX	5	1
850842 PPX	6	1
850843 PPX	12	3

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 August 7, 1985 for a public hearing.

 No. 25

CB 1

C 850597 HDX

IN THE MATTER OF the disposition of city-owned property pursuant to Section 197-c of the New York City Charter.

The proposed disposition application relates to a 6-story New Law walk-up building, 823 East 147th Street (Block 2582, Lot 61) containing 32 residential units and one commercial unit. The Department of Housing Preservation and Development intends to sell this building to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant association has had management responsibility since March 1, 1982.

This application was submitted by the Department of Housing Preservation and Development on January 31, 1985.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

 No. 26

CB 6

C 850967 HDX

IN THE MATTER OF the disposition of city-owned property pursuant to Section 197-c of the New York City Charter.

The proposed disposition application relates to a five story New Law apartment building, containing 35 residential units, 705-707 East 179th Street, (Block 3095, Lot 1).

The Department of Housing Preservation and Development intends to sell this building to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant association has had management responsibility under HPD's Leasing Bureau Program since July 1, 1982.

Resolution for adoption scheduling August 7, 1985 for a public hearing.

II PUBLIC HEARINGS
BOROUGH OF STATEN ISLAND

No. 27

CB 1

C 850297 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Section 197-c and 199 of the New York City Charter for the approval of an **amendment to the City Map** involving a change in the legal grades of Morningstar Road between LaSalle Street and Innis Street to facilitate reconstruction of the Morningstar Road Bridge in an R5 District, in accordance with Map No. 4065, dated January 31, 1985, and signed by the Borough President.

(On June 19, 1985, Cal. No. 11, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 28

CB 10

C 850313 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for the approval of an **amendment to the City Map** involving the elimination of a portion of 84th Street of irregular width, on the easterly side of the street between Sutter and Pitkin Avenues, by reducing the width to 60 feet, which is the improved street width, in an R4 District, in accordance with Map No. 4753, dated March 23, 1984 and signed by the Borough President.

(On June 19, 1985, Cal. No. 10, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CB 14

C 850928 HDQ

PUBLIC HEARING

IN THE MATTER OF the disposition of city-owned property pursuant to Section 197-c of the New York City Charter.

The proposed disposition application relates to a six story New Law elevator apartment building, containing 42 residential units, 14-15 Mott Avenue, (Block 15574, Lot 48). The Department of Housing Preservation and Development (HPD) intends to sell this property purpose of providing housing for low-income families. The tenant association for this building has had management responsibility under HPD's Leasing Bureau since August 1, 1984.

This application was submitted by the Department of Housing Preservation and Development on April 29, 1985.

(On June 19, 1985, Cal. No. 65, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 30 and 31

[Map changes to remove clouds from various private properties abutting and extending into 102nd Street and 159th Road, respectively, in Howard Beach & related zoning text change permitting mapping of street setback lines in Howard Beach.]

CB 10

C 830486 MMQ

No. 30**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Community Board 10 in the Borough of Queens, pursuant to Sections 197-c and 199 of the New York City Charter, for the approval of a proposed amendment to the City Map involving: the narrowing of 102nd Street from a width of 67 feet to a width of 60 feet, on its east side, from 159th Avenue to 160th Avenue; the narrowing of 159th Road from a width of 60 feet to a width of 40 feet, on its north side, from 102nd Street to Coleman Square; the establishment of a street setback line coterminous with the present north line of 159th Road and its westerly extension to the proposed new east line of 102nd Street; and the adjustment of legal grades necessitated thereby, in order to remove the cloud from private properties which are presently traversed by a mapped street line, within a C1-2 District, Borough of Queens, CD No. 10, in accordance with Map No. 4799 dated March 5, 1985 and signed by the Borough President. The map was referred by the Board of Estimate on March 14, 1985 (Calendar No. 227).

(On June 19, 1985, Cal. No. 67, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CB 10

N 831262 ZRQ

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 12-10, 23-41, 33-21 and 43-21 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

* * *

Street Line

A "street line" is a *lot line* separating a *street* from other land.

A *street setback line* supersedes the *street line* in the application of yard, height and setback, and *court* regulations

* * *

Street Setback Line

A "street setback line" is a line shown on the City Map [of Richmond located outside the mapped street-area.]

In the Borough of Staten Island, or in Community District 10 in the Borough of Queens. A "street setback line" shall not be located within a mapped *street* area.

A *street setback line* supersedes the *street line* in the application of yard, height and setback, and *court* regulations.

No *building* or other structure shall be erected within the area between *street setback lines* **fronting on the same street**, or between a *street setback line* and the opposite mapped *street line* if no *street setback line* exists; any existing *building* or other structure within this area may be continued, changed, *extended* or structurally altered but shall not be *enlarged*.

* * *

Yard

* * *

Where a *street setback line* is shown on the City Map [of Richmond] the *yard* extends along the entire length of the *street setback line*, and from the *street setback line* for a depth or width set forth in the applicable district *yard* regulations.

* * *

23-41

Definitions (repeated from Section 12-10)

* * *

Yard

* * *

Where a *street setback line* is shown on the City Map [of Richmond] the *yard* extends along the entire length of the *street setback line*, and from the *street setback line* for a depth or width set forth in the applicable district *yard* regulations.

* * *

33-21

Definitions (repeated from Section 12-10)

* * *

Yard

* * *

Where a *street setback line* is shown on the City Map [of Richmond] the *yard* extends along the entire length of the *street setback line*, and from the *street setback line* for a depth or width set forth in the applicable district *yard* regulations.

* * *

43-21

Definitions (repeated from Section 12-10)

* * *

Yard

* * *

Where a *street setback line* is shown on the City Map [of Richmond] the *yard* extends along the entire length of the *street setback line*, and from the *street setback line* for a depth or width set forth in the applicable district *yard* regulations.

* * *

(On June 19, 1985, Cal. No. 66, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 13

C 850110 PSQ

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located north of 146th Avenue between 153rd Place and 153 Court, Block 15000, Lots 1, 5, 6, 62, 64, 66 and 69 and Block 15001, Lots 73, 76, 78, 79, 80, 81, 84, 86, 87, 129, 131, 132, 136 and 137, in an M1-1 District, **for construction of a new sanitation garage and salt dome.**

(On May 22, 1985, Cal. No. 16, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 27, the hearing was continued to July 10, 1985.)

Close the hearing.

 BOROUGH OF BROOKLYN

No. 33

CB 11

C 850308 GFK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Chemical Bank, pursuant to Section 197-c of The New York City Charter for the grant of a 10 year **renewal of a revocable consent** to continue to maintain and use two lampposts and their electrical conduits in front of the bank building, located at 8418 Bay Parkway, in a R-6 District.

(On June 19, 1985, Cal. No. 12, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 34

CB 4

C 850792 HDK

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 proposed for disposition, **1087 Bushwick Avenue** (Block 3349, Lot 5), is a four (4) story Old Law walk-up building, between Palmetto and Woodbine Streets, containing 8 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this building to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. A community group has had management responsibility under HPD's Rehab Bureau since April 1, 1984.

This application was submitted by the Department of Housing Preservation and Development on April 5, 1985.

(On June 19, 1985, Cal. No. 13, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CB 9

C 850007 HDK

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 to be disposed, **1040 Carroll Street** (Block 1287, Lot 39), is a six (6) story New Law elevator building containing 59 residential and four (4) commercial units. HPD intends to sell the building to an Article XI Housing Development Fund Corporation for the purpose of providing housing to families of low income. The tenant association for the building has had management responsibility under HPD's Leasing Bureau since October 1, 1983.

This application was submitted by the Department of Housing Preservation and Development on July 3 and October 4, 1984.

(On June 19, 1985, Cal. No. 14, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CB 8, 12, 13

C 850669-671 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of three (3) City-owned properties**, pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
850699 PPK	8	1245	7	751 Franklin Avenue
850670 PPK	12	5349	92	1380-84 36th Street
850671 PPK	13	7263	122	2816 Brighton 8th Street.

(On June 19, 1985, Cal. No. 15, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CB 12

C 850709 PPK

PUBLIC HEARING:

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

ULURP#	C.B.	BLOCK	LOT	LOCATION
850709 PPK	12	5288	74, 75	N/S of 39th Street 240' east of 10th Avenue

(On June 19, 1985, Cal. No. 16, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CB 3

C 850562 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of **forty-eight (48) City-owned properties**, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850562 PPK	3	48

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 June 19, 1985, Cal. No. 17, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 39

Citywide

N 850720 ZRY

[Proposed amendment to the Zoning Resolution to permit museums that are ancillary to motion picture production studios or radio or television studios to locate in manufacturing districts.]

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 42-00 and 42-12 as follows:

Matter in **Bold Type** is new;

Matter in brackets [] is old, to be deleted;

Matters in *italics* is defined in Section 12-10.

42-00 GENERAL PROVISIONS

* * *

Use Groups 4B, 4C, 5, 6A, 6B, 7, 8, 9B, 9C, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, 16, 17 or 18, including each *use* listed separately therein, and certain *uses* listed in Use Groups 3A, 6C, 9A, 10A, or 12B are permitted in Manufacturing Districts as indicated in Section 42-11 to 42-15, inclusive.

42-12

Use Groups 3A, 6A, 6B, 6D, 6E, 7B, 7C, 7D, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16.

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of floor area.

* * *

(On June 19, 1985, Cal. No. 18, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

**CB's M1, 3, 5, 6, 8, 10, 11
X1, 2, 3, 6, 9, 10, 11, 12**

C 830352 BFY

PUBLIC HEARING:

IN THE MATTER OF an application by the New York Bus Tours, Inc. requesting **renewal and modification of omnibus franchise contract** dated January 9, 1974, which includes the following bus routes:

- BxM 6 Parkchester/Midtown Manhattan
- BxM 7 Co-op City/Midtown Manhattan
- BxM 7W Co-op City/Wall Street
- BxM 7A Pelham Bay Park/Midtown Manhattan
- BxM 7B City Island/Midtown Manhattan
- BxM 9 Throgs Neck/Midtown Manhattan
- BxM 10 Morris Park, Van Nest/Midtown Manhattan

The modification will add the following streets:

From Metropolitan Avenue to the Cross Bronx Expressway Service Road, thence along the Cross Bronx Expressway Service Road to East 177th Street, thence along East 177th Street to the Sheridan Expressway (Route BxM6). Also, from Clarence Avenue to Randall Avenue, thence along Randall Avenue to the Throgs Neck Expressway (Route BxM9).

(On June 19, 1985, Cal. No. 19, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

Nos. 41 and 42

[Amendment to the South Bronx Urban Renewal Plan and disposition of City-owned properties to facilitate further development of Charlotte Gardens.]

No. 41

CB 3

C 850794 HUX

PUBLIC HEARING:

IN THE MATTER OF the Sixteenth Amended South Bronx Urban Renewal Plan, pursuant to Section 505 of the General Municipal Law (Urban Renewal Law) of the State of New York and Section 197-c of the New York City Charter.

The proposed amendment to the South Bronx Urban Renewal Plan provides for the enlargement of Site #8 by the acquisition of three privately-owned properties (Block 2977, Lots 9, 10, and 11). This addition will improve the development site for single family residences, known as Charlotte Gardens.

This application was submitted by the Department of Housing Preservation and Development on April 5, 1985.

(On June 19, 1985, Cal. No. 1, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CB 3

C 850795 HDX

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned properties within the South Bronx Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The proposed disposition of three properties (Block 2977, Lots 9, 10 and 11), will improve the development site for single family residences, known as Charlotte Gardens.

This application was submitted by the Department of Housing Preservation and Development on April 5, 1985.

(On June 19, 1985, Cal. No. 2, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

CB 3

C 850804 HDX

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property, pursuant to Article XI of the Private Housing Finance Law of New York State and Section 197-c of the New York City Charter.

The properties to be disposed, **1026 and 1028 Cauldwell Avenue** (Block 2633, Lots 2 and 3), are each 4 story buildings containing a total of 16 residential units. HPD intends to sell the buildings, to an Article XI Housing Development Fund Corporation for the purpose of providing housing to low income single adults. The Morrisania Revitalization Corporation has had management responsibility for the buildings since November 1, 1983.

This application was submitted by the Department of Housing Preservation and Development on April 12, 1985.

(On June 19, 1985, Cal. No. 3, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 44, 45 and 46

[Proposal amendment to the Buckner Boulevard—East 149th Street Urban Renewal Plan, disposition of City-owned property and grant of a special permit for a concrete recycling business]

No. 44

CB 1

C 850686 HUX

PUBLIC HEARING:

IN THE MATTER OF the first amendment to the Bruckner Boulevard—East 149th Street Urban Renewal Plan, pursuant to Section 505 of the General Municipal Law (Urban Renewal Law) of the State of New York and Section 197-c of the New York City Charter.

The proposed amendment to the urban renewal plan provides for the parcelization of the urban renewal area, eliminates various restrictions on the use of the property and facilitates the disposition of Site #2 for operation of a concrete recycling business.

This application was submitted by the Department of Housing Preservation and Development on March 7, 1985.

(On June 19, 1985, Cal. No. 4, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 45

CB 1

C 850687 HDX

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property, within the Bruckner Boulevard—East 149th Street Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The proposed disposition relates to Site #2 in the Bruckner Boulevard—East 149th Street Urban Renewal Plan (Block 2599, part of lot 87) and would facilitate the operation of a concrete recycling business.

This application was submitted by the Department of Housing Preservation and Development on March 7, 1985.

(On June 19, 1985, Cal. No. 5, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

CB 1

C 850820 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-68 of the Zoning Resolution for the grant of a **special permit** involving the development over a railroad yard on property located at 980 East 149th Street (Block 2599 P/o Lot 87) in an M3-1 District.

(On June 19, 1985, Cal. No. 6, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CB 4

C 850793 HDX

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 proposed for disposition, **132 West 169th Street** (Block 2518, Lot 28), is a 6 Story Class A multiple dwelling, between Nelson and Ogden Avenues, containing 24 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this building to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant association has had management responsibility under HPD's Leasing Bureau since November 1, 1983.

This application was submitted by the Department of Housing Preservation and Development on April 5, 1985.

(On June 19, 1985, Cal. No. 7, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CB 1

C 850750 HDX

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 proposed for disposition, **370 St. Ann's Avenue** (Block 2556, Lot 22), is a 5 story New Law walk-up building, between East 141st and St. Mary's Streets, containing 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this building to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant association has had management responsibility under HPD's Leasing Bureau since October 1, 1980.

This application was submitted by the Department of Housing Preservation and Development on March 26, 1985.

(On June 19, 1985, Cal. No. 8, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

CB 10

N 850458 ZRX

[Proposed amendments to the Zoning Resolution concerning the Special City Island District to increase off-street parking requirements for eating and drinking establishments.]

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 the Special City Island District, specifically Sections 112-12, 112-121, 112-122 and 112-123 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.

Article XI
Special Purpose Districts
(continued)
Chapter II Special City Island District

* * *

112-12

Accessory Parking for Commercial Uses

For any *commercial* or *mixed use development*, **except for eating or drinking establishments, one off-street accessory parking space shall be provided** [at the rate of one space] for every 300 square feet of *commercial floor area* [or portion thereof]. [The waiver provisions of Sections 36-23 and 44-22 shall not apply to *developments* constructed after the effective date of this amendment where the *developments contain an eating or drinking establishment*. In addition such waiver provisions shall not apply to existing *developments* converted to eating or drinking establishments and *accessory parking* shall be provided as if such conversion were a new *development*.]

The provisions of Section 73-453 (Modification of Off-Site Parking Provisions) are hereby made inapplicable.

112-121

Accessory Parking and floor area requirements for eating or drinking establishments.

After April 15, 1985 for any application filed with the Department of Buildings or the Department of Ports and Terminals for any *development, enlargement, extension* or change of *use* involving an eating or drinking establishment which, in the aggregate, results in an increase of more than 150 square feet of *floor area*, one off-street accessory parking space shall be provided for each 150 square feet of the total existing and new *floor area*.

After April 15, 1985 any reduction in the number of existing off-street accessory parking spaces, either on-site or off-site, which lowers the ratio of off-street accessory parking space per *floor area* to less than one space per 150 square feet of *floor area* is prohibited.

New off-site accessory parking for eating and drinking establishments in C1 or C2 districts may be located only in C1 and C2 districts.

For the purposes of this section, *floor area* shall also include *cellar space* and outdoor table service areas used for eating or drinking establishments. The outdoor table service area shall be shown on the plans filed with the application for a *building* or work permit and used to determine the minimum requirement for *accessory off-street parking*. An outdoor table service area shall be screened from the required *accessory parking facility* in a manner set forth in Section 112-123 of this Special Purpose District.

The provisions of Sections 36-23 (Waiver of Requirements for Spaces below Minimum Number), 44-23 (Waiver of Requirements for Spaces below Minimum Number), 52-41 (Applicable Off-Street Parking Regulation for Enlargements or Extensions), 73-43 (Reduction of Parking Spaces for Churches or Places of Assembly) and 73-453 (Modification of Off-Site Parking Provisions) are hereby made inapplicable.

112-122

Reservoir space requirement for eating and drinking establishments

All *developments, extensions, enlargements* or changes of *use* involving an eating or drinking establishment with attendant operated parking services shall provide adequate

on-site reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 10 percent of the total number of spaces, but in no event shall such reservoir space be required for more than 10 automobiles. Reservoir space shall be delineated by painted stripes or lines pursuant to the standards of the Department of Buildings.

Within one year of the effective date of this amendment all existing eating or drinking establishments with attendant operated parking services shall provide adequate reservoir space pursuant to this section and shall file a site plan and documented evidence of compliance with the Department of Buildings or Department of Ports and Terminals.

112-123

Screening requirements for parking facilities accessory to commercial uses.

All new, or any *enlargement* of, off-street parking facilities with 10 spaces or more which are *accessory to commercial uses* shall be screened in accordance with the provisions of this section from all adjoining *zoning lots*, including such *zoning lots* situated across a street, by either:

- a) A wall or barrier or uniformly painted fence of fire resistant material at least six feet high, but not more than eight feet above finished grade. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50 percent of the face is open.
- b) A strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at the time of planting and which are of a type which may be expected to form a year-round dense screen at least six feet high within three years.

In addition such screening:

- a) Shall be maintained in good condition at all times.
- b) May be interrupted by normal entrances or exits, and
- c) Shall have no *signs* hung or attached thereto other than those permitted in Section 32-62 (Permitted Accessory Business Signs), Section 32-63 (Permitted Advertising Signs) or Section 42-52 (Permitted Accessory Business Signs or Advertising Signs).

Within one year of the effective date of this amendment all existing off-street parking facilities with 10 spaces or more which are *accessory to commercial uses* shall be screened in accordance with the provisions of this section and a site plan and documented evidence of compliance shall be filed with the Department of Buildings or Department of Ports and Terminals.

* * *

(On June 19, 1985, Cal. No. 9, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 50 and 51

[Proposed play & project and land disposition to rehabilitate housing for low income families.]

No. 50

CB 9

C 850965 HOX

PUBLIC HEARING:

IN THE MATTER OF a New York City Housing Authority plan and project, pursuant to Section 150 of the Public Housing Law of New York State and Section 197-c of New York City Charter.

The proposed project consists of one 5-story building, 1168 Stratford Avenue, Block 714, Lot 75 to be rehabilitated with approximately 50 three bedroom apartments. Space would also be provided for a meeting room, laundry facility, as well as a landscaped sitting area.

This application was submitted by the New York City Housing Authority on May 8, 1985.

(On June 19, 1985, Cal. No. 69, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 51

CB 9

C 850935 HAX

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) The designation of city-owned property located in Community District #9 Borough of the Bronx.

ADDRESS	BLOCK	LOT
1168 Stratford Avenue	3744	75

- 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.

The property consists of one vacant 5-story apartment buildings. The building is to be rehabilitated, and upon completion will have up to 50 three bedroom apartments.

This application was submitted by the Department of Housing Preservation and Development on May 14, 1985.

(On June 19, 1985, Cal. No. 70, the Commission scheduled July 10, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS
BOROUGH OF STATEN ISLAND**No. 52****CB 1****C 850075 ZMR**

IN THE MATTER OF an application submitted by the Stapleton LDC/SI, INC, pursuant to Sections 197-c and 200 of the New York City Charter for the approval of a zoning change involving **an amendment of the Zoning Map, Section No. 21c**, changing an existing M1-1 District to an R3-2 District, property generally bounded by Van Duzer Street, Grant Street, a line 100 feet easterly of Van Duzer Street, Clinton Street, a line 100 feet westerly of Bay Street, Baltic Street, a line 100 feet easterly of Van Duzer Street, Congress Street a line 100 feet westerly of Bay Street, Sands Street, the northerly prolongation of the center line of Boyd Street and Prospect Street, as shown on a diagram dated April 1, 1985.

(On May 22, 1985, Cal. No. 14, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 25, the hearing was closed.)

For consideration

No. 53
CB 3**C 850710 PPR**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of four (2) City-owned Properties** pursuant to Section 197-c of the New York City Charter.

ULURP#	C.B.	BLOCK	LOT	LOCATION
850710 PPR	3			
		6352	34	E/S of Peare Place, 160 feet south of Hyland Blvd.
		6580	73	S/S of Eylandt St. between Prall Ave. and Androvette Ave.

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 May 22, 1985, Cal. No. 15, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 26, the hearing was closed.)

For consideration

BOROUGH OF QUEENS
No. 54**CB 7****C 850672 PPQ**

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
850672 PPQ	7	4410	21	3111 137th Street

(On May 22, 1985, Cal. No. 17, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 28, the hearing was closed.)

For consideration

No. 55
CB 12**C 850642 PPQ**

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 NO.	COM. BOARD	NO. OF PARCELS
850642 PPQ	12	23

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 May 22, 1985, Cal. No. 18, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 29, the hearing was closed.)

For consideration

No. 56

CB 12

C 850722 PPQ

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
850722 PPQ	12	10059	1	Southeast of Sutphin Blvd. and 105th Ave.
		10081	6	E/S of Inwood Street, 50 feet south of Shore Avenue.
		10112	63, 63, 65	E/S of 150th St., 240 feet south of 109th Ave.
		10150	8	E/S of Union Hall Street 121 feet north of 109th Avenue
		10840	19, 20	19312-14 99th Avenue
		12076	103 104	East of 140th St., 100 feet north of 133rd Ave.
		12101	65, 66	N/W corner of Sutter Ave. and 147th Street.
		12106	32	147-18 Sutter Avenue
		12379	38	W/S of 164th St. 100 feet south of 120th Ave.

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 May 22, 1985, Cal. No. 19, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 30, the hearing was closed.)

For consideration

No. 57

CB 12

C 850614 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of 46 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850614 PPQ	12	46

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 April 24, 1985, Cal. No. 24, the Commission scheduled May 22, 1985, for a public hearing. On May 22, 1985, Cal. No. 40, the hearing was closed. On June 19, 1985, Cal. No. 56 was laid over.)

For consideration

BOROUGH OF BROOKLYN

No. 58

CB 1

C 850662 HAK

IN THE MATTER OF an application relating to the **disposition of city-owned property**, pursuant to the Urban Development Action Area Act and the Uniform Land Use Review Procedures.

Approval of three separate matters is requested.

- 1) The designation as an Urban Development Action Area, city-owned property located.

ADDRESS	BLOCK	LOT
125 Guernsey St.	2617	33

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

The property to be disposed contains a vacant four (4) story residential building which is to be rehabilitated as a six unit market rate structure.

This application was submitted by the Department of Housing Preservation and Development on March 4, 1985.

(On May 22, 1985, Cal. No. 20, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 31, the hearing was closed.)

For consideration

No. 59

CB 1

C 850690 HDK

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, **272-4 South 5th Street** (Block 2460, Lot 12) is a three story Old Law walk-up building with 8 residential units. HPD intends to sell the building, to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low-income families**. The tenant association has had management responsibility since November 1, 1982 under HPD's Leasing Bureau.

This application was submitted by HPD on March 11, 1985.

(On May 22, 1985, Cal. No. 21, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 32, the hearing was closed.)

For consideration

 No. 60

CB 9

C 850693 HDK

IN THE MATTER OF the disposition of city-owned property, pursuant to section 197-c of the New York City Charter.

The city-owned property proposed for disposition comprises two buildings, **282-89 Parkside Avenue** (Block 5048, Lot 78 and 80) Each of the four story New Law walk-up buildings has 16 residential units. HPD intends to sell the buildings, to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low-income families**. The tenant association has had management responsibility since May 1, 1984 under HPD's Leasing Bureau.

(On May 22, 1985, Cal. No. 22, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 33, the hearing was closed.)

For consideration

 No. 61

CB 14

C 850694 HDK

IN THE MATTER OF the disposition of city-owned property, pursuant to section 197-c of the New York City Charter.

The city-owned properties proposed for disposition as as follows:

ADDRESS	BLOCK	LOT	BUILDING TYPE	HEIGHT	DU's
575 Ocean Ave.	5101	29	New Law elevator	6 st.	63
2146 Cortelyou Rd.	5165	72	New Law walk-up	3 st.	6

HPD intends to sell these buildings, to Article XI Housing Development Fund corporations **for the purpose of providing housing for low-income families**. The tenant associations have had management responsibility under HPD's Leasing Bureau since February 1, 1984, and October 1, 1983, respectively.

This application was submitted by the Department of Housing Preservation and Development on March 11, 1985.

(On May 22, 1985, Cal. No. 23, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 34, the hearing was closed.)

For consideration

Nos. 62 and 63

[Rezoning and disposition of former playground.]

No. 62

CB 7

C 850372 ZMK

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 and 200 of the New York City Charter, for the approval of a zoning change involving an **amendment of the Zoning Map, Section No. 16d**, establishing an R6 District bounded by a line 100 feet westerly of 5th Avenue, 24th Street, a line 150 feet westerly of 5th Avenue, a line mid-way between 23rd Street and 24th Street, a line 175 feet westerly of 5th Avenue, and 23rd Street; and establishing within this R6 District a C2-3 District bounded by a line 100 feet westerly of 5th Avenue, 24th Street, a line 150 feet westerly of 5th Avenue and 23rd Street, as shown on a diagram dated April 1, 1985.

(On May 22, 1985, Cal. No. 24, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 35, the hearing was closed.)

For consideration

No. 63

CB 7

C 850373 PPK

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

BLOCK	LOT	LOCATION	TYPE OF ACTION PROPOSED
649	29	A through block parcel between 23rd and 24th Streets, 100 feet west of Fifth Avenue.	Unrestricted Disposition (Former playground to be zoned R6 and R6 with C2-3 overlay.)

(On May 22, 1985, Cal. No. 25, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 36, the hearing was closed.)

For consideration

BOROUGH OF MANHATTAN**No. 64****CB 3****C 850689 HDM**

IN THE MATTER OF the disposition of City-owned property, pursuant to Section 197-c of the New York City Charter.

The city-owned property proposed for disposition, **223-25 East 3rd Street** (Block 386, Lot 58) a six story Old Law elevator buildings with 24 residential units. HPD intends to sell the bulding, to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The tenant association has had management responsibility since April 1, 1982 under the Department of Housing Preservation and Development Leasing Bureau.

This application was submitted by the Department of Housing preservation and Development on March 11, 1985.

(On May 22, 1985, Cal. No. 2, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 38, the hearing was closed.)

For consideration

No. 65
CB 1**C 840290 ZSM**

IN THE MATTER OF an application pursuant to Section 74-782 to modify Section 111-103 of the Zoning Resolution from **Martyn and Don Weston** for the grant of a **Special Permit** to allow the conversion to joint living work quarters for artists in a loft building with lot coverage in excess of 5,000 square feet on property located on the east side of Washington Street between Watts and Canal Streets (459-463 Washington Street) within the LMM M1-5 District.

(On May 22, 1985, Cal. No. 3, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 39, the hearing was closed.)

For consideration

No. 66
CB 6**C 850488 GFM**

IN THE MATTER OF an application submitted by Waterside Redevelopment Company pursuant to Section 197-c of the New York City Charter for the grant of a 10-year **renewal of revocable consent** to continue to maintain and use a security guard booth on the East 25th Street pedestrian bridge which spans the F.D.R. Drive and provides access to the Waterside and North Waterside projects in an R8 District.

(On May 22, 1985, Cal. No. 4, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 40, the hearing was closed.)

For consideration

No. 67

CB 3

C 850745 HDM

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, **521 East 6th Street** (Block 402, Lot 55) is a 5 story Old Law Walk-up building, between Avenues A and B, containing 10 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the building to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

This application was submitted by HPD on March 26, 1985.

(On May 22, 1985, Cal. No. 5, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 41, the hearing was closed.)

For consideration

 No. 68

CB 4

C 850746 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 properties proposed for disposition, **344 and 346 West 48th Street** (Block 1038, Lots 54 and 55) are 5 story Old Law walk-up buildings, between East 8th and 9th Avenues, containing 16 and 10 residential units, respectively. The Department of Housing Preservation and Development (HPD) intends to sell these buildings to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low-income families.** A community group has had management responsibility under HPD's Rehab Bureau since May, 1980.

This application was submitted by HPD on March 26, 1985.

(On May 22, 1985, Cal. No. 6, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 42, the hearing was closed.)

For consideration.

No. 69

CB 10

C 850747 HDM

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, **240-242 West 116th Street** (Block 1831, Lot 53) is a 5 story Old Law walk-up building, between Frederick Douglass Boulevard and Adam Clayton Powell Jr. Boulevard, containing 12 residential units and 2 vacant commercial units. The Department of Housing Preservation and Development (HPD) intends to sell this building to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low income families**. A community group has had management responsibility under HPD's Rehab Bureau since February 29, 1980.

This application was submitted by HPD on March 26, 1985.

(On May 22, 1985, Cal. No. 7, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 43, the hearing was closed.)

For consideration

No. 70

CB 9

C 850748 HDM

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, **534-536 West 152nd Street**. (Block 2083, Lot 55) is a 5 story New Law elevator building, between Broadway and Amsterdam Avenue, Containing 29 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this building to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low income families**. The tenant association has had management responsibility under HPD's Leasing Bureau since August 1, 1984.

This application was submitted by HPD on March 26, 1985.

(On May 22, 1985, Cal. No. 8, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 4, the hearing was closed.)

For consideration

No. 71

CB 9

C 850749 HDM

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, **230 West 123rd Street** (Block 1928, Lot 47) is a 5 story Old Law walk-up building, between Frederick Douglass Boulevard and Adam Clayton Powell Jr. Boulevard, containing 15 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this building to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low income families**. The tenant association has had management responsibility under HPD's Leasing Bureau since January, 1979.

This application was submitted by HPD on March 26, 1985.

(On May 22, 1985, Cal. No. 9, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 45, the hearing was closed.)

For consideration

 No. 72

CB 9

C 850604 HDM

IN THE MATTER OF the disposition of City-owned property pursuant to Section 197-c of the New York City Charter.

The property to be disposed is located on the southerly side of West 152nd Street between Broadway and Amsterdam Avenue (526 West 152nd Street, Tax Block 2083, Lot 48)

The proposed project to be known as COUNCIL HOUSE, would provide 20 one-bedroom apartments for chronically mentally ill residents, and one one bedroom staff apartment in a single six story rehabilitated building.

This application was submitted by the Department of Housing Preservation and Development on February 4, 1985.

(On April 24, 1985, Cal. No 15, the Commission scheduled May 22, 1985, for a public hearing. On May 22, 1985, Cal. No. 30, the hearing was closed.)

For consideration

BOROUGH OF THE BRONX**No. 73****CB 2****C 850695 HDX****PUBLIC HEARING:**

IN THE MATTER OF the disposition of city-owned property, pursuant to section 197-c of the New York City Charter.

The city-owned properties proposed for disposition as as follows:

ADDRESS	BLOCK	LOT	BUILDING TYPE	HEIGHT	DU's	COMMER.
571-3 So. Blvd.	2683	41	New Law walk-up	6 st.	39	3
760 Hunt's Point	2763	195	New Law elevator	6 st.	48	0
1116 Hoe Ave.	2744	60	New Law walk-up	5 st.	24	0

HPD intends to sell these buildings, to Article XI Housing Development Fund corporations **for the purpose of providing housing for low-income families**. The tenant associations have had management responsibility for these properties since December 1, 1981, May 1, 1983 and June 1, 1982, respectively.

This application was submitted by the Department of Housing Preservation and Development on March 11, 1985.

(On May 22, 1985, Cal. No. 10, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 20, the hearing was closed.)

For consideration

No. 74

CB 2**C 850705 HDX**

IN THE MATTER OF the disposition of city-owned property, pursuant to section 197-c of the New York City Charter.

The city-owned property proposed for disposition, **1230-4 Spofford Avenue** (Block 2765, Lot 140), is a five story New Law walk-up building with 60 residential units and 4 commercial units. HPD intends to sell the building, to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low-income families**. The tenant association has had management responsibility since August 8, 1978 under HPD's Leasing Bureau.

This application was submitted by HPD on March 11, 1985.

(On May 22, 1985, Cal. No. 11, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 21, the hearing was closed.)

For consideration

Nos. 75 and 76

[Zoning change, selection and acquisition of property for the construction of a new Station House for the 41st Police Precinct.]

No. 75

CB 2

C 820408 PSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Police Department, pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** bounded by Bruckner Boulevard, Longwood Avenue and Southern Boulevard, Block 2732, Lots 1 and 81, in an R7-2 District, for the construction of a new Station House for the 41st Police Precinct.

(On May 22, 1985, Cal. No. 12, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 22 the hearing was closed.)

For consideration.

No. 76

CB 2

C 820779 ZMX

IN THE MATTER OF an application submitted by the Police Department pursuant to Sections 197-c and 200 of the New York City Charter for the approval of a **zoning change** involving an amendment of the Zoning Map, Section No. 6c, changing from an R7-2 District to a C8-3 District property bounded by Bruckner Boulevard, Longwood Avenue, Southern Boulevard, a line 200 feet northerly of Longwood Avenue, a line 100 feet westerly of Bruckner Boulevard and a line 350 feet northerly of Longwood Avenue, as shown on a diagram dated April 1, 1985.

(On May 22, 1985, Cal. No. 13, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 23, the hearing was closed.)

For consideration

No. 77

CB 10, 11

C 840168 MMX

IN THE MATTER OF a **map change**, pursuant to Section 197-c of the New York City Charter, showing the elimination of Erskine Place from Stillwell Avenue to a point 650 feet westerly from the intersection of the westerly line of DeReimer Avenue and the northerly line of Erskine Place and the discontinuing and closing of Erskine Place from the westerly line of the Hutchinson River Parkway Extension to a point 650 feet westerly from the intersection of the westerly line of DeReimer Avenue and northerly line of Erskine Place and the adjustment of grades necessitated thereby, in accordance with Map No. 11996 dated October 29, 1984 and signed by the Borough President.

(On May 22, 1985, Cal. No. 21, the Commission scheduled June 19, 1985 for a public hearing. On June 19, 1985, Cal. No. 24, the hearing was closed.)

For consideration
