

SPECIAL MEETING OF <sup>Monday</sup> AUGUST 26, 1985

TIME: 3:34 PM

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 850235 (A)	ZSM		FAV. REPORT		
2	N 860096	RAR		AUTH APPROVED		
3	C 850104	ZSM		Sched for 9/11/85		
4	C 850350	HAM		" " "		
5	C 851102	HDM		" " "		
6	C 851133	HDM		" " "		
7	N 840416	ZRM		" " "		
8	C 851099 -	100	PPX	" " "		
9	C 850530 -	532	ZMR	" " "		
10	C 850333	PLO		" " "		
11	C 850986	HAK		" " "		
12	C 850405	GFK		" " "		
13						
14						
15						
16						
17						
18						
19						
20						
21					Re: Cal No. 1 -	
22					Comm. Motley abstained	
23						
24						
25						
26					Present	
27					Chairman Stuenkel	
28					Vice " Gallant	
29					Comm. Bond	
30					" Motley	
31					" Scheinberg	
32						
33						
34					Adj. at 3:36 P.M.	
35						
36						
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43						
44						
45						
46						
47						

ULURP Number(s)	Page	Description of Request(s)
		<u>FOLLOW-UP</u>
		MANOCHERIAN (9/6) SOLOW (9/20) FULTON PARK URA (9/13)
		<u>SPECIAL MEETING</u>
		<u>REPORTS</u>
	1	403 EAST 84TH STREET - C850235(A)ZSM (8/27)
	2	235 KINGHORN STREET (SOUTH RICHMOND AUTHORIZATION) - N860096RAR
		<u>SCHEDULINGS for 9/11 P.H.</u>
		<u>MANHATTAN</u>
	3	C850104ZSM - 413 WEST BROADWAY
	4	C850350HAM - 56 LUDLOW STREET
	5	C851102HDM - 248 EAST THIRD STREET
	6	<del>C830491ZSM - 104 110 GREENE STREET</del>
	7	C851133HDM - 547 WEST 147TH STREET
	8	N840416ZRM - SOHO MUSEUM TEXT
	9	<del>N840892ZSM - BROIDA MUSEUM</del>
		<u>BRONX</u>
	10	C851099-100PPX - CITY PROPERTY
		<u>STATEN ISLAND</u>
	11	C850530-532ZMR - NORTH SHORE REZONING
		<u>QUEENS</u>
	12	C850333PLQ - 58-52 GRAND AVENUE
		<u>BROOKLYN</u>
	13	C850986HAK - 361 SARATOGA AVENUE
	14	C850405GFK - GREENPOINT SAVINGS

*to be sched. on 8/28/also ?*

R E P O R T S  
BOROUGH OF MANHATTAN

No. 1

CB 8

C 850235(A) ZSM

**IN THE MATTER OF** a modified application submitted by the Ganbir Construction Corp., 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** for modification of the regulations governing height and setback, spacing between buildings, minimum window to wall requirements, and transfer of bulk across district boundaries, and which includes a bonus for the provision of a neighborhood amenity for a 28- or 31-story residential Housing Quality development on property located on the northeasterly corner of First Avenue and East 84th Street (Block 1564, Lots 1 and 5)

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

(On July 22, 1985 Cal. No. 15, the Commission scheduled August 7, 1985 for a public hearing. On August 7, 1985 Cal. No. 62 the hearing was closed.)

For consideration disposition Favorable Report Adopted.

BOROUGH OF STATEN ISLAND

No. 2

CB 3

N860096RAR

(Removal of trees, topographical modification, tree preservation and substitution of plant materials in the Special South Richmond Development District pursuant to Sections 107-65, 107-64, 107-321 and 107-323 of the Zoning Resolution and Section 200 of the New York City Charter.)

**IN THE MATTER OF** an application pursuant to Sections 107-65, 107-64, 107-321 and 107-323 of the Zoning Resolution and Section 200 of the New York City Charter from Calvanico Associates, Architects, for granting authorizations for tree removal and topographical modifications and certification for tree preservation and substitution of plant materials at 235 Kinghorn Street, Borough of Staten Island (Block 6361, Lot 11).

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York 10301.

For consideration disposition Authorization Approved.

S C H E D U L I N G

CB 2

No. 3

C 850104 ZSM

**IN THE MATTER OF** an application submitted by Fred Kochendorfer pursuant to Section 197-c and 200 of the New York City Charter and Section 74-781 of the Zoning Resolution for the **grant of a special permit** involving the modification of Section 42-14D2(a) of the Zoning Resolution to allow the conversion to retail stores on the ground floor and cellar in a loft building with lot coverage exceeding 3,600 square feet on property located on the east side of West Broadway between Spring and Prince Streets (Block 501, Lot 1).

Resolution for adoption scheduling September 11, 1985 for a public hearing.

CB 3

No. 4

C 850350 HAM

**IN THE MATTER OF** the designation and 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 as follows:

ADDRESS	BLOCK	LOT
517 East 11th Street	405	53
56 Ludlow Street	310	12

- 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 buildings are both proposed to be rehabilitated to provide live-work units for moderate-income artists.

Resolution for adoption scheduling September 11, 1985 for a public hearing.

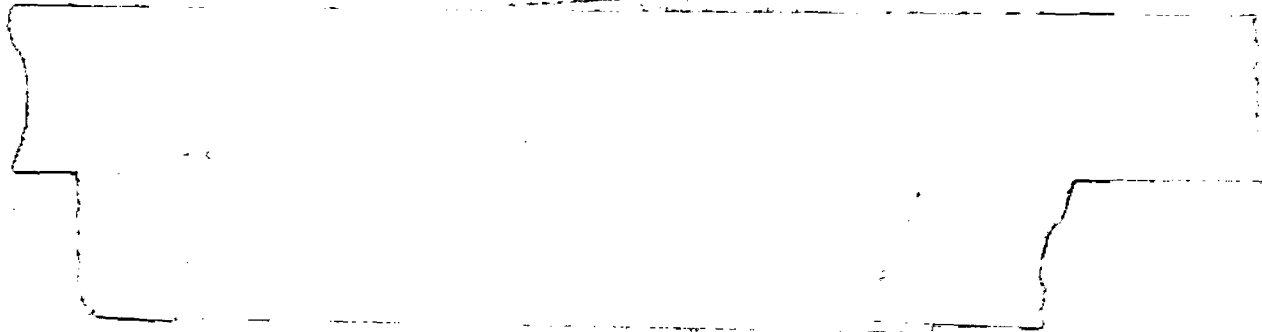
CB 3

C 851102 HDM

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

The property proposed for disposition, 248 East 3rd Street [Block 385, Lot 29], is a six story Old Law building with 23 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low-income families. The building has been managed by a community group under HPD's Rehab Bureau since September 1, 1983.

**Resolution for adoption scheduling September 11, 1985 for a public hearing.**



No. 6

CB 9

C 851133 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 is 547 West 147th Street (Block 2079, Lot 7), on the northerly side of Amsterdam Avenue, between Broadway and Amsterdam Avenue. This building is a (6) six story New Law elevator building with 30 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an article XI Housing Development Fund Company for the purpose of providing housing to families of low income.

The tenant association of 547 West 147th Street has had management responsibility under HPD's Leasing Bureau since July 1, 1982.

**Resolution for adoption scheduling September 11, 1985 for a 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 42-14 D. 111-02, 111-10, 111-104, and 111-105.

Proposed amendment to the Zoning Resolution to permit museums and non-commercial art galleries in the M1-5A, M1-5B, and LMM Districts.

Matter in Bold Type is new;

Matter in brackets is old, to be deleted;

Matter in italics (underlined) is defined in Section 12-10.

42-14

\* \* \*

D. Special Uses in M1-5A and M1-5B Districts

\* \* \*

5. Museums or non-commercial art galleries, subject to the bulk regulations applicable for manufacturing uses, and subject to the provisions of this section

(a) As-of-right:

In any building, a museum or non-commercial art gallery is permitted on the ground floor where a use in Use Group 6 is permitted pursuant to the provisions of Section 42-14 D 2 or 42-14 D 4, and above the ground floor where joint living-work quarters for artists are permitted pursuant to Section 42-14 D 1.

(b) By authorization of the City Planning Commission:

In an M1-5A district, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as-of-right, provided that the Commission finds that:

- (i) the use of such space as a museum or non-commercial art gallery will not harm manufacturing uses in the M1-5A district or the industrial sector of the City's economy
- (ii) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessors in title to remain in the space at fair market rentals, and the property owners or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value; and
- (iii) any such museum or non-commercial art gallery will be supportive of the local art industry.

The Commission shall refer a copy of any application for authorization pursuant to this section to the Industrial Loft Advisory Council, the Office for Economic Development, and to the Department of Cultural Affairs, each of which shall have thirty days to comment upon such application. The Commission may set such conditions on the grant of an authorization to allow such uses as it deems necessary to protect manufacturing uses or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of floor area.

ARTICLE XI

Special Purpose Districts

Chapter 1 Special Lower Manhattan Mixed Use District

\* \* \*

111-02  
General Provisions

The provisions of this chapter shall apply to all developments, enlargements, extensions, alterations, accessory uses, open and enclosed, and changes in uses within the Special District.

Loft dwellings and joint living-work quarters for artists are permitted uses within the Special District, and are subject to the bulk requirements of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists).

Museums or non-commercial art galleries are permitted uses within the Special District in accordance with the provisions of Section 111-105 (Museums or non-commercial art galleries), and are subject to the bulk requirements applicable for manufacturing uses in Areas A1, B1, and B2, and to the bulk requirements of Section 111-104 in Areas A2 and A3.

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

\* \* \*

111-10 SPECIAL USE AND BULK REGULATIONS

\* \* \*

111-104

Special Provisions for Areas A2, A3 and B2

(a) Area A2

The regulations applicable to a C6-1 District shall apply to all new developments and improvements, except as set forth herein.

1. Maximum floor area ratio

No floor area bonuses shall be permitted in Area A2.

The maximum floor area ratio permitted shall be 7.52. In no case shall the floor area ratio of the commercial or community facility portion of the building be more than 6.0.

\* \* \*

Museums or non-commercial art galleries

(a) As-of-right:

In any building, a museum or non-commercial art gallery is permitted on the ground floor where a use in Use Group 6 is permitted pursuant to the provisions of Section 111-102, 111-103, or 111-201 (b), and above the ground floor where joint living-work quarters for artists or loft dwellings are permitted pursuant to the provisions of Section 111-101, 111-103, or 111-201 (a).

(b) By authorization of the City Planning Commission:

In Area A1, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as-of-right, provided that the Commission that:

- (i) the use of such space as a museum or non-commercial art gallery will not harm manufacturing uses in the LMM District or the industrial sector of the City's economy; and
- (ii) any commercial or residential tenants in such space were given the opportunity by the owner or predecessor in title to remain in the spaces at fair market rental value. The property owner or predecessors in title shall not cause the vacating of the space through harassment, non-renewal of lease, or the charging of rents in excess of the then fair market value.

The Commission shall refer a copy of any application for authorization pursuant to this section to the Industrial



Loft Advisory Council, the Office for Economic Development,  
and to the Department of Cultural Affairs, each of which  
shall have thirty days to comment upon such application.  
The Commission may set such conditions on the grant of  
an authorization to allow such uses as it deems  
necessary to protect manufacturing uses or the industrial  
sector of the City's economy. In no case shall such museum  
or non-commercial art gallery occupy more than 65,000 square  
feet of floor area.

**BOROUGH OF THE BRONX**

No. **8**

**CB 6, 12**

**C 851099-100 PPX**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of **25 city-owned properties**, pursuant to Section 197-c of the New York City Charter.

<b>ULURP NO.</b>	<b>COM. BOARD</b>	<b>NO. OF PARCELS</b>
851099 PPX	6	22
851100 PPX	12	3

A list and description of the properties can be seen at the City Planning Commission, Room 1614, 2 Lafayette Street, New York, N.Y. 10007.

**Resolution for adoption scheduling September 11, 1985 for a public hearing.**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section Nos. 21a, 21b, 21c and 21d-

- a) Changing from R6 and R5 Districts to R5 and R4 Districts, property bounded by Richmond Terrace, Nicholas Street, St. Marks Place, Fort Place, Montgomery Avenue, Victory Boulevard, Monroe Avenue, a line 150 feet northerly of Corson Avenue, Sherman Avenue, Corson Avenue, Westervelt Avenue, Scribner Avenue, a line 150 feet east of Jersey Street, Crescent Avenue, Jersey Street, Cleveland Street and its westerly prolongation and Westervelt Avenue;
- b) Changing from an R4 District to an R3-2 District, property bounded by Pine Street, Castleton Avenue, Haven Wood Road, Forest Avenue, Randall Avenue, a line 100 feet northerly of Brighton Avenue, a line 100 feet easterly of Randall Avenue, Brighton Avenue, Trumbell Place and Stanley Avenue;
- c) Changing from an R5 District to R4 and R3-2 Districts property bounded by Richmond Terrace, a line equidistant between Jersey Street and York Avenue, Carlyle Street, York Avenue, East Buchanan Street, Franklin Avenue, Cassidy Place, Henderson Avenue, the easterly boundary of Sailors Snug Harbor Park, Fillmore Street, Franklin Avenue, Fillmore Street and York Avenue; and
- excluding property bounded by Lafayette Avenue, Cassidy Place, a line 600 feet westerly of Lafayette Avenue and a line 200 feet southerly of Fillmore Street; and
- excluding property bounded by Crescent Avenue, Daniel Low Terrace, Vine Street, a line 150 feet westerly of Belmont Place, Fort Place, Sherman Avenue, Hendricks Avenue and Westervelt Avenue, Borough of Staten Island, as shown on a diagram dated July 8, 1985.

IN THE MATTER OF AN application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section Nos. 21b and 21d.

- a) changing from an R6 District to an R4 District, property bounded by Sylvaton Terrace, Wiman Place, Sylva Lane, Edgewater Street, Clifton Avenue, a line 400 feet westerly of Edgewater Street, a line 140 feet northerly of Hylan Boulevard; and its prolongation easterly to the U.S. Pierhead Line, the U.S. Pierhead Line, a line 480 feet northerly of Nautilus Street, a line 370 feet easterly of Bay Street, a line 250 feet northerly of Nautilus Street, and Bay Street; and
- b) changing from R6, R5, and R4 Districts to R4 and R3-2 Districts, property bounded by Wright Street, Thompson Street, the S.I.R.T. right-of-way, Greenfield Avenue, a line 400 feet westerly of Tompkins Avenue, the S.I.R.T. right-of-way, South Narrows Road, Richmond Road, North Narrows Road, Rhine Avenue, Pierce Street, Richmond Road, Van Duzer Street, a line 100 feet southerly of Pleasant Valley Road, a line 100 feet westerly of Van Duzer Street, to the westerly prolongation of Roff Street, a line equidistant between Woodside Avenue and Van Duzer Street, the northerly street line of Baring Place, a line 200 feet westerly of Van Duzer Street, a line 375 feet south of Broad Street to Van Duzer Street, a line 300 feet south of Broad Street, Warren Street, Hill Street, Tompkins Avenue, Broad Street and Canal Street; and excluding property bounded by Osgood Avenue, Fairway Avenue, a line 150 feet northerly of Osgood Avenue, Park Hill Circle, Osgood Avenue, a line 200 feet easterly from Park Hill Avenue, Palma Drive, Park Hill Avenue, Sobel Court, Targee Street, the easterly prolongation of Hillside Avenue, Bowen Street, Roff Street, Park Hill Avenue, the centerline prolongation of Irving Place, and Vanderbilt Avenue;
- and excluding property bounded by Manton Place, Elbe Avenue, Steuben Street and Neckar Avenue, Borough of Staten Island, as shown on a diagram dated July 6, 1985.

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section Nos. 20c, 20d, 21a and 21b.

- a) changing from R5 and R4 Districts to R4 and R3-2 Districts, property bounded by Jewett Avenue, the northerly boundary of Abraham Levy Memorial Park, a line 150 feet easterly of Jewett Avenue, Dubois Avenue, Post Avenue, Clove Road, a line 100 feet southerly of Castleton Avenue, Dongan Street, a line 200 feet southerly of Castleton Avenue, Roe Street, a line 200 feet southerly of Castleton Avenue, Elizabeth Street, a line 150 feet southerly of Castleton Avenue, a line 150 feet westerly of Broadway, Carey Avenue, Broadway, Forest Avenue, Llewellyn Place, a line 175 feet northerly of Forest Avenue, Jewett Avenue, a line 250 feet southerly of Post Avenue, the angle bisector of the extensions of Courtland Street and Jewett Avenue, a line 150 feet south of Post Avenue, Courtland Street, a line equidistant between Palmer Avenue and Post Avenue, a line 100 feet easterly of Richmond Avenue, Post Avenue, Park Avenue and the southerly prolongation of Park Avenue, Castleton Avenue, a line 100 feet westerly of Park Avenue, the S.I.R.T. right-of-way, and Richmond Terrace; and
- b) property bounded by Maple Avenue, a line 150 feet westerly of Richmond Avenue, Castleton Avenue, Faber Street, Charles Avenue, a line 150 feet westerly of Richmond Avenue, Post Avenue, a line 100 feet westerly of Richmond Avenue, Burden Avenue, Richmond Avenue, Rainbow Avenue, a line 100 feet easterly of Richmond Avenue, Beekman Street, Richmond Avenue, Morningstar Road, a line 200 feet northerly of Forest Avenue, Union Avenue, a line 100 feet northerly of Forest Avenue, Harbor Road, a line 175 feet southerly of Netherland Avenue, the east side line of Lockman Avenue, a line 90 feet southerly of Netherland Avenue, Grandview Avenue, a line 200 feet northerly of Forest Avenue, South Avenue, the S.I.R.T. right-of-way, Grandview Avenue, Continental Place, Lockman Avenue, Davidson Street and its easterly and westerly prolongations, the southerly prolongation of Northfield Avenue, Arlington Place, Holland Avenue, the westerly prolongation of Davidson Street, a line 120 feet westerly of Holland Avenue, Richmond Terrace, Housman Avenue, the center line of the former Dorey Place, Lake Avenue, Walker Street, Granite Avenue, Hooker Place, Pulaski Avenue, the prolongation of Pulaski Avenue, Winant Street, Richmond Terrace, Morningstar Road, a line 250 feet southerly of Richmond Terrace, John Street, the S.I.R.T. right-of-way, Nicholas Avenue, Richmond Terrace, the westerly line of Faber Park, the U.S. Pierhead and Bulkhead line, the easterly line of Faber Park, and Richmond Terrace, Borough of Staten Island, as shown on a diagram dated July 8, 1985.

**Resolution for adoption scheduling September 11, 1985 for a public hearing.**

**BOROUGH OF QUEENS**

No. 10

CB 5

C 850333 PLQ

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection, pursuant to Section 197-c of the New York City Charter for leasing of private property located on the south side of Grand Avenue between Rust Street and 59th Street (Block 2681, Lot 27), for use as a D.E.P. consolidated building services facility and water meter testing station.

**Resolution for adoption scheduling September 11, 1985 for a public hearing.**

**BOROUGH OF BROOKLYN**

No. 11

**CB 16**

**C 850986 HAK**

**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.

Three separate actions are requested:

- 1) The designation of city-owned property, 361 Saratoga Avenue (Block 1453, Lot 1), as an Urban Development Action Area.
- 2) Approval of a project for such property.
- 3) The disposition of such property to a developer selected by the Department of Housing Preservation and Development.

This application would facilitate the rehabilitation of 361 Saratoga Avenue for use as an emergency shelter for 71 homeless women. Funds for this project would be provided from the Capital Budget Homeless Housing Program.

**Resolution for adoption scheduling September 11, 1985 for a public hearing.**

No. 12

**CB 1**

**C 850405 GFK**

**IN THE MATTER OF** an application submitted by the Greenpoint Savings Bank, 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 electrical conduits and nine lampposts on Calyer Street and Manhattan Avenue, for additional decorative lighting.

**Resolution for adoption scheduling September 11, 1985 for a public hearing.**