

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES			Approved	47				
1	C 851143	PPM		Hearing Closed	48				
2	C 860038	PPM		" "	49				
3	C 860039	PPM		" "	50				
4	C 850350	HAM		" "	51				
5	C 830491	ZSM		" "	52				
6	C 851133	HDM		" "	53				
7	C 930575	BFY		" "	54				
8	C 840142	BFY		" "	55				
9	C 851139	PPX		" "	56				
10	C 860029-31	PPX		" "	57				
11	C 860035-037	PPX		" "	58				
12	C 860001	HGX		" "	59				
13	C 860061	HGX		" "	60				
14	C 850520	MMR		" "	61				
15	C 851029	HDK		" "	62				
16	C 851140	PPK		" "	63				
17	C 851142	PPK		" "	64				
18	C 850668	PPK		" "	65				
19	C 850837	PPK		" "	66				
20	C 850028	PPK		" "	67				
21	C 860052	PPK		" "	68				
22	C 860054-056	PPK		" "	69				
23	C 860032	ZSK		" "	70				
24	C 860033	ZSK		" "	71				
25	C 860033	ZSK (A)		" "	72				
26	C 860034	PNK		" "	73				<u>Present</u>
27	C 850216	MMQ		" "	74				
28	C 851020	PPQ		" "	75			Chairman	Stens
29	C 851039	PPQ		" "	76			Vice "	Gallant
30	C 860040	PPQ		" "	77			Comm.	Bond
31	C 850071	MMQ		" "	78			"	Gulino
32	C 850104	ZSM		For Rept. Adopted	79			"	Matley
33	C 851102	HDM		" " "	80			"	Scheinberg
34	N 840416	ZRM		" " "	81				
35	N 840892	ZAM		Lead On	82				
36	C 851099-100	PPX		For Rept. Adopted	83				
37	C 850990-851001	PPX		" " "	84				
38	C 850986	HAK		" " "	85				
39	C 850405	GFK		" " "	86				
40	C 851002-011	PPK		" " "	87				
41	C 850333	PLQ		" " "	88				
42	C 851013-019	PPQ		" " "	89				
43	C 851040-041	PPQ		" " "	90				
44	C 851023-025	PPR		" " "	91				
45	C 850175	BFY		Unf. Rept. Adopted	92				
46	N 860045	RAK		Auth. Approved	93				

Comm. Scheinberg was not present for the vote

Mtg. adj. at 12:23 p.m.

MATTERS NOT ON CALENDAR CONSIDERED BY UNANIMOUS CONSENT

R E P O R T S  
CITYWIDE

No. 45

CB's 6, 7, 10, 11, 13, 15 Brooklyn  
1, 2, 4, 5, 6 Manhattan

C 850175 BFY

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by Fiesta Bus Corporation requesting a franchise to operate an express bus service between points in the Bensonhurst, Borough Park and New Utrecht areas on the Borough of Brooklyn and the Borough of Manhattan's Central Business District.

The proposed service will operate over the following streets:

Route BM-15, Bensonhurst Borough Park, New Utrecht (Brooklyn)—Manhattan  
Beginning at the intersection of Ocean Parkway and Avenue Z, Borough of Brooklyn; thence south along Avenue Z to Shell Road; thence along Shell Road to Eighty-Sixth Street; thence along Eighty-Sixth Street to Stilwell Avenue; thence north along Stillwell Avenue to Bay Ridge Parkway; thence along Bay Ridge Parkway to Eleventh Avenue; thence along Eleventh Avenue to Sixty-Fifty Street; thence west along Sixty-Fifty Street to the Gowanus Expressway; thence along the Gowanus Expressway to the Brooklyn Battery Tunnel Toll Plaza; thence along and through said Plaza and roadways of the Brooklyn Battery Tunnel to the exit roadway from said tunnel at Greenwich Street in the Borough of Manhattan; thence across Greenwich Street to Trinity Place, to Church Street; thence along Church Street to Avenue of the Americas; thence along Avenue of the Americas to West Fifty-Seventh Street; thence along Fifty-Seventh Street to Lexington Avenue; thence along Lexington Avenue to East Twenty-Third Street.

Beginning at the intersection of West Twenty-Third Street and Avenue of the Americas, Borough of Manhattan; thence along Avenue of the Americas to West Fifty-Seventh Street; thence along Fifty-Seventh Street to Lexington Avenue; thence along Lexington Avenue to East Twenty-Third Street; thence along East Twenty-Third Street to Broadway; thence along Broadway to Battery Place; thence along Battery Place to West Street; thence along West Street to the entrance of the Brooklyn Battery Tunnel; thence along and through the roadways of the said tunnel to the Brooklyn Battery Tunnel Toll Plaza in the Borough of Brooklyn, to the Gowanus Expressway to the Sixth Avenue exit; thence along Sixth Avenue to Sixty-Fifth Street; thence along Sixty-Fifth Street to Eleventh Avenue; thence along Eleventh Avenue to Bay Ridge Parkway; thence along Bay Ridge Parkway to Stillwell Avenue; thence along Stillwell Avenue to Eighty-Sixth Street; thence along Eighty-Sixth Street to Shell Road; thence along Shell Road to Avenue Z, thence along Avenue Z to Ocean Parkway.

(On August 7, 1985, Cal. No. 17, the Commission scheduled August 28, 1985 for a public hearing. On August 28, 1985 Cal. No. 26, the hearing was closed.

For consideration disposition: ...Unfavorable Report Adopted.

BOROUGH OF STATEN ISLAND

No. 46

SI/3

N860045RAR

(Removal of existing trees in the Special South Richmond Development District pursuant to Section 107-64 of the Zoning Resolution.)

**IN THE MATTER OF** an application pursuant to Section 107-64 of the Zoning Resolution, from Alphonse Calvanico, P.E., for granting an authorization for tree removal at 15 Johanna Lane, Borough of Staten Island (Block 6712, Lot 250).

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

For consideration disposition: .... Authorization Approved.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**SPECIAL MEETING**

**Monday, September 30, 1985**

**At 2:00 P.M.**

**15th Floor Conference Room**

**2 Lafayette Street**

**New York, New York**

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**WEDNESDAY, October 2, 1985**

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**MEETING AT 10:00 A.M.**

**in the**

**CITY HALL**



**Edward I. Koch, Mayor**

**City of New York**

**[No. 14]**

**Prepared by Lory R. Alcalá, Calendar Officer**

## CITY PLANNING COMMISSION

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### 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.

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**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.

B

**CITY PLANNING COMMISSION**

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

HERBERT STURZ, *Chairman*

MARTIN GALLENT, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

**ORDER OF BUSINESS AND INDEX**

**MONDAY, September 30, 1985**

I. Scheduling October 16, 1985 ..... 1

**WEDNESDAY, October 2, 1985**

**Calendar No. 14**

IA. Roll Call; approval of minutes ..... 1  
II. Public Hearings ..... 6  
III. Reports ..... 21

**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 October 16, 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: \_\_\_\_\_

MONDAY, SEPTEMBER 30, 1985

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SPECIAL MEETING

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, OCTOBER 16, 1985  
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

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**BOROUGH OF MANHATTAN**

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**No. 1**

**CB 6**

**C 850491 GFM**

**IN THE MATTER OF** an application submitted by Beth Israel Medical Center 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 bridge over and across East 17th Street, east of Nathan D. Perlman Place, which serves as a passageway for staff and the transfer of patients.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**Nos. 2, 3 and 4**

*[Application for the development of a Youth Hostel in an existing Landmark building located at 891 Amsterdam Avenue, and to construct stairs, ramp and signs on the east side of Amsterdam Avenue and to narrow West 104th Street from 80' width to 60' width to remove the cloud on the title of the landmark building.]*

**No. 2**

**CB 7**

**C 851120 MMM**

**IN THE MATTER OF** an application submitted by Valley Restoration Local Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving elimination, discontinuance and closing of a 20' wide southern portion of West 104th Street, 183.46' east of Amsterdam Avenue, the adjustment of legal grades necessitated thereby, to remove the cloud on the title of an existing Landmark building located at 891 Amsterdam Avenue, in accordance with Map No. 30110, dated July 22, 1985, and signed by the Borough President.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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## No. 3

CB 7

C 850546 ZSM

**IN THE MATTER OF** an application submitted by Landmarks Preservation commission pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-711 and 13-461 of the Zoning Resolution for the grant of special permit for modification of use for a transient hotel, off-off Broadway Theatre, a restaurant and retail use in a Landmark building on property on the east side of Amsterdam Avenue, Block 1855, Lot 50.

Plans for this proposed Youth Hostel 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 October 16, 1985 for a public hearing.**

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 No. 4

CB 7

C 850618 GFM

**IN THE MATTER OF** an application submitted by Valley Restoration Local Development Corporation pursuant to Section 197-c of the New York City Charter for the grant of a revocable consent to construct, maintain and use 1 ramp, 2 stairways and 4 signs projecting in areaways 5'6" from building lot line on the east side of Amsterdam Avenue between West 103rd and West 104th Streets, for the American Youth Hostel.

Plans for this proposed American Youth Hostel 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 October 16, 1985 for a public hearing.**

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 No. 5

CB 1

C 850762 PSM

**IN THE MATTER OF** an application submitted jointly by the New York City Office of Economic Development and the New York City Board of Education, pursuant to Section 197-c of the New York City Charter, for the **selection and acquisition** of 36,492 square feet of the easterly portion of Site 5C in the Washington Street Urban Renewal Area, property bounded by a line, 207 feet west of and parallel to Greenwich Street, on the west, Chambers Street on the north, Greenwich Street on the east and Warren Street on the south (Block 142, portion of Lot 1), **for the purpose of constructing a new, 685 seat, public elementary school (P.S. 234 M).**

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**BOROUGH OF THE BRONX**

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**No. 6**

**CB 6****C 860063 HDX**

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

The property proposed for disposition, **4554 Park Avenue** [Block 3038, Lot 46] is a five (5) story New Law walk-up building containing 31 residential units and three (3) commercial 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 tenant association of the building has had management responsibility under HPD's Leasing Bureau since August 1979.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**No. 7**

**CB 4****C 860064 HDX**

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

The property proposed for disposition, **1201 Shakespeare Avenue** [Block 2510, Lot 74] is a five (5) story New Law elevator building containing 62 residential units and one (1) commercial unit. 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 tenant association of the building has had management responsibility under HPD's Leasing Bureau since March 1, 1983.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**No. 8**

**CB 1, 3****C 860103-104 PPX**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of seven (7) City-owned properties** pursuant to Section 197-c of the New York City Charter.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860103 PPX	1	2283	88, 91, 92, 93	N/S of East 138th Street, east of Willis Avenue.
860103 PPX	1	2546	143	130 St. Anns Avenue.
860103 PPX	1	2624	48, 49, 50, 51, 52	Southwest corner of East 159th Street and Cauldwell Avenue.

860103 PPX	1	2633	7, 8, 9	E/S of Cauldwell Avenue, 147 feet south of Boston Road.
860104 PPX	3	2406	4	830 Cortlandt Avenue.
860104 PPX	3	2895	68	411 East 171st Street.
860104 PPX	3	2963	1, 2, 46, 75, 90	Northeast corner of Jennings Street and Prospect Avenue.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 9**

**CB 1**

**C 860107 PPR**

**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.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860107 PPR	1	524	24	630-34 Bay Street

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 10**

**CB 11**

**C 860106 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.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860106 PPQ	11	6290	70	Southwest corner of 216 Street and 41st Avenue.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 11**

**CB 2**

**C 850735 GFK**

**IN THE MATTER OF** an application submitted by Watchtower Bible and Tract Society of New York 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 bridge over and across Pearl Street, north of Sands Street, which serves as a passageway for employees and facilitate the transfer of publications and materials between buildings.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**No. 12**

**CB 5**

**C 86002 PPK**

**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 **proposed disposition of one City-owned property** via the Public Development Corporation to Ken Wire and Metal Products, Inc. In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860002 PPK	5	3833	1, 2, 3	Northeast corner of Newport Street and Van Sinderen Avenue.

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

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**No. 13**

**CB 5**

**C 860010 PPK**

**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 **proposed disposition of two City-owned properties** via the Public Development Corporation to Lafayette Display Fixtures, Inc. In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860010 PPK	5	3698	7, 8, 9	East side of Snediker Avenue, 100' South of Liberty Avenue thru to Hinsdale Avenue.
860010 PPK	5	3716	30	178 Williams Avenue

**Resolution for adoption scheduling October 16, 1985 for a public hearing.**

WEDNESDAY, OCTOBER 2, 1985

1A. APPROVAL OF MINUTES OF Special Meeting of August 26, 1985  
and Regular Meeting of August 28, 1985

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 1

CB 3

C 851143 PPM

**PUBLIC HEARING:**

**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 proposed **disposition of one City-owned property** via the Public Development Corporation to Loisaida Development Corporation. In the event the PDC negotiation is unsuccessful, unrestricted disposition is required.

ULURP #	C.B.	BLOCK	LOT	LOCATION
851143 PPM	3	379	41	747 East 9th Street

(On September 11, 1985, Cal. No. 6, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

No. 2

CB 7

C 860038 PPM

**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
860038 PPM	7	1877	28	211 West 105th Street

(On September 11, 1985, Cal. No. 7, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

**No. 3****CB 10****C 860039 PPM****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.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860039 PPM	10	1726	31, 41	South side of West 129th Street, 110 feet West of 5th Avenue thru to West 128th Street.

(On September 11, 1985, Cal. No. 8, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 4**
**CB 3****C 850350 HAM****CONTINUED PUBLIC HEARING:**

**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:

<b>ADDRESS</b>	<b>BLOCK</b>	<b>LOT</b>
<b>517 East 11th Street</b>	405	53
<b>56 Ludlow Street</b>	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.

(On August 26, 1985, Cal. No. 4, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 30, the hearing was continued to October 2, 1985.)

**Close the hearing.**

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## No. 5

CB 2

C 830491 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, pursuant to Section 74-782 of the Zoning Resolution from Joseph Pell Lombardi, Architect for the grant of a special permit to allow the conversion to joint living work quarters for artists of floors 9, 10, 12 and penthouse of a loft building whose lot coverage exceeds 5,000 square feet on property located on the East Side of Greene Street between Prince and Spring Street (104-110 Greene Street) within the SoHo M1-5A District, Borough of Manhattan.

(On September 11, 1985, Cal. No. 67, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 6

CB 9

C 851133 HDM

**CONTINUED 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 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.

(On August 26, 1985, Cal. No. 6, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 32, the hearing was continued to October 2, 1985.)

**Close the hearing.**

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## CITYWIDE

No. 7

CB M4, 5, 6  
Q2, 4, 5, 6, 7, 8, 11

C 830575 BFY

## PUBLIC HEARING:

**IN THE MATTER OF** an application by Hampton Jitney, Inc. located at County Road 39 Southhampton, New York for **modification of existing omnibus franchise contract** dated May 23, 1979, adding a new service between Montauk, and other points in Suffolk County New York and the Port Authority Bus Terminal using the following streets in New York City:

**Westbound:** Beginning on the Long Island Expressway at the point at which its intersects with easterly City line; thence proceeding westerly on the Long Island Expressway or its service road to the Queens Midtown Tunnel; thence west through the tunnel to 34th Street; thence west on 34th Street to 10th Avenue; thence north on 10th Avenue to 40th Street; thence east on 40th Street to the Port Authority Bus Terminal at 40th Street.

**Eastbound:** From the Port Authority Bus Terminal, west on 40th Street to 10th Avenue; thence north on 10th Avenue 42nd Street; thence east on 42nd Street to Lexington Avenue; thence south on Lexington Avenue to 41st Street; thence east on 41st Street to 2nd Avenue; thence south on 2nd Avenue to the Queens Midtown Tunnel; thence to the Queens Midtown Tunnel to the Long Island Expressway; thence east on the Long Island Expressway or its service road to the easterly City line.

(On September 11, 1985, Cal. No. 9, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 8

CB M4, 5, 6, 7  
SI, 2, 3

C 840142 BFY

## PUBLIC HEARING:

**IN THE MATTER OF** an application from Staten Island Commuter Service, Inc. to **operate six express omnibus services between the boroughs of Staten Island and Manhattan.** The routes are:

- 1—Amboy Road/Craig Avenue
- 2—Arden Avenue
- 3—Richond Avenue
- 4—Sequine Avenue
- 5—Tysen Lane/Arthur Kill Rd.
- 6—Tysen Lane/Huguenot Avenue

(On September 11, 1985, Cal. No. 10, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

**BOROUGH OF THE BRONX**

No. 9

CB 6

C 851139 PPX

**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
851139 PPX	6	2923	26	4139 3rd Avenue

(On September 11, 1985, Cal. No. 11, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 10

CB 1, 2, 3

C 860029-031 PPX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 5 city-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	BLOCK	LOT	LOCATION
860029 PPX	1	2380	51	West side of 3rd Avenue, 121 feet north of East 158th Street.
860029 PPX	1	2675	46	834-36 East 156th Street.
860030 PPX	2	2749	61	North Side of Aldus Street, 80 feet west of Faile St.
860031 PPX	3	2408	41	378 East 163rd Street.
860031 PPX	3	3000	24, 25	South side of East 172nd Street between Bryant Avenue and Longfellow Avenue.

(On September 11, 1985, Cal. No. 12, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.



## No. 11

CB 4, 5, 6

C 860035-037 PPX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of (eight) 8 city-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	BLOCK	LOT	LOCATION
860035 PPX	4	2517	11, 12	1254-56 Nelson Avenue
860036 PPX	5	3206	1	51-55 West Burnside Avenue.
860036 PPX	5	3022	39	2387 Marion Avenue
860037 PPX	6	2923	35	West side of 3rd Avenue, 84 feet north of Cross Bronx Expressway.
860037 PPX	6	3041	35	4704 Park Avenue.
860037 PPX	6	3118	25, 31	Southeast corner of Crotona Parkway and East 180th Street thru to Mohegan Avenue.
860037 PPX	6	2865	120	Northwest corner of Featherbed Lane and Davidson Avenue.
860037 PPX	6	3037	94, 96	West side of Washington Avenue 150 feet north of East 181st Street.

(On September 11, 1985, Cal. No. 13, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

 No. 12

CB 2

C 860001 HOX

**PUBLIC HEARING:**

**IN THE MATTER OF** a New York City Housing Authority Plan and Project, pursuant to Section 105 of the Public Housing Law and Section 197-c of the New York City Charter.

The proposed project, consists of two 5-story buildings, 1102 Longfellow Avenue (Tax Block 2757, Lot 80) and 1091 Longfellow Avenue (Tax Block 2757, Lot 20), to be rehabilitated to provide approximately 75 three-bedroom apartments.

This application was submitted by the New York City Housing Authority on July 1, 1985.

(On September 11, 1985, Cal. No. 14, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

**CB 2**

**C 860061 HAX**

**PUBLIC HEARING:**

**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 located as follows:

ADDRESS	BLOCK	LOT
<b>1102 Longfellow Avenue</b>	2757	80
<b>1091 Longfellow Avenue</b>	2757	20

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

The property consists of two vacant 5-story apartment buildings. The buildings are to be rehabilitated and, upon completion, will have up to 75 three-bedroom apartments.

(On September 11, 1985, Cal. No. 15, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 14**

**CB 2**

**C 850520 MMR**

**PUBLIC HEARING:**

**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 an **amendment to the City Map** involving establishment of the lines of a park addition to High Rock Park for property generally bounded by High Rock Park, Advance Place, Rockland Avenue and Nevada Avenue, Block 953, Lots 10, 18, 22, 30, 35, 52, 275, 280, 286, 289, 304, 307 and Block 954, Lot 1.

(On September 11, 1985, Cal. No. 16, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 15**

**CB 1**

**C 851029 HDK**

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of City-owned property**, within the Williamsburg I Urban Renewal Area, pursuant to section 197-c of the New York City Charter.

The property to be disposed comprises three urban renewal sites as follows:

**Site 1C** comprises an easterly part of the block bounded by Division Avenue, Bedford Avenue, Morton Street and the easterly boundary of Site 1A. (Block 2166, Lots 25 thru 29, 33, 34, 35, 36, 38, 40, 41, 43, 44, 45 and 47)

**Site 1D** comprises the area bounded by Morton Street, Bedford Avenue, Clymer Street and a new street (the major part of Block 2168, Lots 14 thru 29, 31 thru 37 and 39 thru 53).

**Site 1E** comprises a southerly part of the block bounded by Clymer Street, the easterly line of the utility and access easement, an extension of the southerly line of Morton Street and a new street (part of Block 2168, Lots 1 thru 10, 57, 58, 60 and 62.)

The proposed disposition will provide for the development of approximately 60 homes and 210 three and four bedroom dwelling units, all of which will be owner occupied upon completion. These sites will be disposed to a developer chosen through an RFP by the Department of Housing Preservation and Development (HPD) and the New York City Housing Partnership.

(On September 11, 1985, Cal. No. 17, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

**CB 1**

**C 851140 PPK**

**PUBLIC HEARING:**

**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 proposed **disposition** of one City-owned property via the Public Development Corporation to Waste Management Cor-

poration. In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

ULURP #	C.B.	BLOCK	LOT	LOCATION
851140 PPK	1	3009	14	92 Grattan Street

(On September 11, 1985, Cal. No. 18, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 17

CB 16

C 851142 PPK

**PUBLIC HEARING:**

**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 proposed **disposition** of one City-owned property via the Public Development Corporation to Bellstone Corporation. In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

ULURP #	C.B.	BLOCK	LOT	LOCATION
851142 PPK	16	3526	315	Southwest corner of Belmont Avenue and Mother Gaston Blvd.

(On September 11, 1985, Cal. No. 19, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 18

CB 4

C 850668 PPK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 39 city-owned properties**, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
850668 PPK	4	39

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.

(On September 11, 1985, Cal. No. 20, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 19

CB 16

C 850837 PPK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of **39 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>
850668 PPK	16	39

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.

(On September 11, 1985, Cal. No. 21, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 20

CB 8

C 850028 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.

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860028 PPK	8	1212	27	1162 Dean Street

(On September 11, 1985, Cal. No. 22, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 21

CB 1

C 860052 PPK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of **2 city-owned properties**, in the Borough of Brooklyn pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	BLOCK	LOT	LOCATION
860052 PPK	1	2779	54	362 Union Avenue
860052 PPK	1	2417	24	332 Bedford Avenue

(On September 11, 1985, Cal. No. 23, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 22

CB 2, 3, 5

C 860054-056 PPK

**PUBLIC HEARING:**

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
860054 PPK	5	1
860055 PPK	3	35
860056 PPK	2	10

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.

(On September 11, 1985, Cal. No. 24, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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Nos. 23, 24, 25 and 26

*[Special Permit and modification to modify height and setback regulations and for a 225 space public garage and related application for a proposed 600,000 square feet office building in downtown Brooklyn.]*

No. 23

CB 2

C 860032 ZSK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the N.Y.C. Public Development Corp., Forest City Pierrepoint Associates and the N.Y.C. Department of Real Property pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-52 of the Zoning Resolution for the grant of a special permit for a 225 space public parking garage, in an 18-story 600,000 square feet office building, bounded by Cadman Plaza West, Pierrepoint Street and Clinton Street (Block 239, Lots 1 & 16.)

(On September 11, 1985, Cal. No. 25, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 24**

**CB 2**

**C 860033 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the N.Y.C. Public Development Corp., Forest City Pierrepont Associates and the N.Y.C. Department of Real Property pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-721 of the Zoning Resolutions for the **grant of a special permit** for a modification of height and setback regulation for an 18 story 600,000 square feet office building on property bounded by Cadman Plaza West, Pierrepont Street and Clinton Street (Block 239, Lots 1 & 16.)

(On September 11, 1985, Cal. No. 26, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

**CB 2**

**C 860033 ZSK (A)**

**PUBLIC HEARING:**

**IN THE MATTER OF** of a **modified application** submitted by the N.Y.C. Public Development Corp., Forest City Pierrepont Associates and the N.Y.C. Department of Real Property pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-721 of the Zoning Resolution for the **grant of a special permit** for modification of height and setback regulations for a 19 story, approximately 600,000 s.f. office building on property bounded by Cadman Plaza West, Pierrepont Street and Clinton Street (Block 239, Lots 1 & 16.) The modifications to the original application (C860033 ZSK) relate to changes in the proposed height and setback waivers.

(On September 11, 1985, Cal. No. 68, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

## No. 26

CB 2

C 860034 PNK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the N.Y.C. Public Development Corp., Forest City Pierrepoint Associates and the N.Y.C. Department of Real Property, pursuant to Section 197-c of the New York City Charter for the **disposition of city-owned property** bounded by Cadman Plaza West, Pierrepoint Street and Clinton Street (Block 239, Lots 1 and 16), for the construction of an 18-story 600,000 square feet office building.

(On September 11, 1985, Cal. No. 27, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF QUEENS**


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## No. 27

CB 4

C 850216 MMQ

**PUBLIC HEARING:**

**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 an **amendment to the City Map** involving the establishment of 101 St. between Martense Avenue and Lewis Avenue, Lewis Avenue between 100th and 102nd Streets and Strong Avenue between 102nd Street and a point 100 feet westerly thereof and the narrowing of 102nd Street between Radcliff Avenue and Martense Avenue and Martense Avenue between 102nd Street and 57th Avenue and 57th Avenue between Martense Avenue and 100th Street, in accordance with Map No. 4796 dated June 17, 1985 and signed by the Borough President. The map was referred by the Board of Estimate on June 20, 1985, Calendar No. 587.

(On September 11, 1985, Cal. No. 1, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 28

CB 12

C 851020 PPQ

**PUBLIC HEARING:**

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
851020 PPQ	12	29

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.

(On September 11, 1985, Cal. No. 2, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 29

CB 12

C 851039 PPQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 19 city-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
851039 PPQ	12	19

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.

(On September 11, 1985, Cal. No. 3, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 30

CB 12

C 860040 PPQ

**PUBLIC HEARING:**

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

<b>ULURP #</b>	<b>C.B.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>LOCATION</b>
860040 PPQ	12	10054	6	East side of 106th Avenue, 100 feet north of Liverpool Street.
860040 PPQ	12	10167	50, 51	West side of 164th Pl., 205 feet north of 108th Avenue.

(On September 11, 1985, Cal. No. 4, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 31**

**CB 12**

**C 850071 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Transportation pursuant to Sections 197-c and 199 of The New York City Charter for an **amendment to the City Map** involving a change in the legal grades of Lowe Court, between 148th Street and 149th Street, and of 149th Street between 90th Avenue and Jamaica Avenue, to facilitate the reconstruction of the subject streets, in accordance with Map No. 4792, dated October 31, 1984, and signed by the Borough President. The map was referred by the Board of Estimate on November 8, 1984 (Calendar No. 292)

(On September 11, 1985, Cal. No. 5, the Commission scheduled October 2, 1985 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**III. REPORTS**


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**BOROUGH OF MANHATTAN**

No. 32

CB 2

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).

(On August 26, 1985, Cal. No. 3, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 29, the hearing was closed.)

**For consideration.**


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 No. 33

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.

(On August 26, 1985, Cal. No. 5, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 31, the hearing was closed.)

**For consideration.**


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 No. 34

CB 1, 2

N 840416 ZRM

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

**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

42-14D, 111-02, 111-10, 111-104, and 111-105.

Matter in **Bold Type** is new;

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

Matter in *italics* 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 Area 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 C6-3 District shall apply to all new *developments* and *enlargements*, 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.

\* \* \*

## 111-105

**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 finds 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) and *commercial* or *manufacturing* tenants in such space were given the opportunity by the owner or predecessors in title to remain in the spaces at fair market rentals, and the property owner or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging or 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*.

(On August 26 1985, Cal. No. 7, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 33 the hearing was closed.)

For consideration.

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No. 35

CB 2

N 840892 ZAM

**IN THE MATTER OF** an application submitted by Edward R. Broida pursuant to Section 42-14 (D) (6) of the Zoning Resolution for the **grant of authorization for an Art Museum in SoHo** to house a major collection of contemporary art on property located on Prince Street near the corner of Wooster Street, (Block 501, Lots 19, 15).

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

For consideration.

**BOROUGH OF THE BRONX****No. 36****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.

(On August 26, 1985, Cal. No. 8, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**No. 37****CB 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12****C 850990-851001 PPX**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 215 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>
850990 PPK	1	3
850991 PPK	2	3
850992 PPK	3	13
850993 PPK	4	3
850994 PPK	5	2
850995 PPK	6	11
850996 PPK	7	21
850997 PPK	8	11
850998 PPX	9	28
850999 PPX	10	22
851000 PPX	11	20
851001 PPX	12	78

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

(On August 7, 1985, Cal. No. 18, the Commission scheduled August 28, 1985 for a public hearing. On August 28, 1985 Cal. No. 27, the hearing was closed. On September 11, 1985, Cal. No. 55, this item was laid over.)

**For consideration.**

**BOROUGH OF BROOKLYN**

\_\_\_\_\_  
No. 38

**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.

(On August 26, 1985, Cal. No. 11, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 38, the hearing was closed.)

**For consideration.**

\_\_\_\_\_  
No. 39

**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.

(On August 26, 1985, Cal. No. 12, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 39, the hearing was closed.)

**For consideration.**

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## No. 40

CB 2, 6, 7, 8, 12, 14, 15, 17, 18

C 851002-011 PPK

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

ULURP NO.	COM. BOARD	NO. OF PARCELS
851002 PPK	2	2
851003 PPK	6	1
851004 PPK	7	2
851005 PPK	8	37
851006 PPK	9	5
851007 PPK	12	8
851008 PPK	14	1
851009 PPK	15	3
851010 PPK	17	3
851011 PPK	18	4

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.

(On August 7, 1985, Cal. No. 6, the Commission scheduled August 28, 1985 for a public hearing. On August 28, 1985, Cal. No. 10 the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

## No. 41

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.

(On August 26, 1985, Cal. No. 10, the Commission scheduled September 11, 1985 for a public hearing. On September 11, 1985, Cal. No. 28, the hearing was closed)

**For consideration.**

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## No. 42

CB's 1, 3, 4, 5, 6, 7, 9

C 851013-019 PPQ

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 35 city-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP NO.	COM. BOARD	NO. OF PARCELS
851013 PPQ	1	3
851014 PPQ	3	6
851015 PPQ	4	5
851016 PPQ	5	15
851017 PPQ	6	1
851018 PPQ	7	1
851019 PPQ	9	4

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

(On August 7, 1985, Cal. No. 1, the Commission scheduled August 28, 1985 for a public hearing. On August 28, 1985 Cal. No. 13, the hearing was closed. On September 11, 1985, Cal. No. 40, this item was laid over.)

**For consideration.**

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 No. 43

CB 13, 14

C 851040-041 PPQ

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

ULURP #	C.B.	BLOCK	LOT	LOCATION
851040 PPQ	13	10947	22	109-69 Francis Lewis Blvd.
851040 PPQ	13	13304	72	146-32 Farmers Blvd.
851041 PPQ	14	16133	9	178 Beach 91st Street

(On August 7, 1985, Cal. No. 4, the Commission scheduled August 28, 1985 for a public hearing. On August 28, 1985 Cal. No. 16, the hearing was closed. On September 11, 1985, Cal. No. 43, this item was laid over.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

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**No. 44**

**CB 1, 2, 3**

**C 851023-025 PPR**

**IN THE MATTER OF** an application by the Division of Real Property for the disposition of 99 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>
851023 PPR	1	70
851024 PPR	2	26
851025 PPR	3	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.

(On August 7, 1985, Cal. No. 23, the Commission scheduled August 28, 1985 for a public hearing. On August 28, 1985, Cal. No. 32, the hearing was closed. On September 11, 1985, Cal. No. 59, this item was laid over.)

**For consideration.**