

SPECIAL MEETING OF FEBRUARY 3, 1986

TIME: 1:59

| AL. O. | C.P. NUMBER | REPORTS |     | ACTION          | REMARKS | DATA FOR MINUTES |
|--------|-------------|---------|-----|-----------------|---------|------------------|
|        |             | IN      | BoE |                 |         |                  |
| 1      | N 860626    | ZRM     |     | Sched. for 2/26 |         |                  |
| 2      | C 850826    | ZSM     |     | Fav. Report     |         |                  |
| 3      | C 850739    | PSR     |     | Laid Over       |         |                  |
| 4      |             |         |     |                 |         |                  |
| 5      |             |         |     |                 |         |                  |
| 6      |             |         |     |                 |         |                  |
| 7      |             |         |     | Present:        |         |                  |
| 8      |             |         |     | Sturz           |         |                  |
| 9      |             |         |     | Gulino          |         |                  |
| 10     |             |         |     | Motley          |         |                  |
| 11     |             |         |     | Scheinberg      |         |                  |
| 12     |             |         |     | Teah            |         |                  |
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| 47     |             |         |     |                 |         |                  |

S C H E D U L I N G

BOROUGH OF MANHATTAN

No. 1

CB 4 and 5

N 860626 ZRM

(Proposed zoning text amendment with regard to the extension of the Sunset Date from April 15, 1986 to May 13, 1988, in the Theatre Subdistrict in the Borough of Manhattan.)

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 Section 81-71, 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.

**81-70 SPECIAL REGULATIONS FOR THEATRE  
SUBDISTRICT**

**81-71**

**General Provisions**

The regulations of Sections 81-72 to 81-74, inclusive, relating to Special Regulations for the Theatre Subdistrict are applicable only in the Theatre Subdistrict, whose boundaries are shown on Map No. 2 (Special Midtown and Subdistricts). They supplement or modify the regulations of this Chapter applying generally to the *Special Midtown District* of which the Subdistrict is a part.

In order to preserve and protect the character of the Theatre Subdistrict as a cultural and theatrical showcase as well as to help insure a secure basis for the useful cluster of shops, restaurants and related amusement activities, special incentives and controls are provided for the preservation and rehabilitation of existing theatres and the addition of new theatres, and special restrictions are placed on ground floor uses and signage within the Subdistrict.

The Mayor of the City of New York shall appoint a Theatre Advisory Council (the "Council") and name a chairperson. Other members of the "Council" shall include representatives of the performing arts, the theatrical industry and related professions. The "Council" shall advise the City Planning Commission concerning applications for special permits or certifications pursuant to Section 81-74.

Applications shall be referred by the Commission to the "Council" for an advisory report prior to certification for ULURP (Uniform Land Use Review Procedure) review. Such advisory report shall assist the Commission in evaluating each special permit application and in making each of the required findings therein concerning demolition pursuant to Section 81-742 or the floor area bonus pursuant to Sections 81-744 or 81-745. In all special permits or certifications involving the preservation or rehabilitation of existing theatres or the construction of new theatres, the "Council" shall advise the Commission on the adequacy of the assurances required by Section 81-743 for continuance of legitimate theatre use.

The regulations of Sections 81-72 through 81-74, relating to a Special Theatre Subdistrict will expire on [April 15, 1986] May 13, 1988. At that time or prior thereto, the City Planning Commission will submit to and the Board of Estimate will act upon further zoning action or actions based upon a comprehensive review undertaken by the City Planning Commission with the full participation and advice of the Theatre Advisory Council authorized herein. Such review will include additional planning proposals to strengthen the long-term viability of the legitimate theatres through alternative accommodations, such as but not limited to, the designation of the special character of the Theatre District, actions of the Landmarks Preservation Commission, consideration of air rights and implementation of special criteria for the theatre demolition permit.

R E P O R T S

BOROUGH OF MANHATTAN

No. 2

CB 2

C 850826 ZSM

**IN THE MATTER OF** an application submitted by Alvin Flaster, Sand Associates pursuant to Sections 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** to permit the use and occupancy of approximately 6,395 square feet of floor area in a five-story loft building located at 400 Lafayette Street, on the northwest corner of Lafayette Street and East 4th Street (Block 545, Lot 53)

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

(On November 20, 1985, Cal. No. 10, the Commission scheduled December 11, 1985 for a public hearing. On December 11, 1985, Cal. No. 38 the hearing was closed. On January 15, 1986, Cal. No. 28 the hearing was laid over. **On January 29, 1986, Cal. No. 37, the item was laid over.**)

For consideration

BOROUGH OF STATEN ISLAND

No. 3

CB 2

C 850739 PSR

**IN THE MATTER OF** an application submitted by the New York City Fire Department pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located at former Block 2909, Lots 24, 27, 28, 29 and 32, generally bounded by Clove Road, Targee Street, Narrows Road South, and Oder Avenue, for the construction of a field to park emergency and employee vehicles, conduct drills, test equipment, to use as a staging area for brush fires, and to facilitate access to Narrows Road South.

(On December 11, 1985, Cal. No. 24, the Commission scheduled January 15, 1986 for a public hearing. On January 15, 1986, Cal. No. 22 the hearing was closed. **On January 29, 1986 Cal. No. 44, the item was laid over.**)

For consideration