

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
			BOE					BOE	
		MINUTES		Approved	46	C860611	HDK		Sched. 4/9/86
1	C 860615-617	PPX		Sched. 4/9/86	47				
2	C 860618	PPX			48				
3	C 860619-621	PPX			49				
4	C 850653	MMX			50				
5	C 860234	ZMK							
6	C 850623	HUK							
7	C 850624	HDK							
8	C 850625	ZMK							
9	C 850811	ZMK							
10	C 860512	HDK							
11	C 860552	PPM							
12	C 860304	ZMM							
13	C 860305	ZSM							
14	N 860565	ZRM							
15	N 860564	ZRY							
16	C 850490	BFY							
17	C 860545	PPR							
18	C 820652	ZSR							
19	C 850950	MMK		Hearing Closed				Present	
20	C 851074	ZMK		" "				Chairman Sturz	
21	C 851075	ZSK		" "				Common Bond	
22	C 851076	PNK		" "				Gulino	
	NOTICE			" "				Motley	
23	C 850683	GFK		" "				Scheinberg	
24	C 860593-594	PPK		" "					
25	C 860596	PPK		" "					
26	N 860646	BDK		" "					Meeting Adjourned at 11:15 A.M.
27	C 860283	PSQ	RUC	" "					
28	C 850580	ZSM		" "					
29	C 860066	HAM		" "					
30	C 850635	MMM		" "					
31	C 860303	ZMM		" "					
32	N 860348	ZRM		" "					
33	N 851123	ZRR		" "					
34	C 860147	GFX		For. Rept. Adopted					
35	C 860532	PPX		" " "					
36	C 860533	PPK		" " "					
37	C 860534	PPK		" " "					
38	C 860535	PPK		" " "					
39	C 860536	PPK		" " "					
40	C 860537	PPK		" " "					
41	C 860484-485	PPQ		" " "					
42	C 850538	PPM		" " "					
43	C 860541-544	PPM		Laid Over					
44	C 860496	HDM		For. Rept. Adopted					
45	N 860470	ZRM		" " " as modified					

S C H E D U L I N G

BOROUGH OF MANHATTAN

No. 46

CB 1

C 860611 HDK

IN THE MATTER OF the disposition of city-owned property, located in Community District #1, Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter.

The property proposed for disposition, 341 South 5th Street (AKA 327 Keap Street) is located on the south-westerly corner of 5th and Keap Streets (Block 2449, Lot 21).

The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Company for the purpose of providing housing for low- and moderate income families.

The building is a three story old law walk-up building with five residential units and 2 commercial units.

This application was submitted by HPD on January 13, 1986.

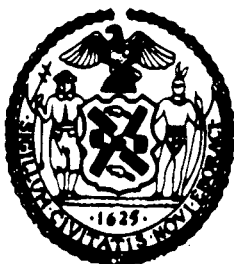
Resolution for adoption scheduling April 9, 1986 for a public hearing.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 26, 1986

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



Edward I. Koch, Mayor

City of New York

[No. 5]

Prepared by Lory R. Alcala, 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.

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*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, March 26, 1986

Calendar No. 5

I. Roll Call; approval of minutes	1
I. Scheduling April 9, 1986	1
II. Public Hearings	12
III. Reports	23

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 1614, 2 Lafayette Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for April 9, 1986, in City Hall, Room 16, Manhattan, at 10:00 a.m.

GENERAL INFORMATION**HOW TO PARTICIPATE:**

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office—Room 1614
2 Lafayette Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1614, 2 Lafayette Street.)

Subject _____

Date of Hearing _____ Calendar No.: _____

Borough _____ Identification No.: _____

CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, MARCH 26, 1986

APPROVAL OF MINUTES OF Special Meeting of March 4, 1986

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 9, 1986
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF THE BRONX

No. 1

CB 1, 2, 3

C 860615-617 PPX

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

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860615PPX	1	2
860616PPX	2	2
860617PPX	3	21

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.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 2

CB 3

C 860618 PPX

IN THE MATTER OF an application by the Division of Real Property pursuant to Section 197-c of the New York City Charter for the **disposition of 24 City-owned properties.**

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

Resolution for adoption scheduling April 9, 1986 for a public hearing.



No. 3

CB 4, 5, 6

C 860619-621 PPX

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

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860619PPX	4	7
860620PPX	5	9
860621PPX	6	12

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.

Resolution for adoption scheduling April 9, 1986 for a public hearing.



No. 4

CB 10

C 850653 MMX

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 an **amendment to the City Map** involving a change in the legal grades of Calhoun Avenue between Miles and Dewey Avenues, and Sampson

Avenue between Revere and Quincy Avenues to permit the reconstruction of Calhoun Avenue between Miles and Dewey Avenues, in accordance with Map No. 13001, dated November 15, 1985 and signed by the Borough President.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

BOROUGH OF BROOKLYN

No. 5

CB 2

C 860234 ZMK

IN THE MATTER OF an application submitted by Heights 75 Owners Corporation pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 16-c, changing from a C5-2 District to a C1-9 District, property bounded by Court Street, Livingston Street, a line 100 feet west of Clinton Street and a line 100 feet north of Livingston Street, as shown on a diagram dated January 27, 1986.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

Nos. 6, 7, 8, 9 and 10

(Third Amendment to the Bedford-North Third Urban Renewal Plan, disposition of City-owned property and amendments to the Zoning Map for the proposed construction of 16 to 20 two to three family homes.)

No. 6

CB 1

C 850623 HUK

IN THE MATTER OF the Third Amendment to the Bedford-North Third Urban Renewal Plan, for the Bedford-North Third Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, and Section 197-c of the New York City Charter.

The amendment provides for the following changes:

- 1) Enumeration of six sites;
- 2) Changing land use for Site 5 from Industrial to Residential;
- 3) Enlargement of Site 5 by the addition of lot 1 in block 2359 to the list of properties to be acquired;
- 4) Change of land use for Site 6 from Industrial to Open Space/Residential;
- 5) Enlargement of Site 6 by adding lot 4 in block 2360 to the list of properties to be acquired;

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 7

CB 1

C 850624 HDK

IN THE MATTER OF the disposition of city-owned property located within the Bedford-North Third Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The city-owned property proposed for disposition is designated as Site #5, and comprises the major part of the block bounded by North Third Street, Bedford Avenue, Metropolitan Avenue and Berry Street (Block 2359, lots 1 thru 17).

The Department of Housing Preservation and Development, in conjunction with the New York City Housing Partnership, intends to construct from 16 to 20 two to three family homes.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 8

CB 1

C 850625 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 200 of the New York City Charter for an amendment to the Zoning Map, Sections 12-c and 12-d, changing from an M1-1 district to an R6 district and establishing a C 2-3

District within the proposed R 6 District property bounded generally by Berry Street, Metropolitan Avenue and North 3rd Street as shown on a diagram dated January 27, 1986.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 9

CB 1

C 850811 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning, Brooklyn Office pursuant to Sections 197-C and 200 of the New York City Charter for an **amendment to the Zoning Map**, Sections 12-c and 12-d, changing from M1-1 and C8-2 districts to R-6 and C2-3 within an R-6 district and designating an "E" district property, generally bounded by Metropolitan Avenue, Bedford Avenue, Berry Street, and a line midway between Grand Avenue and South First Street as shown on a diagram dated January 27, 1986.

Resolution for adoption scheduling April 9,1986 for a public hearing.

No. 10

CB 1

C 860512 HDK

IN THE MATTER OF the **disposition of city-owned property** located within the Bedford-North Third Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The city-owned property proposed for disposition is designated as Site No. 6 and comprises the entire block bounded by North Third Street, Bedford Avenue, and Metropolitan Avenue (Block 2360, lots 1, 4 and 6).

Site 6 is to be used for ancillary parking for the 64 dwelling unit Section 202 Housing project for the elderly Sponsored by the People's Firehouse and to be located at 184 Metropolitan Avenue.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

BOROUGH OF MANHATTAN

No. 11

CB 3

C 860552 PPM

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>TYPE OF ACTION PROPOSED</u>
282	3	73-79 Henry Street	Long-term lease of one story building for commercial uses.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

Nos. 12, 13, 14 and 15

(Amendment of the Zoning Map and grant of special permits to facilitate the construction of a development with residential, retail and office uses and a public parking garage.)

No. 12

CB 4

C 860304 ZMM

IN THE MATTER OF an application submitted by ZCW Associates pursuant to Sections 197-c and 200 of the New York City Charter, for **amendment of the Zoning Map**, Section No. 8c, changing from C6-4/C6-2/C1-8 Districts to a C6-4 District property bounded by Eighth Avenue, Ninth Avenue, West 49th and West 50th Streets, to facilitate the development of a mixed use complex of office, retail, residential and public parking, as shown on a diagram dated January 27, 1986.

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, N.Y. 10007.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 13

CB 4

C 860305 ZSM

IN THE MATTER OF an application submitted by ZCW Associates pursuant to Section 197-c and 200 of the New York City Charter and Sections 74-634, 74-72, 74-52 and 13-462 of the Zoning Resolution for the **grant of special permits** for a subway improvement bonus, height and setback modifications and a 450 space public parking garage in a proposed mixed use complex of office, retail, residential and public parking on property located on the block bounded by Eighth Avenue, Ninth Avenue, West 49th and West 50th Streets (Block 1040, Lot 29).

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 14

CB 1, 2, 4, 5, 6, 8

N 860565 ZRM

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter for an amendment to the **Zoning Resolution**, relating to Section 74-634 (Subway station improvements in commercial zones of 10 FAR and above in Manhattan).

Matter in **bold type** is new;

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

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

74-634

Subway Station improvements in commercial zones of 10 FAR and above in Manhattan

(d) Floor Area Bonus

The amount of the *floor area* bonus shall be at the discretion of the City Planning Commission and may range from no *floor area* bonus to the maximum

amount allowable by special permit pursuant to the provisions of this section. For a *residential* or mixed-use *development*, when a *floor area* bonus is granted pursuant to this section, alone or in combination with other bonuses, the *lot area* requirements of Section 23-20 (Density Regulations—Required Lot Area per Dwelling Unit, Lot Area per Room, or Floor Area per Room) and 35-40 (Applicability of Lot Area Requirements to Mixed Buildings) shall not apply. Instead for every 750 square feet of *gross residential floor area* provided there shall be no more than one *dwelling unit*. In determining whether to grant a special permit and the precise amount of *floor area* bonus pursuant to the special permit, the Commission shall make all of the following findings:

1. The degree to which the station's general accessibility, rider orientation and safety will be improved by the provision of new connections, additions to circulation space or easing of circulation bottlenecks;
2. Provision of escalators or elevators where justified by traffic or depth of mezzanine or platform below *street* level;
3. Convenience and spaciousness of *street* level entrance and compatible relationship to the ground floor *uses* of the *development* or *enlargement*;
4. Improvements in the station's environment by provision for daylight access, or improvements to noise control, air quality, lighting or other architectural treatments.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

CITYWIDE

No. 15

CITYWIDE

N 860564 ZRY

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter for an amendment to the **Zoning Resolution**, relating to Section 23-172 (Minimum distance between buildings in high bulk districts):

Matter in **bold type** is new;

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

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

23-712

Minimum distance between buildings in high bulk districts **R8 R9 R10**

In the districts indicated, on any single *zoning lot* either

(a) having a *lot area* of not more than 100,000 square feet, or

(b) located within a *block* entirely within an R10 zone;

the minimum distance between such two *buildings* shall be either 30 feet or the minimum distance required under the following formula, whichever is the greater distance:

$$S = \frac{LA + LB + HA + HB}{6} \quad \text{WHERE:}$$

S, LA, LB, HA, AND HB

shall have the same meaning as in Section 23-711 (Standard minimum distance between buildings).

If "LA + LB" is equal to zero, the formula set forth above shall not apply, and the minimum distance shall be 130 feet.

However, if neither of such two *buildings* exceeds in height nine *stories* or 85 feet, whichever is less, the minimum distance required between such buildings need not be more than 80 feet.

Resolution for adoption scheduling April 9, 1986 for a public hearing.

NOTICE

On April 9, 1986 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 mixed use development for the block generally bounded by Eighth and Ninth Avenues, and West 49th and West 50th Streets pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).**

CB Brooklyn 5

C 850490 BFY

Manhattan 5, 68

Queens 1, 2, 4, 5, 6, 9, 10, 14

IN THE MATTER OF an application by Green Bus Lines, Inc. located at 165-25 147 Avenue; Jamaica, New York for **renewal and modification of its franchise contract** dated January 7, 1974. The modification will incorporate express route QM-17 between Far Rockaway and Manhattan, and will extend the service area along Lefferts Boulevard between Liberty Avenue and 150 Street for route QM-18 (Richmond Hill).

Local Routes

Manhattan Express

Q-6	Sutphin Boulevard	QM-15	Lindenwood
Q-7	Rockaway Boulevard	QM-16	Rockaway Beach
Q-8	Jerome Avenue (101 Avenue)	QM-17	Far Rockaway
Q-9	Lincoln Street	QM-18	Richmond Hill
Q-10	Lefferts Boulevard (Airport)	QM-23	Woodhaven Blvd—Penn Station
Q-11	Woodhaven Blvd—Howard Beach		
Q-21	Crossbay Boulevard		
Q-21A	New Lots Avenue		
Q-22	Rockaway Beach Boulevard		
Q-22A	Bayswater-Ostend Beach		
Q-35	Marine Park		
Q-37	111 Street		
Q-40	142 Street-Crosstown		
Q-41	Archer Avenue—111 Street		
Q-60	Queens Boulevard		

Resolution for adoption scheduling April 9, 1986 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 17

CB 1

C 860545PPR

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
23	76	3 Victory Boulevard

Resolution for adoption scheduling April 9, 1986 for a public hearing.

No. 18

CB 2

C 820652 ZSR

IN THE MATTER OF an application by Edward Luria, P.E., pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-922 of the Zoning Resolution for a **special permit** to allow a retail establishment of greater than 10,000 square feet on property located at 3555 Victory Boulevard and Crane Avenue in an M1-1 zone (Block 2162, Lot 195).

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

Resolution for adoption scheduling April 9, 1986 for a public hearing.

II. PUBLIC HEARINGS**BOROUGH OF BROOKLYN****Nos. 19 and 20**

(Proposed map change, amendment of the Zoning Map, grant of a Special Permit and disposition of City-owned property for a proposed hotel with parking facilities.)

No. 19**CB 2****C 850950 MMK****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, the New York City Public Development Corporation, and the Muss Development Company, pursuant to Sections 197-c and 199 of the New York City Charter, involving the **elimination of a mapped public place known as Columbus Plaza**, located between Adams Street and Jay Street, at the terminus of Pearl Street (Block 140, Lot 27), in accordance with Map No. 2373 dated December 5, 1985, and signed by the Borough President. The map was referred to the City Planning Commission on December 5, 1985.

(On March 12, 1986 Cal. No. 2 the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 2

C 851074 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, the New York City Public Development Corporation, and the Muss Development Company, pursuant to Section 197-c and 200 of the New York City Charter, for a **amendment of the zoning map**, Sections 16c and 12d to change from an R7-1 District to a C6-1 District property located at Block 140, Lot 27, between Adams and Jay Streets, and the terminus of Pearl Street, to allow the development of an 874,160 sq. ft. building containing a 356 room hotel, banquet and conference facilities, a health club, 583,000 sq. ft. of office space, an attended public parking garage with 700 parking spaces, and the retention of 360 municipal parking spaces, as shown on a diagram dated January 6, 1986.

(On March 12, 1986 Cal. No. 3, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 21

CB 2

C 851075 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, the New York City Public Development Corporation, and the Muss Development Company, pursuant to Section 197-c and 200 of the New York City Charter, for a **special permit** pursuant to Section 74-52 of the Zoning Resolution

- a) to build a new public parking garage in a C6-1 District, containing 700 attended parking spaces; and
- b) to permit floor space in the garage, up to a height of 23 feet above curb level, to be exempted from the definition of floor area; and,

pursuant to Section 11-40 of the Zoning Resolution, for a modification of the plans of an existing garage in excess of 150 spaces that was permitted pursuant to Section 21-F of the Zoning Resolution of 1916, as amended, to reduce the number

of parking spaces from 692 to 360 on property located between Adams Street and Jay Street, at the northerly terminus of Pearl Street, (Block 140, Lot 27).

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

(On March 12, 1986 Cal. No. 4, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 2

C851076 PNK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property for the disposition of city owned property, located between Adams Street and Jay Street, at the terminus of Pearl Street, (Block 140, Lot 27) to the New York City Public Development Corporation for subsequent long term lease to the Muss Development Company to allow the development of an 874,160 sq. ft. building containing a 356 room hotel, banquet and conference facilities, a health club, 538,000 square feet of office space, an attended public parking garage with 700 parking spaces, and the retention of 360 self park municipal parking spaces.

(On March 12, 1986 Cal. No. 5, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

CB 2

PUBLIC HEARING:

On March 26, 1986 at 10:00 a.m. in City Hall, 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 hotel/office development in the block generally bounded by Adams and Jay Streets, Pearl Street and Myrtle Avenue pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 23

CB 2

C 850683 GFK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Watchtower Bible and Tract Society pursuant to section 197-c of the New York City Charter for the grant of revocable consent to continue to maintain and use a tunnel under and across Willow Street between Clark Street and Pineapple Street connecting premises of the Watchtower Bible and Tract Society at 77-99 and 86 Willow Street on either side of Willow Street for the movement of people and goods between these buildings.

(On March 12, 1986 Cal. No. 6, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

No. 24

CB 3,4

C 860593-594 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property pursuant to Section 197-c of the New York City Charter for the disposition of 49 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860593PPK	3	48
860594PPK	4	1

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 March 12, 1986 Cal. No. 7, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

No. 25

CB 7

C 860596 PPK

PUBLIC HEARING:

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
829	31	272 55 Street
837	27	252 56 Street

(On March 12, 1986 Cal. No. 8, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 14

N 860646 BDK

IN THE MATTER OF an application submitted by the Public Development Corporation pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the **District Plan for the Church Avenue Business Improvement District.**

(On March 12, 1986 Cal. No. 9, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 27

CB 2

C 860283 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Police Department pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property located at 47-07 and 47-15 Pearson Place** between Skillman Avenue and 27th Street, Block 98, Lots 2, 9 and 11 as shown more specifically in a diagram provided by the New York City Police Department and dated September 19, 1985 for the expansion of the Police Department Property Clerk Warehouse.

(On January 29, 1986, Cal. No. 4, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986, Cal. No. 26, the hearing was closed. On March 12, 1986, Cal. No. 35 the hearing was reopened and continued to March 26, 1986.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 28

CB 2

C 850580 ZSM

PUBLIC HEARING;

IN THE MATTER OF an application submitted by the Mott Street Joint Venture, pursuant to Sections 197-c and 200 of the New York City Charter and for the **grant of a special permit pursuant to Section 74-52 of the Zoning Resolution for an underground public parking garage** with a capacity of 106 spaces in a proposed seven story office building, and an authorization pursuant to Section 109-514 of the Zoning Resolution to modify provisions of Sections 109-21 and 109-112 of the Special District on property located on the southeast corner of Mott Street and Hester Street between Hester and Canal Streets, (Block 204, Lots 7,8,9, and 10).

Plans for this proposed public 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.

(On March 12, 1986 Cal. No. 10, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CB 9

C 860066 HAM

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 in requested:

- 1) Designation of **1425 Amsterdam Avenue** [Block 1970, Lot 3], as an Urban Development Action Area;
- 2) Approval of an Urban Development Area Project (UDAAP) for the above property;
- 3) Disposition of the above property to a developer to be selected by HPD.

This property is part of a site for Logan Plaza, a new 12 story residential building containing 130 apartments.

This application was submitted by the Department of Housing Preservation and Development on July 15, 1985.

(On March 12, 1986 Cal. No. 11, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CB 1

C 850635 MMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Battery Park City Authority pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the establishment of the lines and grades of Second Place west of Battery Place, the establishment of the lines and grades of Third Place east and west of Battery Place, laying out park additions at the westerly termini of Second Place and Third Place, respectively, and within lands under water westerly of Second Place, adjacent to the U.S. Pierhead line, and showing modifications of various delineated easements, to facilitate the development of the south portion of Battery Park City, in accordance with Map No. 30112, dated December 23, 1985, and signed by the Borough President. The map was referred by the Board of Estimate on January 9, 1986. (Cal. No. 154).

(On March 12, 1986 Cal. No. 43, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 31 and 32

(Proposed amendment to the Zoning Map and Zoning Resolution to allow development of a vacant site.)

No. 31

CB 1

C 860303 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by L.M. Dalton Corp. pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 12a, changing from an M1-5 District to a C6-3 District, property bounded by Chambers Street, a line at right angles to Reade Street, distant 125 feet easterly of Greenwich Street, a line midway between Chambers Street and Reade Street, and a line at right angles to Chambers Street,

distant 100 feet easterly of Greenwich Street, as shown on a diagram dated January 27, 1986.

(On March 12, 1986, Cal. No. 44, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CB 1

N 860348 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by L.M. Dalton Corp. pursuant to Section 200 of the New York City Charter, for an **amendment to the Zoning Resolution**, relating to Section 111-03, the District Map for the Special Lower Manhattan Mixed Use District (Appendix A), changing an A1 Area to an A2 Area, property bounded by Chambers Street, a line at right angles to Reade Street, distant 125 feet easterly of Greenwich Street, a line midway between Chambers Street and Reade Street, and a line at right angles to Chambers Street, distant 100 feet easterly of Greenwich Street, shown on a diagram dated January 27, 1986.

(On March 12, 1986, Cal. No. 45, the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 33

CB 3

N 851123 ZRR

PUBLIC HEARING:

IN THE MATTER OF an application by the Staten Island Office of the Department of City Planning, pursuant to Section 200 of the New York City Charter and Section 107-21 of the Zoning Resolution to modify Section 107-06,

the District Plan for the **modification of the boundary of the Designated Open Space in the vicinity of Blue Heron Park.**

C.B.3

N851123ZRR

33c
33d

33c
33d

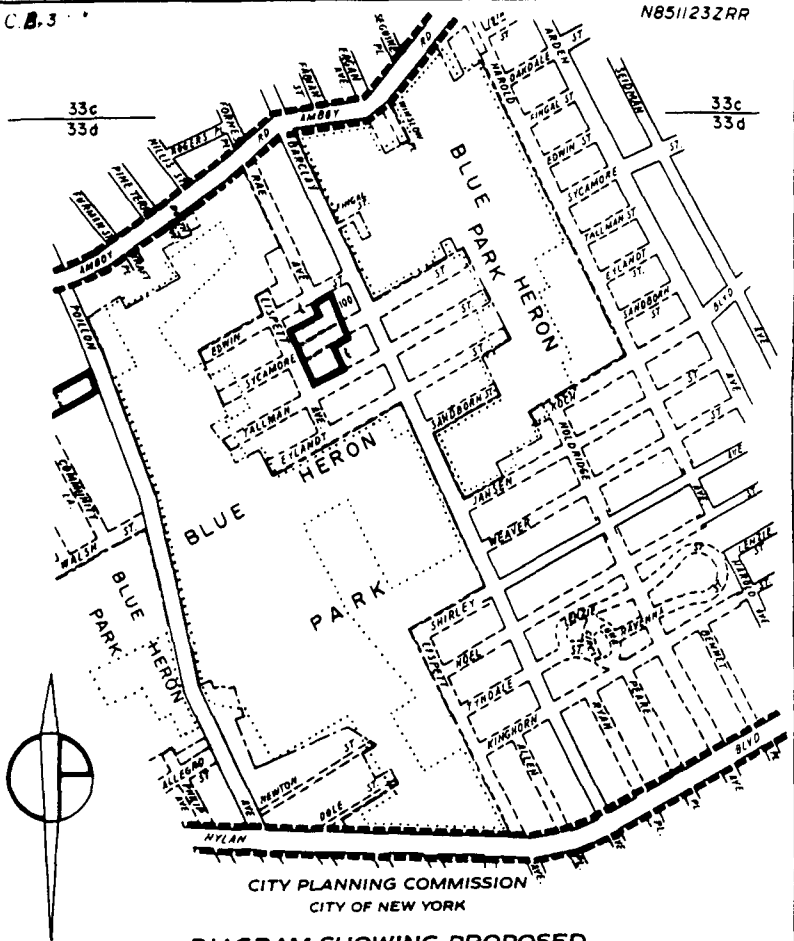
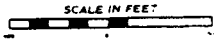


DIAGRAM SHOWING PROPOSED CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-200 OF ZONING RESOLUTION IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAPS

New York Certification Date
December 9, 1985

33c & 33d
BOROUGH OF
STATEN ISLAND

Julius S. Specter
Director of the Dept. of Res. & Plan.
Julius Specter P.E.
Chief Engineer



NOTE:

- indicates Zoning District boundary of open space network.
- The area enclosed by the fine dotted line delineates areas to be deleted from designated open space network within the Special South Richmond Development District.
- indicates area of open space network.
- indicates a 20 Foot Setback if there is no parking within the setback, 35 Setback if parking is provided within the setback

On March 26, 1986, Cal. No. the Commission scheduled March 26, 1986 for a public hearing which has been duly advertised.

Close the hearing.

III. REPORTS

BOROUGH OF BRONX**No. 34****CB 7****C 860147 GFX**

IN THE MATTER OF an application submitted by Montefiore Medical Center 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 tunnel under and across Bainbridge Avenue between East 210th Street and Gun Hill Road connecting premises of Montefiore Medical Center on either side of Bainbridge Avenue for the movement of people and goods between these buildings.

(On February 26, 1986 Cal. No. 5, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 12 the hearing was closed.)

For consideration.

No. 35**CB 4****C 860532 PPX**

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.

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 February 26, 1986 Cal. No. 6, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 13 the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 36

CB 1**C 860533 PPK**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **proposed disposition of one City-owned property** via the Public Development Corporation to **Mona Lisa Furniture Inc.** In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3038	19	328 Stagg Street

(On February 26, 1986 Cal. No. 7, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 14 the hearing was closed.)

For consideration.

No. 37

CB 3**C 860534 PPK**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **proposed disposition of one City-owned property** via the Public Development Corporation to **East Coast Uniforms Corporation.** In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
1885	67	481 Park Avenue

(On February 26, 1986 Cal. No. 8, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 15 the hearing was closed.)

For consideration.

No. 38

CB 3

C 860535 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:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
1736	12	80 Sanford Street

(On February 26, 1986 Cal. No. 9, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 16 the hearing was closed.)

For consideration.

No. 39

CB 4

C 860536 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.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3438	24	34 Cooper Street

(On February 26, 1986 Cal. No. 10, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 17 the hearing was closed.)

For consideration.

No. 40

CB 16

C 860537 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.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3575	4	231 Livonia Avenue

(On February 26, 1986 Cal. No. 11, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 18 the hearing was closed.)

For consideration.

 BOROUGH OF QUEENS

No. 41

CB 5, 12

C 860484-485 PPQ

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

<u>ULURP #</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
860484 PPQ	5	3542	1	11-15 Irving Avenue
860485 PPQ	12	12364	121	117-28 168th Street
860485 PPQ	12	12641	16	W/S of Francis Lewis Blvd., 71 feet S/O Nashville Blvd.
860485 PPQ	12	13044	150	N/W corner of Springfield Blvd., and 141st Avenue
860485 PPQ	12	13044	63	N/E corner of 141st Ave. and Coombs St.
860485 PPQ	12	10192	8	S/S 110th Rd., 190 E/O N.Y. Blvd.
860485 PPQ	12	10839	26	S/S 99th Ave., 140 feet W/O 193rd St.
860485 PPQ	12	12574	9	N/E corner of 140th Ave. and 168th Pl.

(On January 29, 1986, Cal. No. 2, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986, Cal. No. 24, the hearing was closed.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 42

CB 3

C 860538 PPM

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.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
420	48	156 Forsyth Street

(On February 26, 1986 Cal. No. 1, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 19 the hearing was closed.)

For consideration.

No. 43

CB 9,10,11,12

C 860541-544 PPM

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 26 City-owned properties** pursuant to Section 197-c of the New York City Charter.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860541 PPM	9	3
860542 PPM	10	14
860543 PPM	11	2
860544 PPM	12	7

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 February 26, 1986 Cal. No. 2, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 20 the hearing was closed.)

For consideration.

No. 44

CB 3

C 860496 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, **175 Rivington Street** [Block 348, Lot 53], is a six story New Law walk-up with 26 residential units and two 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 and moderate-income families. The tenant association of the building has had management responsibility through HPD's Leasing Bureau since July 1, 1983.

This application was submitted by HPD on December 10, 1985.

(On February 26, 1986 Cal. No. 3, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 21 the hearing was closed.)

For consideration.

No. 45

CB 8

N 860470 ZRM

[Proposed Amendments to the Zoning Resolution concerning R8B Districts to permit community uses a maximum floor area ratio of 5.10]

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, specifically Sections 24-01; 24-11 and 24-111.

Matter in bold type is new:

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

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

24-01

Applicability of this Chapter

The *bulk* regulations of this chapter apply to any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot* located in any *Residence District* in which such *building* is permitted. As used in this chapter, the term “*any building*” shall therefore not include a *residential building*, the *bulk* regulations for which are set forth in Article III, Chapter 3. In addition, the *bulk* regulations of this chapter or of specified sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

<u>Column A</u>	<u>Column B</u>	<u>Column C</u>
R8A	R8	24-11, 24-111 , 24-382, 24-52, 24-523
R8B	R8	24-11, 24-21, 24-382 24-52, 24-111 , 24-523,
R9A	R9	24-11, 24-111 , 24-21 24-22, 24-382 24-52, 24-523
R9X		24-11, 24-22, 24-382
R10A	R10	24-52, 24-523

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

In all districts, as indicated, for any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot*, the maximum *floor area ratio* and maximum percent of *lot coverage* shall not exceed the *floor area ratio* and *lot coverage* set forth in the table at the end of this section except as otherwise provided in the following sections:

R1 R2 R3 R4 R5
R6 R7 R8 R9 R10

Section 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards)

Section 24-14 (Floor Area Bonus for a Plaza)

Section 24-15 (Floor Area Bonus for a Plaza-Connected Open Area)

Section 24-16 (Floor Area Bonus for Arcades)

Section 24-18 (Special Provisions for Zoning Lots Divided by District Boundaries).

Any given *lot area* shall be counted only once in determining the *floor area ratio*.

Notwithstanding any other provision of this resolution, the maximum *floor area ratio* in an R9 or R10 District shall not exceed 12.00.

In R9A, R9X and R10A Districts the bonus provisions of Sections 24-14 (Floor Area Bonus for a Plaza) 24-15 (Floor Area Bonus for a Plaza-Connected Open Area) and 24-16 (Floor Area Bonus for Arcades) shall not apply and the maximum *floor area ratio* shall not exceed that set forth in the table below.

(Maximum Floor Area Ratio and Maximum Lot Coverage Table)

However, the *floor area ratios* listed in this table shall not apply to *community facility uses* which are subject to the provisions of Section 24-111 (Bulk regulations for certain community facility uses).

All *developments* or *enlargements* located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, excepts as otherwise set forth in Section 23-151. However, notwithstanding this or any other provision of this resolution, R10 infill regulations shall not apply in R10A Districts.

MAXIMUM FLOOR AREA RATIO AND
MAXIMUM LOT COVERAGE

Lot coverage
percent of lot area)

<i>Floor area ratio</i>	<i>Corner lot</i>	<i>Interior lot or through lot</i>	
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5
4.80	70	65	R6
4.80	70	65	R7-1
6.50	70	65	R8
6.50	75	65	R7-2
6.50	80	70	R8A
4.00	80	70	R8B*
10.00	75	65	R9
7.50	80	70	R9A
9.00	80	70	R9X
10.00	75	65	R10
10.00	100	70	R10A

***Within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum floor area ratio on a zoning lot or portion of a zoning lot in an R8B district containing only community facility uses listed in Use Groups 3 and 4 shall not exceed 5.10.**

24-111**Maximum Floor Area Ratio for Certain Community Facility Uses**

(a) In the districts indicated for any *zoning lot* containing *community facility uses* other than those *uses* for which a permit is required pursuant to Section 22-21 (By the Board of Standards and Appeals), Section 73-12 (Community Facility Uses in R1 or R2 Districts) and Section 73-13 (Open Uses in R1 and R2 Districts) or where bulk modification is authorized pursuant to Section 74-901 (Bulk Modifications for Certain Community Facility Uses), the maximum *floor area ratio* shall not exceed the *floor area* permitted for *residential uses* by the applicable district regulations. The provisions of this paragraph shall not apply to *buildings* for which plans were filed with the Department of Buildings prior to November 15, 1972 including any subsequent amendments thereof.

(b) In the districts indicated for any *zoning lot* containing nursing homes, health related facilities or domiciliary care facilities for adults each of which have secured certification by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the allowable *floor area ratio* shall not exceed the maximum floor area ratio as set forth in the table below, except where the permissible *floor area ratio* is modified pursuant to Section 74-902 Bulk modifications for certain community facility uses).

*Maximum Floor Area
Ratio Permitted*

0.50	R3
0.75	R4
1.27	R5
2.43	R6
3.44	R7
6.02	R8
6.02	R8A
4.00	R8B*
7.52	R9
7.50	R9A
9.00	R9X

***Within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum *floor area ratio* on a *zoning lot* or portion of a *zoning lot* in an **R8B** district containing only *community facility uses* listed in Use Group 3 shall not exceed 5.10.**

(On February 26, 1986 Cal. No. 4, the Commission scheduled March 12, 1986 for a public hearing. On March 12, 1986 Cal. No. 22 the hearing was closed.)

For consideration.
