

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES			Approved	47				
1	C 860638	PPK		Sched. 4/30/86	48				
2	C 860651	654 PPK		" "	49				
3	N 850622	HGK		" "	50				
4	C 860462	ZSM		" "	51				
5	C 860314	ZSM		" "	52				
6	C 860234	ZMK		Hearing Closed	53				
7	C 850623	HUK		" "	54				
8	C 850624	HDK		" "	55				
9	C 850625	ZMK		" "	56				
10	C 850811	ZMK		" "	57				
11	C 860512	HDK		" "	58				
12	C 860611	HDK		" "	59				
13	C 860552	PPH		" "	60				
14	C 860304	ZMM		Cont. to 4/30/86	61				
15	C 860305	ZSM		" " "	62				
16	N 860565	ZRM		" " "	63				
17	N 860564	ZRY		" " "	64				
18	<del>C 860990</del> C 860990	BFY		" " "	65				
19	C 860545	PPR		Hearing Closed	66				
20	C 820652	ZSR		" "	67				
21	C 860615	617 PPX		" "	68				
22	C 860618	PPX		" "	69				
23	C 860619	621 PPX		" "	70				
24	C 850653	MMX		" "	71				
25	C 850683	GFK		Inv. Rept. Adopted	72				
26	C 860593	594 PPK		" " "	73				
27	C 860596	PPK		" " "	74			Present	
28	N 860646	BDK		" " "	75				
29	C 831160	ZMQ		Laid Over	76			H. Stung	
30	C 850580	ZSM		Inv. Rept. Adopted	77			* M. Bond	
31	C 860066	HAM		" " "	78			J. Gulino	
32	C 850635	MMH		" " "	79			S. Motley	
33	C 860303	ZMM		" " "	80			D. Scheinberg	
34	N 860348	ZRM		" " "	81				
35	C 860541	544 PPH		" " "	82				
36	N 851123	ZRR		" " "	83			* Not present for the vote on reports	
37	C 860145	GFM		Sched. 4/30	84				
38	N 850948	ZAR		Auth. Approved	85				
39	N 850962	ZAR		" "	86			Mtg. Adjourned at 11:45 A.M.	
40	N 860267	ZAR		" "	87				
41					88				
42					89				
43					90				
44					91				
45					92				
46					93				

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF APRIL 9, 1986  
MATTERS NOT ON CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

S C H E D U L I N G

No. 37

CB 9

C 860145 GFM

IN THE MATTER OF an application submitted by the Dormitory Authority of the State of New York 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 pedestrian bridge over and across Convent Avenue between 135th and 138th Streets, connecting the Science and Physical Education building to the North Academic Center of the City College Campus on either side of Convent Avenue for the Pedestrian Movement of Students and faculty, Borough of Manhattan, CD 9.

**Resolution for adoption scheduling April 30, 1986 for a public hearing.**

R E P O R T S

No. 38

CPD/2

N850948ZAR

Request to authorize the construction of one (1) single-family dwelling and one (1) accessory in-ground swimming pool and to amend application N770592ZAR in order to reconfigure the subdivision into (3) three lots in the Special Natural Area District of Staten Island.

**IN THE MATTER** of an application, pursuant to Sections 105-90, 105-421 and 105-423 of the Zoning Resolution, from Charles Magrino, R.A., for the grant of subdivision, modification of topography and alteration of the botanic environment on property located at the beginning of the corner formed by the intersection of the southerly side of Pine Boulevard as adopted by the City of New York and the westerly side of Tillman Street. Block 689 Lots 63, 84 and 75.

Plans for the proposed single family dwelling, in-ground swimming pool and subdivision are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration

disposition: .... Authorization Approved

No. 39

CPD/2

N850962ZAR

(Request to subdivide property into (10) ten lots in the Special Natural Area District of Staten Island.)

**IN THE MATTER** of an application, pursuant to Section 105-90 of the Zoning Resolution, from Jerome Grushkin, R.A., for the grant of certification involving subdivision into (10) ten lots on property located on the northwesterly side of Tillman Street distance 235' southwest from the corner formed by the intersection of the northwest side of Tillman Street with the southwest side of Motley Avenue. (Block 690, Lots 1, 5, 9, 14, 19, 23, 28, 33, 38, and 42)

Plans for the proposed subdivision are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration

disposition: .... Authorization Approved

No. 40

CPD/2

N860267ZAR

(Request to install an in-ground swimming pool and tennis court in the Special Natural Area District of Staten Island.)

**IN THE MATTER** of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Frank Vaccaro, P.E., for the grant of authorizations involving modification of topography and alteration of the botanic environment or removal of trees on property located on the north side of Coventry Road, 149.69' west of the intersection formed by Coventry Road and Northentry Road. (Block 894 Lot 185) (69 Coventry Road)

Plans for the proposed in-ground swimming pool and tennis court are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, 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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**WEDNESDAY, APRIL 9, 1986**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 6]**

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

A  
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.

**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.

## CITY PLANNING COMMISSION

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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.

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## ORDER OF BUSINESS AND INDEX

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WEDNESDAY, April 9, 1986

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### Calendar No. 6

I. Roll Call; approval of minutes .....	1
I. Scheduling April 30, 1986 .....	1
II. Public Hearings .....	4
III. Reports .....	17

**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 30, 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, APRIL 9, 1986

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APPROVAL OF MINUTES OF Regular Meeting of  
March 12, 1986 and  
Special Meeting of March 17, 1986

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, APRIL 30, 1986  
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

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**BOROUGH OF BROOKLYN**

**No. 1**

**CB 16**

**C 860638 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 **disposition of ten City-owned properties.**

**COM. BOARD**

**NO. OF PARCELS**

16

10

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 30, 1986 for a public hearing.**

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## No. 2

CB 1, 3, 4, 5

C 860651-654 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 disposition of 101 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860651PPK	1	3
860652PPK	3	31
860653PPK	4	33
860654PPK	5	<u>34</u>
		101

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 30, 1986 for a public hearing.**

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 No. 3

CB 1

N 850622 HGK

IN THE MATTER OF the designation of an addition to the Bedford North 3rd Street Urban Renewal Area, pursuant to Section 504, Article 15 of the General Municipal (Urban Renewal) Law of New York State.

The area to be designated appropriate for urban renewal comprises the portions of the block bounded by North 4th Street, Bedford Avenue, North 4th Street and Berry Street (Tax Block 2343) not previously designated part of the Bedford North 3rd Street Urban Renewal Area. Those parts of the block previously designated for urban renewal comprise Sites 1 and 2; the additional portions now being designated are proposed to be designated "Q" ("Not To Be Acquired") in the Third Amended Bedford North 3rd Street Urban Renewal Plan.

**Resolution for adoption scheduling April 30, 1986 for a public hearing.**

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**BOROUGH OF MANHATTAN****No. 4****CB 7****C 860462 ZSM**

**IN THE MATTER OF** an application by Broadway/86th Street Associates pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-95 of the Zoning Resolution for the **grant of special permit** involving a Housing Quality Development requesting the modification of rear yard and rear yard setback requirement, the transfer of floor area across Zoning District boundaries, increased floor area ratio from 10 to 12 and reduced lot area per dwelling from 90 to 75 sq. ft., on property located west of Broadway, between W. 86th and W. 87th Streets (Block 1234, Lots 55 and 56).

Plans for this proposed mixed-use building 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 30, 1986 for a public hearing.**

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**No. 5****CB 4****C 860314 ZSM**

**IN THE MATTER OF** an application submitted by Benabi Realty Company 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 72 space public parking garage on property located on the south side of West 19th Street between 7th and 8th Avenues (Block 768, Lot 59).

Plans for this proposed 72 space public parking garage 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 30, 1986 for a public hearing.**

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**II. PUBLIC HEARINGS**

**BOROUGH OF BROOKLYN**

**No. 6**

**CB 2**

**C 860234 ZMK**

**PUBLIC HEARING:**

**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.

(On March 26, 1986, Cal. No. 5, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 7, 8, 9, 10, 11 and 12**

*(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.)*

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**No. 7**

**CB 1**

**C 850623 HUK**

**PUBLIC HEARING:**

**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;

(On March 26, 1986, Cal. No. 6, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 8**

**CB 1**

**C 850624 HDK**

**PUBLIC HEARING:**

**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 through 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.

(On March 26, 1986, Cal. No. 7, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 9**

**CB 1**

**C 850625 ZMK**

**PUBLIC HEARING:**

**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.

(On March 26, 1986, Cal. No. 8, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10**

**CB 1**

**C 850811 ZMK**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**

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**No. 11**

**CB 1**

**C 860512 HDK**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**

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## No. 12

CB 1

C 860611 HDK

**PUBLIC HEARING:**

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

The property proposed for disposition, 341 South 5th Street (A/K/A 327 Keap Street) is located on the north-westerly corner of South 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 two commercial units.

(On March 26, 1986, Cal. No.46, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

## No. 13

CB 3

C 860552 PPM

**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 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.

(On March 26, 1986, Cal. No. 11, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 14, 15, 16 and 17**

*(An amendment of the Zoning Map, special permit and zoning text amendments to facilitate the construction of a development with residential, retail and office uses and a public parking garage.)*

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**No. 14**

**CB 4**

**C 860304 ZMM**

**PUBLIC HEARING:**

**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, New York 10007.

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

**Continue to April 30, 1986.**

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No. 15

CB 4

C 860305 ZSM

**PUBLIC HEARING:**

**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).

(On March 26, 1986, Cal. No. 13, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Continue to April 30, 1986.**

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No. 16

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

N 860565 ZRM

**PUBLIC HEARING:**

**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.

(On March 26, 1986, Cal. No. 14, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

Continue to April 30, 1986.

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CITYWIDE

No. 17

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CITYWIDE

N 860564 ZRY

**PUBLIC HEARING:**

**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.

(On March 26, 1986, Cal. No. 15, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Continue to April 30, 1986.**

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**NOTICE**

On April 30, 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).**

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CB Brooklyn 5

C 850490 BFY

Manhattan 5, 6, 8

Queens 1, 2, 4, 5, 6, 8, 9, 10, 13, 14

**PUBLIC HEARING:**

**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

Q-6 Sutphin Boulevard  
 Q-7 Rockaway Boulevard  
 Q-8 Jerome Avenue (101 Avenue)  
 Q-9 Lincoln Street  
 Q-10 Lefferts Boulevard (Airport)  
 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

Manhattan Express

QM-15 Lindenwood  
 QM-16 Rockaway Beach  
 QM-17 Far Rockaway  
 QM-18 Richmond Hill  
 QM-23 Woodhaven Blvd—Penn Station

(On March 26, 1986, Cal. No. 16, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 19**

**CB 1**

**C 860545PPR**

**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 one City-owned property.**

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

(On March 26, 1986, Cal. No. 17, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

**No. 20**

**CB 2**

**C 820652 ZSR**

**PUBLIC HEARING:**

**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.

(On March 26, 1986, Cal. No. 18, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

**BOROUGH OF THE BRONX****No. 21****CB 1, 2, 3****C 860615-617 PPX****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 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, New York 10007.

(On March 26, 1986, Cal. No. 1, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22****CB 3****C 860618 PPX****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 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.

(On March 26, 1986, Cal. No. 2, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 23

CB 4, 5, 6

C 860619-621 PPX

**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 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, New York 10007.

(On March 26, 1986, Cal. No. 3, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 24

CB 10

C 850653 MMX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for 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.

(On March 26, 1986, Cal. No. 4, the Commission scheduled April 9, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### III. REPORTS

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#### BOROUGH OF BROOKLYN

##### No. 25

**CB 2**

**C 850683 GFK**

**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. On March 26, 1986, Cal. No. 23, the hearing was closed. )

**For consideration.**

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##### No. 26

**CB 3,4**

**C 860593-594 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 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, New York 10007.

(On March 12, 1986 Cal. No. 7, the Commission scheduled March 26, 1986 for a public hearing. On March 26, 1986 Cal. No. 24 the hearing was closed.)

**For consideration.**

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**No. 27**

**CB 7**

**C 860596 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 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. On March 26, 1986 Cal. No. 25 the hearing was closed.)

**For consideration.**

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No. 28

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. On March 26, 1986 Cal. No. 26 the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

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No. 29

CB 11

C 831160 ZMQ

**IN THE MATTER OF** an application submitted and initiated by the Harding Heights Civic Association pursuant to Sections 197-c and 201 of the New York City Charter, for an **amendment of the Zoning Map**, Section No. 10d, changing within an existing R3-2 district from a C2-2 District to a C1-2 District, property bounded by Booth Memorial Avenue, 183rd Street and the Horace Harding Expressway, and 185th Street as shown on a diagram dated December 16, 1985.

(On January 29, 1986, Cal. No. 3, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 25 the hearing was closed. On March 12, 1986, Cal. No. 34, the item was laid over.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN****No. 30****CB 2****C 850580 ZSM**

**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, New York 10007.

(On March 12, 1986 Cal. No. 10, the Commission scheduled March 26, 1986 for a public hearing. On March 26, 1986 Cal. No. 28 the hearing was closed.)

**For consideration.**

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**No. 31****CB 9****C 860066 HAM**

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

Approval of three separate matters 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. On March 26, 1986 Cal. No. 29 the hearing was colsed.)

**For consideration.**

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**No. 32**

**CB 1**

**C 850635 MMM**

**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. On March 26, 1986 Cal. No. 30 the hearing was closed.)

**For consideration.**

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**Nos. 33 and 34**

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

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**No. 33**

**CB 1**

**C 860303 ZMM**

**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. On March 26, 1986 Cal. No. 31 the hearing was closed.)

**For consideration.**

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## No. 34

CB 1

N 860348 ZRM

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. On March 26, 1986 Cal. No. 32 the hearing was closed.)

**For consideration.**

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 No. 35

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, New York 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.)

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**BOROUGH OF STATEN ISLAND**

**No. 36**

**CB 3**

**N 851123 ZRR**

**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.**

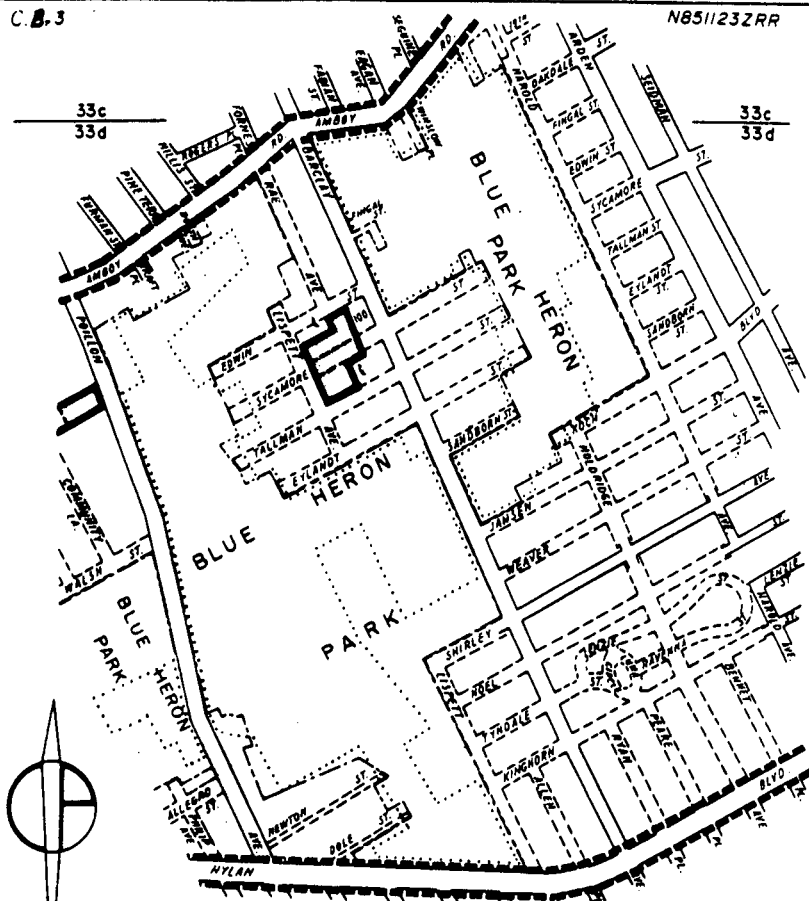
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C.B.3

N851123ZRR

33c  
33d

33c  
33d



CITY PLANNING COMMISSION  
CITY OF NEW YORK

**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 Specter P.E.*  
Director of Technical Services  
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. On March 26, 1986 Cal. No. 33 the hearing was closed.)

**For consideration.**