

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMAR
		TO	FROM				TO	FROM	
	MINUTES			Approved	47				
1	C 860145	GFM		Sch. 5/14/86	48				
2	C 860462(A)	ZSM		" "	49				
3	C 860702-	703	PPR	" "	50				
4	C 850726	ZMX		" "	51				
5	C 850727	ZMX		" "	52				
6	C 850728	ZMX		" "	53				
7	C 850729	ZMX		" "	54				
8	C 860700-	701	PPK	" "	55				
19	C 860462	ZSM		Cont. to 5/14/86	56				
10	C 860314	ZSM		Hearing Closed	57				
11	C 860304	ZMM		" "	58				
12	C 860305	ZSM		" "	59				
13	C 860565	ZRM		" "	60				
14	N 860564	ZRY		" "	61				
15	C 850490	BFY		" "	62				
16	C 860638	PPK		" "	63				
17	C 860651-	654	PPK	" "	64				
18	N 850623	HEK	(RUC)	" "	65				
19	N 860819	HKM		Law. Rept. Adopted	66				
20	N 860820	HKM		" " "	67				
21	N 860821	HKM		" " "	68				
22	N 860822	HKM		" " "	69				Present
23	N 860823	HKM		" " "	70				H. Stuy, Chairman
24	C 860545	PPR		" " "	71				J. Gulino, Commissioner
25	C 820652	ZSR		Laid Over	72				S. Matley, "
26	N 860243	RAR		Outl. Approved	73				T. Teah, "
27	N 860779	RAR		Outl. Approved	74				
28	C 860615-	617	PPX	Law. Rept. Adopted	75				Meeting Adjourned at 1:30 p.m.
29	C 860618	PPX		" " "	76				
30	C 860619-	621	PPX	" " "	77				
31	C 850653	MMX		" " "	78				
32	C 860611	HDK		" " "	79				
33	C 850623	HUK		" " "	80				
34	C 850624	HDK		" " "	81				
35	C 850625	ZMK		" " "	82				
36	C 850811	ZMK		" " "	83				
37	C 860512	HDK		" " "	84				
38	N 860816	HKK		" " "	85				
39	N 860817	HKK		" " "	86				
40	N 860818	HKK		" " "	87				
41					88				
42					89				
43					90				
44					91				
45					92				
46					93				

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, April 30, 1986**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 7]**

**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.

B

**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 30, 1986**

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**Calendar No. 7**

I. Roll Call; approval of minutes .....	1
I. Scheduling May 14, 1986 .....	1
II. Public Hearings .....	6
III. Reports .....	14

**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 May 14, 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 30, 1986

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APPROVAL OF MINUTES OF Regular Meeting of March 26  
and April 9, 1986

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MAY 14, 1986  
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

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**BOROUGH OF MANHATTAN**

**No. 1**

**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.

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**

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**No. 2**

**CB 7**

**C 860462(A) ZSM**

**IN THE MATTER OF** a modified application submitted 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 for the modification of rear yard requirement, rear yard setback requirement, the request of transfer of 54465 sq. ft. of floor area from the R10 A district to the C4-6A district area in the zoning lot and the application of 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 West 86th and West 87th Streets (Block 1234, Lots 55 and 56) Borough of Manhattan, CD 7.

The modifications to the original application (C 860462 ZSM) relate to the shifting of the north wing of the building toward West 87th Street to reduce the encroachment to the rear yard setback area, the lowering of the roof of the swimming pool to reduce the encroachment to the rear yard area, the rearrangement of the apartment layout and the modification of the amount of floor area to be transferred across zoning district boundaries.

Plans for this proposed 20 story 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 May 14, 1986 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 3**

**CB 1, 2,**

**C 860702-703 PPR**

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

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
860702PPR	1	498	18	67-69 Van Duzer Street
	"	569	90	106 Victory Boulevard
	"	1022	3	135 Richmond Avenue
860703PPR	2	3819	33	899 Nugent Avenue

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**

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**BOROUGH OF THE BRONX****No. 4****CB 8****C 850726 ZMX**

**IN THE MATTER OF** an application submitted by Bronx Community Board 8 pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 1d establishing within an existing R5 and R6 Districts, a Special Natural Area District, bounded by the southerly boundary of Ewen Park, Johnson Avenue, West 232nd Street, Cambridge Avenue, a line 250 feet south of West 235th Street, Riverdale Avenue, a line 50 feet north of the easterly prolongation of the northerly line of Ewen Park, a line 125 feet east of West 232nd Street, the easterly prolongation of the northerly line of Ewen Park, West 232nd Street and Riverdale Avenue in order to preserve and protect natural features, as shown on a diagram dated February 24, 1986.

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**

**No. 5****CB 8****C 850727 ZMX**

**IN THE MATTER OF** an application submitted by Bronx Community Board 8 pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, (Section No. 1d, a) changing from an R6 District to an R1-2 District, property bounded by West 231st Street, a line perpendicular to West 231st which is 100 feet east of the intersection of West 231st Street and Independence Avenue, West 232nd Street, and Henry Hudson Parkway and b) establishing within an R1-2 District, a special Natural Area District, bounded by West 231st Street, Independence Avenue, West 232nd Street, and Henry Hudson Parkway to preserve and protect natural features and existing residential scale, as shown on a diagram dated February 24, 1986.

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**



## No. 6

CB 8

C 850728 ZMX

**IN THE MATTER OF** an application submitted by Bronx Community Board 8 pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 1c establishing within existing R1-2 and R4 Districts, a Special Natural Area District, bounded by West 255th Street and its westerly prolongation, Riverdale Avenue, West 252nd Street the easterly service road of Henry Hudson Parkway, East Riverdale Avenue, West 253rd Street and Fieldston Road to preserve and protect natural features, as shown on a diagram dated February 24, 1986.

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**

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## No. 7

CB 8

C 850729 ZMX

**IN THE MATTER OF** an application submitted by Bronx Community Board 8 pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section Nos. 1b and 1d changing from an R6 District to an R2 District, property bounded by Johnson Avenue, West 227th Street, a line 100 feet east of Edgehill Avenue, a line 250 feet north of West 227th Street, Edgehill Avenue and West 230th Street to preserve and protect existing residential scale, as shown on a diagram dated February 24, 1986.

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**

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**BOROUGH OF BROOKLYN**

## No. 8

CB 1, 11

C 860700-701 PPK

**IN THE MATTER OF** an application by the Division of Real Property for the **disposition of 11 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>
860700PPK	1	10
	11	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.

**Resolution for adoption scheduling May 14, 1986 for a public hearing.**

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## II PUBLIC HEARINGS

### BOROUGH OF MANHATTAN

No. 9

CB 7

C 860462 ZSM

#### PUBLIC HEARING:

**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 buildings are on file with the City Planning Commission and may be seen in Room 1514:2 Lafayette Street; New York, New York 10007.

(On April 9, 1986, Cal No. 4, the Commission scheduled April 30, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 10

CB 4

C 860314 ZSM

#### PUBLIC HEARING:

**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.

(On April 9, 1986, Cal. No. 5, the Commission scheduled April 30, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 11, 12, 13 and 14**

*(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).*

**No. 11**

**CB 4**

**C 860304 ZMM**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** 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. On April 9, 1986, Cal. No. 14, the hearing was continued to April 30, 1986.)

**Close the hearing.**

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## No. 12

CB 4

C 860305 ZSM

**CONTINUED 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. On April 9, 1986, Cal. No. 15, the hearing was continued to April 30, 1986.)

**Close the hearing.**

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 No. 13

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

C 860565 ZRM

**CONTINUED 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— 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. On April 9, 1986, Cal. No. 16, the hearing was continued to April 30, 1986.)

Close the hearing.

\_\_\_\_\_  
CITYWIDE  
\_\_\_\_\_

No. 14

CITYWIDE

N 860564 ZRY

CONTINUED 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 30 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. On April 9, 1986, Cal. No. 17, the hearing was continued to April 30, 1986)

**Close the hearing.**

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### NOTICE

On April 30, 1986 at 10:00 a.m. in City Hall, New York, New York a **public hearing is being 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 and related zoning text amendments pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).**

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### No. 15

**CB Brooklyn 5**

**C 850490 BFY**

**Manhattan 5, 6, 8**

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

### CONTINUED 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. On April 9, 1986, Cal. No. 18, the hearing was continued to April 30, 1986.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 16**

**CB 16**

**C 860638 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 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.

(On April 9, 1986, Cal. No. 1, the Commission scheduled April 30, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**

**CB 1, 2, 3, 4, 5**

**C 860651-654 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 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, N.Y. 10007.

(On April 9, 1986, Cal. No. 2, the Commission scheduled April 30, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

**No. 18**

**CB 1**

**N 850622 HGK**

**PUBLIC HEARING:**

**IN THE MATTER OF** the designation of an addition to the Bedford Avenue-North 3rd Street Urban Renewal Area, and the rescission of a portion of the Bedford Avenue-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 5th Street, Bedford Avenue, North 4th Street and Berry Street not previously designated part of the Bedford Avenue-North 3rd Street Urban Renewal Area (Tax Block 2343, Lots 2, 5, 10 through 12, 17 through 23, and 25 through 28). Those parts of the block previously designated for urban renewal comprise Sites 1 and 2; the additional properties now being designated are proposed to be designated "Q" ("Note To Be Acquired") in the Third Amended Bedford Avenue-North 3rd Street Urban Renewal Plan.

The area to be rescinded from the Bedford Avenue-North 3rd Street Urban Renewal Area comprises the entire block bounded by North 4th Street, Driggs Avenue, North 3rd Street and Bedford Avenue (Tax Block 2352). The properties located in this area were designated "Q" ("Not To Be Acquired") in the previously approved Bedford Avenue-North 3rd Street Urban Renewal Plan.

(On April 9, 1986, Cal. No. 3, the Commission scheduled April 30, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### III. REPORTS

#### BOROUGH OF MANHATTAN

#### No. 19

**CB 3**

**N 860819 HKM**

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

**NAME:** FORWARD BUILDING

**LP:** 1419

**ADDRESS:** 173-175 East Broadway

**BOROUGH:** Manhattan

**LANDMARK SITE:**

TAX BLOCK: 284

TAX LOT: 23

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 192.

**For consideration.**

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**No. 20**

**CB 5**

**N 860820 HKM**

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

NAME: FRED F. FRENCH BUILDING

LP: 1415

ADDRESS: 551 Fifth Avenue

BOROUGH: Manhattan

LANDMARK SITE:

TAX BLOCK: 1281

TAX LOT: 1

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 193.

**For consideration.**

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**No. 21**

**CB 5**

**N 860821 HKM**

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

NAME: FRED F. FRENCH BUILDING INTERIOR

LP: 1416

ADDRESS: 551 Fifth Avenue

BOROUGH: Manhattan

LANDMARK SITE:

TAX BLOCK: 1281

TAX LOT: 1

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 194.

**For consideration.**

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No. 22

CB 5

N 860822 HKM

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

NAME: FULLER BUILDING

LP: 1460

ADDRESS: 593-599 Madison Avenue  
a/k/a 41 E. 57th Street

BOROUGH: Manhattan 5

LANDMARK SITE:

TAX BLOCK: 1293

TAX LOT: 26

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 195.

**For consideration.**

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## No. 23

CB 5

N 860823 HKM

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

NAME: FULLER BUILDING INTERIOR

LP: 1461

ADDRESS: 593-599 Madison Avenue  
a/k/a 41 E. 57th Street

BOROUGH: Manhattan

LANDMARK SITE:

TAX BLOCK: 1293

TAX LOT: 26

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 196.

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

## No. 24

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>
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23	76	3 Victory Boulevard
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(On March 26, 1986, Cal. No. 17, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 19, the hearing was closed).

**For consideration.**

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## No. 25

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.

(On March 26, 1986, Cla. No. 18, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 20, the hearing was closed.)

**For consideration.**

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 No. 26

CB 3

N 860243 RAR

IN THE MATTER OF an application pursuant to Section 107-65 of the Zoning Resolution and Section 200 of the New York City Charter from David C. Winters, Architect, for granting authorization for topographical modification at 74 Johanna Loop, Borough of Staten Island, Block 6712, Lot 215.

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

**For consideration.**

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 No. 27

CB 3

N 860779 RAR

IN THE MATTER OF an application pursuant to sections 107-64, 107-65 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from - DiFiore & Giacobbe, Architects for granting authorization for tree removal, topographical modification and certification for school seats at 132 Bennett Place, Borough of Staten Island, Block 6350, Lot 26.

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

**For consideration.**

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**BOROUGH OF THE BRONX****No. 28****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.

(On March 26, 1986, Cal. No. 1, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 21, the hearing was closed.)

**For consideration.**

**No. 29****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.

(On March 26, 1986, Cal. No. 2, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 22, the hearing was closed.)

**For consideration.**

**No. 30****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>
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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.

(On March 26, 1986, Cal. No. 3, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 31**

**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.

(On March 26, 1986, Cal. No. 4, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 32**

**CB 1**

**C 860611 HDK**

**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. On April 9, 1986, Cal. No. 12, the hearing was closed.)

**Close the hearing.**

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**Nos. 33, 34, 35, 36 and 37**

*(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. 33**

**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;

(On March 26, 1986, Cal. No. 6, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 7, the hearing was closed.)

**For consideration.**

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## No. 34

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.

(On March 26, 1986, Cal. No. 7, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 8, the hearing was closed.)

**For consideration.**

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## No. 35

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 12c and 12d, 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. On April 9, 1986, Cal. No. 9, the hearing was closed.)

**For consideration.**

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## No. 36

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 12c and 12d, changing from M1-1 and C8-2 districts to R-6 and C2-3 within an R6 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. On April 9, 1986, Cal. No. 10, the hearing was closed.)

**For consideration.**



**No. 37**

**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.

(On March 26, 1986, Cal. No. 10, the Commission scheduled April 10, 1986, for a public hearing. On April 9, 1986, Cal. No. 11, the hearing was closed.)

**For consideration.**



**No. 38**

**CB 3**

**N 860816 HKK**

**IN THE MATTER OF a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)**

**NAME: ALHAMBRA APARTMENTS**

**LP: 1431**

**ADDRESS: 510-518 Nostrand Avenue  
a/k/a 29 Macon Street**

**BOROUGH: Brooklyn**

**LANDMARK SITE:****TAX BLOCK:** 1843**TAX LOT:** 20

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 189.

**For consideration.**

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**No. 39**
**CB 8****N 860817 HKK**

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

**NAME:** IMPERIAL APARTMENTS**LP:** 1432**ADDRESS:** 1327-1339 Bedford Avenue  
a/k/a 1198 Pacific Street**BOROUGH:** Brooklyn**LANDMARK SITE:****TAX BLOCK:** 1206**TAX LOT:** 5

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 190.

**For consideration.**

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**No. 40**
**CB 3****N 860818 HKK**

**IN THE MATTER OF** a communication dated March 25, 1986 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2.0 of the Administrative Code designated by the Landmarks Preservation Commission on March 18, 1986. (List No. 184)

NAME: RENAISSANCE APARTMENTS

LP: 1433

ADDRESS: 140-144 Hancock Street  
a/k/a 488 Nostrand Avenue

BOROUGH: Brooklyn

LANDMARK SITE:

TAX BLOCK: 1837

TAX LOT: 53

The Matter was submitted to the City Planning Commission by the Secretary of the Board of Estimate on March 27, 1986 and referred to the City Planning Commission by the Board of Estimate on April 3, 1986, Cal. No. 191.

**For consideration.**

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