

SPECIAL MEETING OF JUNE 2, 1986

TIME: 3:06 PM

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTE
		IN	BoE			
1	C 860314	ZSM		FRV. REPORT		
2	C 860304	ZMM		"		
3	C 860305	ZSM		"		
4	N 860565	ZRM		"		
5	N 860564	ZRY		"		
6	N 851154	ZAX		AUTHORIZATION APPROVED		
7	N 860791	RAR		LOO OVER		
8					PRESENT -	
9						
10					SINCE	
11					<del>WITTED</del> BOND	
12					COLLINO	
13					SLHEMBERL	
14						
15					ADJOURNED	
16					3:10 PM	
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COMPREHENSIVE CITY PLANNING CALENDAR - MONDAY, JUNE 2, 1986  
SPECIAL MEETING OF THE CITY PLANNING COMMISSION - 2 LAFAYETTE ST., NEW YORK, N.Y.  
15th Floor CONFERENCE ROOM HELD AT

R E P O R T S  
BOROUGH OF MANHATTAN  
No. 1

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.

(On April 9, 1986, Cal. No. 5, the Commission scheduled April 30, 1986 for a public hearing; On April 30, 1986 Cal. No. 10 the hearing was closed.)

For consideration disposition: favorable report

No. 2,3,4 and 5

(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. 2

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, 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 On April 30, 1986 Cal. No. 11 the hearing was closed.)

For consideration disposition: favorable report

No. 3

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).

(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. On April 30, 1986 Cal. No. 12, 1986 the hearing was closed.)

For consideration disposition: favorable report

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. On April 30, 1986 Cal. No. 13, the hearing was closed.)

For consideration

disposition:

favorable report

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:

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

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. On April 30, 1986 Cal. No. 14, the hearing was closed.)

For consideration disposition: favorable report

No 6

CD 8

N 851154 ZAX

IN THE MATTER OF an application from Vincent Clapps Associates, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, for the grant of authorization involving modification of topography, alteration of botanic environment, and removal of trees, to enhance a one-family dwelling on property located at #3 Blackstone Place, approximately 150 feet northerly of West 246th Street, Block 5913, Lot 964, in the NA-2 District.

For consideration disposition: authorization approved.

No. 7

S. I./3

N860791RAR

(Topographical modification, subdivision and school seat certification in the Special South Richmond Development District pursuant to Sections 107-65; 107-08; 107-123 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application pursuant to Sections 107-65, 107-08 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from Carl Osrof applicant for granting authorization for topographical modification and certification for subdivision and school seats at Highland Lane, Tennyson Drive, Armstrong Avenue, Block 5312, Lot 35, Block 5313 Lot 25, Block 5314 Lot 17.

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 disposition: authorization approved.

The City of New York  
 City Planning Commission  
 2 Lafayette Street  
 15th Fl. Conference Room  
 NY NY 10007

SPECIAL MEETING

DATE: 6/2/86

TIME: 3:06 Pm

ADJ. 3:10 Pm

CAL. NO. 1 ITEM NO. C 860314 ZSM DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG					
TEAH					

CAL. NO. 2 ITEM NO. C 860304 ZMM DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
BOND		X			
GULINO		X			
MOTLEY					
SCHEINBERG		X			
TEAH					

CAL. NO. 3 ITEM NO. C 860305 ZSM DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
BOND		X			
GULINO		X			
MOTLEY					
SCHEINBERG		X			
TEAH					

The City of New York  
 City Planning Commission  
 2 Lafayette Street  
 15th Fl. Conference Room  
 NY NY 10007

SPECIAL MEETING

DATE: 6/2/86

TIME: \_\_\_\_\_

ADJ. \_\_\_\_\_

CAL. NO. 4 ITEM NO. N 860565 ZRM DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		✓			
BOND		✓			
GULINO		✓			
MOTLEY					
SCHEINBERG		✓			
TEAH					

CAL. NO. 5 ITEM NO. N 860564 ZRY DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		✓			
BOND		✓			
GULINO		✓			
MOTLEY					
SCHEINBERG		✓			
TEAH					

CAL. NO. 6 ITEM NO. N 851154 ZAX DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		✓			
BOND		✓			
GULINO		✓			
MOTLEY					
SCHEINBERG		✓			
TEAH					

The City of New York  
 City Planning Commission  
 2 Lafayette Street  
 15th Fl. Conference Room  
 NY NY 10007

SPECIAL MEETING

DATE: 6/2/86

TIME: \_\_\_\_\_

ADJ. \_\_\_\_\_

CAL. NO. 7 ITEM NO. N 860791 RAR DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ					Laid Over
BOND					
GULINO					
MOTLEY					
SCHEINBERG					
TEAH					

CAL. NO. \_\_\_\_\_ ITEM NO. \_\_\_\_\_ DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ					
BOND					
GULINO					
MOTLEY					
SCHEINBERG					
TEAH					

CAL. NO. \_\_\_\_\_ ITEM NO. \_\_\_\_\_ DATE \_\_\_\_\_

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ					
BOND					
GULINO					
MOTLEY					
SCHEINBERG					
TEAH					