

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
		MINUTES (6/4/86)		APPROVED	47	C 850728	ZMX		Unif. Rept. Adp.
1	C 831290	ZMX		Sched 6/18/86	48	C 850729	ZMX		Unif. Rept. Adp.
2	C 860655	PPK		" "	49	C 860700-701	PPK		Unif. Rept. Adp.
3	C 860728	PPK		" "	50*	C 860145	GFM		" " "
4	C 850406	HMQ		" "	51*	C 860462(A)	ZSM		" " "
5	C 850407	ZMQ		" "	52	C 860552	PPM		" " "
6	C 850408	PNQ		" "	53	C 869764	HAM		Sched. 6/18
7	C 860491	GFM		" "	54				
8	C 860776	PPM		" "	55				
9	C 851135	GFM		" "	56				
10	N 851148	ZRM		" "	57	* Re: # 50 Comm. Bond			
11	C 860391	GFM		" "	58	recused himself.			
12	N 85761(A)	ZRM		" "	59				
13	C 830456	BEY		" "	60	** Re: # 51 Comm. Matter voted on			
14	C 850484	BEY		" "	61	(4 yes votes - 1 no vote)			
15	C 851130	ZSR		Hearing Closed	62				
16	C 860748	PPR		" "	63				
17	C 860729-735	PPX		" "	64	Present			
18	C 860492	GFX		" "	65	Comm. Stung			
19	C 860736-741	PPK		" "	66	Comm. Bond			
20	C 860749	PPK		" "	67	" Gulinio			
21	C 860407	PPK		" "	68	" Matley			
22	C 860718	PLK		" "	69	" Scheinberg			
23	C 851103	ZSK		" "	70				
24	C 850755	PSQ		" "	71				
25	C 860358	PSQ		" "	72				
26	C 860744-747	PPQ		" "	73				
27	C 860682	ZMQ		" "	74	Adjourned at 5:50 p.m.			
28	C 860682(A)	ZMQ		" "	75				
29	N 860683	ZRQ		" "	76				
30	C 860429	ZSQ		" "	77				
31	C 860377	HAM		" "	78				
32	C 860699	PPM		" "	79				
33	C 860742-743	PPM		" "	80				
34	C 860717	PPM		" "	81				
35	C 860380	HUM		" "	82				
36	C 860381	HDM		" "	83				
37	C 860382	ZSM		" "	84				
38	C 860383	PSM		" "	85				
39	C 860469	GFM		" "	86				
40	N 850761	ZRM		" "	87				
41	C 860702-703	PPR		Unif. Rept. Adp.	88				
42	N 851113	ZAR		Laid Over	89				
43	N 860530	ZAR		" "	90				
44	N 860868	ZAR		" "	91				
45	C 850726	ZMX		Unif. Rept. Adp.					
46	C 850727	ZMX		Unif. Rept. Adp.					

Unif. Rept. Adp.

Unif. Rept. Adp.

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC HEARING OF JUNE 4, 1986
MATTERS NOT ON CALENDAR CONSIDERED BY UNANIMOUS CONSENT

S C H E D U L I N G

BOROUGH OF MANHATTAN
No. 53

CD 3

C 860764 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 actions are requested:

- 1) Designation as an Urban Development Action Area:
220 East 7th Street Block 389, Lot 28
- 2) An Urban Development Action Area Project for such property;
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

The subject property is a vacant 5 story building that is to be rehabilitated for the homeless mentally-ill adults and one resident superintendent. The project would contain 15 single bedroom units and one studio unit. The ground floor is to contain a kitchen, communal dining area and office space.

The project would be financed by direct loan to the developer under the provisions of Section 202 of the National Housing Act.

Resolved For adoption scheduling June 18, 1986 for a public hearing.
DISPOSITION.....RESOLUTION ADOPTED.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, June 4, 1986

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



Edward I. Koch, Mayor

City of New York

[No. 9]

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription pro-rated) may do so by contacting the Calendar Information Office, 566-8510.

B

CITY PLANNING COMMISSION

2 Lafayette Street, New York, N.Y. 10007

HERBERT STURZ, *Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, June 4, 1986

Calendar No. 9

I. Roll Call; approval of minutes	1
I. Scheduling June 18, 1986	1
II. Public Hearings	9
III. Reports	44

**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 June 18, 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, JUNE 4, 1986

APPROVAL OF MINUTES OF Regular Meeting of
April 30, 1986

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 18, 1986
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF THE BRONX

No. 1

CD 2

C 831290 ZMX

IN THE MATTER OF an application submitted by Mr. Joseph Maio, pursuant to Sections 197-c and 200 of the New York City Charter, for an amendment to the Zoning Map, Section No. 6c, changing from an R6 District with a C2-4 overlay to an M1-1 District, property bounded by Longfellow, Spofford and Hunts Point Avenues, in order to reduce the degree of non-conformance on the site, as shown on the diagram dated April 7, 1986.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

BOROUGH OF BROOKLYN**No. 2****CD 7****C 860655 PPK**

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>TYPE OF ACTION PROPOSED</u>
724	1	4201 4th Avenue	Unrestricted disposition approval of long-term lease of the former Sunset Park Courthouse.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 3**CD 3****C 860728 PPK**

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>TYPE OF ACTION PROPOSED</u>
2016	42 (Part Of)	1130 Fulton Street	Long-Term lease of one story building for commercial uses (subject to transit easement).

Resolution for adoption scheduling June 18, 1986 for a public hearing.

BOROUGH OF QUEENS**Nos. 4, 5 and 6**

(Amendment to the City Map and Zoning Map and disposition of City Property to facilitate the development of a parking field)

No. 4**CD 9****C 850406 MMQ**

IN THE MATTER OF an application by the New York City Department of General Services, pursuant to Sections 197-c and 199 of the New York City Charter, for an **amendment to the City Map** involving the elimination of a park in the center of 101st Street between Park Lane South and 85th Road (Block 9178, Lot 1), to allow development of a parking field in accordance with Map No. 4745 dated May 20, 1981, and signed by the Borough President.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 5**CD 9****C 850407 ZMQ**

IN THE MATTER OF an application by the New York City Department of General Services, pursuant to Sections 197-c and 200 of the New York City Charter, for an **amendment to the Zoning Map**, Section No. 14b, establishing an R-3-1 District with a C2-2 overlay on former parkland, property bounded by 101st Street on the east and west, Park Lane South on the north and 95th Road on the south (Block 9178, Lot 1), to permit the development of a parking field as shown on a diagram dated April 7, 1986.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 6

CD 9

C 850408 PNQ

IN THE MATTER OF an application by the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter, for the negotiated **disposition of former parkland**, property bounded by 101st Street on the east and west, Park Lane South on the north and 85th Road on the south (Block 9178, Lot 1), to permit the development of a parking field by Manhattan View Development, Ltd.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

BOROUGH OF MANHATTAN

No. 7

CD 8

C 860491 GFM

IN THE MATTER OF an application by the Society of New York Hospital pursuant to Section 197-c of the New York City Charter for the grant for a Ten-year renewal of a revocable consent to continue to maintain and use a tunnel under and across York Avenue between East 70th Street and East 71st Street connecting the subcellars of 435 East 70th Street and 1320 York Avenue for use as a passageway for staff and patients.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 8

CD 3

C 860776 PPM

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
350	41	26 Clinton Street

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 9

CD 7

C 851135 GFM

IN THE MATTER OF an application submitted by 2330 Broadway Operators, Inc. pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year revocable consent** to install, maintain and use a pedestal clock with an illuminated face and an underground electric conduit on the sidewalk on the east side of Broadway, 50 feet south of the curblin of East 85th Street.

Plans for this proposal 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 June 18, 1986 for a public hearing.

No. 10

CD 5, 6

N 851148 ZRM

(Proposed zoning text amendment to existing regulations to adjust density controls in C5-2A district on Lexington Avenue.)

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Sections 34-114, 35-24, and 35-412, as follows:

Matter in **BOLD** type is new;

Matter in [], is old, to be omitted;

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

34-114

Special provisions for C5-2A Districts in C5-2A Districts the maximum *floor area ratio* for a *residential building* shall not exceed 12.0. The **minimum lot area per dwelling unit** shall not be less than 62.5 square feet. The *bulk* regulations set forth in Section 33-126 shall apply to all *developments* or *enlargements*.

35-24

Special Provisions for C5-2A Districts in C5-2A Districts the maximum *floor area ratio* for a *residential building* shall not exceed 12.0. The **minimum lot area per dwelling unit** shall be not less than 62.5 square feet. The *bulk* regulations set forth in Section 33-126 shall apply to all *developments* or *enlargements*.

35-412

In other C1 or C2 Districts or in C3, C4, C5 or C6, Districts

DISTRICTS							
C1	C2	C3	C4	C5	C6	C7	C8

C1-6

C1-7 C2-6

C1-8 C2-7

C1-9 C2-8 C3 C4 C5 C6

REQUIRED LOT AREA PER
100 SQUARE FEET OF
FLOOR AREA IN
COMMERCIAL OR
COMMUNITY FACILITY USES
(IN SQUARE FEET)

<i>Commercial use</i>	<i>Community facility use</i>						
200	100	C3					
100	50	C4-1					
30	20	C4-2 C4-3 C6-1A					
30	15	C1-6	C2-6	C4-4 C4-5			
20	15	C1-7					

						C6-1
						C6-2
17	15			C4-2A		C6-2A
15	10	C1-8	C2-7			C6-3
13	13	C1-8A	C2-7A			
11	11	C1-8X	C2-7X			
10	10	C1-9	C2-8	C4-6	C5-1	C6-4
		C1-9A	C2-8A	C4-6A	C5-2	C6-5
				C4-7		
				C4-7A	C5-4	C6-8
8.4	8.4				C5-2A	
						C6-6
					C5-3	C6-7
6.5	6.5				C5-5	C6-9

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 11

CD 5

C 860391 GFM

IN THE MATTER OF an application submitted by Hermes of Paris, Inc., pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year revocable consent** to embed and maintain a 43-inch diameter brass logo in a new sidewalk to be constructed in front of the Hermes of Paris store at 11 East 57th Street, on the north side of the street, between Madison and Fifth Avenues.

Plans for this proposal 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 June 18, 1986 for a public hearing.

No. 12

CD 1

N 850761(A) ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution, relating to Sections 84-22 and 84-23, Required Building Walls and Limited Heights of Buildings, in the Battery Park City Special District to permit a wall to enclose the permitted obstructions.

Matter in **bold type** is new:

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

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

84-22

Required Building Walls

Where the Zone A District Plan in Appendix 2.1 shows a requirement for a *development* to be built to a *mandatory front building wall line*, any such *development* shall have a mandatory front building wall coincident with and constructed along such *mandatory front building wall line*, which shall rise without setback for a height above *curb level* not less nor more than the amount specified below:

(a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.

(b) With respect to any 110-135 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.

(c) On the portion of any zoning lot designated as a *special height location* in the Zone A District Plan in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraph (a) or paragraph (b) of this Section and not more than 400 feet, except that for any development south of [Third] First Place and east of Battery Place, with a mandatory front *building wall*, the area of which below the level of the second story ceiling occupies 100 percent of the frontage, along its *mandatory front building wall line*, a height of not more than 450 feet provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.

(d) With respect to any *zoning lot* south of West Thames Street, east of South End Avenue, north of Third Place and West of Battery Place, a height of not less than 18 feet nor more than 85 feet above *curb level*.

Subject to the provisions of Section 84-221 (Front Wall Recesses), the mandatory front *building wall* requirements set forth above shall also apply to all *development* along all *street lines* within 50 feet of their intersection with any *mandatory front building wall line*.

84-221**Front Wall Recesses**

Front Wall recesses for architectural or decorative purposes are permitted, except in an *arcade* required in Section 84-13 (Mandatory Arcades), provided that the aggregate area of all such recesses at the level of any *story* shall not exceed 20 percent of the aggregate area of the mandatory front *building* wall at that *story* [and may have unlimited depth] **provided the depth of such recess does not exceed 10 feet**. At any *story* above the level of the second story ceiling, additional recesses to the amount of 25 percent of the aggregate area of the wall at each *story* are permitted, provided the depth of any such additional recess does not exceed 10 feet. All recesses shall be subject to the applicable provisions of Section 23-84 (Outer Court Regulations).

[84-222**Maximum Distance Between Buildings**

Maximum distance between *buildings* on opposite sides of a *narrow street* within 50 feet of the intersection of a *mandatory front building wall line* and the *street line* of a *narrow street*, the maximum distance between two *buildings* on opposite sides of a *narrow street*, and fronting on the same side of a *wide street*, shall be not more than 100 feet.]

84-23**Limited Height of Buildings**

No portion of any *building or other structure* may be built to a height greater than 85 feet above *curb level*, except that:

(a) Any portion of a *building* required to have an exterior wall coincident with a 110-135 foot *mandatory front building wall line*, as provided in Section 84-22 (Required Building walls) may be built to a height of up to 135 feet above *curb level*.

(b) On the portion of any *zoning lot* designated as a special height location in the Zone A District Plan in Appendix 2.2, a *building* may be built to a height of up to 400 feet above *curb level*, provided, however, that with respect to any *zoning lot* east of Battery Place and south of Third Place:

(1) Subject to the provisions of Section 84-22, the portion of any *building* fronting on a *narrow street* shall be set back at least 10 feet at any height between *curb level* and 85 feet above the *curb level* for the length of the lot line coincident with such *narrow street*; and

[(2) any *building* with a mandatory front *building* wall, the area of which, below the level of the second story ceiling, occupies 100 percent of the frontage along its *mandatory front building wall line*, may be built to a height of 450 feet above *curb level*.]

(c) Sections 23-62 and 33-42 (Permitted Obstructions) are hereby made inapplicable. Any portion of a *building* or other structure that exceeds an established height limit shall be subject to the following provisions:

1. In the Battery Park City Special District the following shall not be considered obstructions and may thus penetrate a maximum height limit:

i) Chimneys or flues with a total width not exceeding 10 percent of the width of the *street wall* of the *building* measured at any level where such penetration occurs.

ii) Elevator or stair bulkheads, roof water tanks or cooling towers (including enclosures) each of which shall have a width of no more than 30 feet. The sum of the products, in square feet of the widths of such obstructions times their heights shall not exceed a figure equal to four times the width of the streetwall of the *building* facing such frontage at *curb level*.

iii) Flagpoles and aerials

iv) Parapet walls not more than four feet high

v) Wire, chain link or other transparent fences.

2. The Chairman of the City Planning Commission may, by certification permit the obstructions set forth in Section c, paragraphs (i) and (ii) to be concealed by an enclosure wall. An enclosure wall, for the purposes of this section, is a vertical structure which serves to surround a space that is unroofed and contains no *floor area*. No portion of the enclosure wall shall be at an angle of more than 45° from the vertical. The gross area of each face of the enclosure wall, in square feet, shall not exceed a figure equal to eight times the width of the wall of that face of the *building* at *street* level. All obstructions, permitted pursuant to this paragraph, are exempt from the size restrictions of Section c, paragraphs (i) and (ii) and must be completely located within the enclosure wall.

3. The City Planning Commission may permit, by authorization, an increase in the size of the enclosure wall beyond that permitted by certification, provided that the Commission finds:

i) that the width of such additional enclosure wall at each *building* face does not exceed 80 percent of the width of the enclosure wall certified pursuant to Section c, paragraph 2.

ii) that the additional area of the enclosure wall at each face of the *building* is not more than 50 percent of the area allowed in Section c, paragraph 2; and,

iii) that the enclosure wall is compatible with the *building* and the urban design goals of the special district and compliments the design by providing a decorative top.

(d) In special height locations in the Zone A District Plan in Appendix 2.2, no portion of a *building*, including permitted obstructions, shall exceed a height of 450 feet above *curb level*.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

CITYWIDE

No. 13

CD K-1, 2, 3, 8, X-1, M-10, 11, Q-1.2

C 830456 BFY

IN THE MATTER OF an application by Malamute National Lines, Inc., for a franchise contract to operate service between The Bronx, Manhattan and Brooklyn and Rikers Island, Queens.

Resolution for adoption scheduling June 18, 1986 for a public hearing.

No. 14

CD Q1, 2, 3, 4, 5, 6, 9, 10, 14

C 850489 BFY

M-5, 6

IN THE MATTER OF an application by Triboro Coach Corporation for renewal of its franchise contract dated January 21, 1974 and the incorporation in such renewal all previously approved amendments. Triboro Coach Corporation provides local bus service in Queens and express bus service between Queens and Manhattan. The routes under consideration are as follows:

II. PUBLIC HEARINGS

BOROUGH OF STATEN ISLAND

No. 15

CD 2

C 851130 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application by Eger Nursing Home, Eger Lutheran Home pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-90, 105-90, 105-421 and 105-423 of the Zoning Resolution for the **grant of special permit** for the development of a 42 bed health related facility to replace an existing facility and to modernize an existing nursing facility, a certification of subdivision, an authorization for modification of existing topography, and an authorization for removal of trees, on property located at 140 Meisner Avenue on the east side of Meisner Avenue, 876.2 feet south of Willowbrook Parkway (Block 2250, Lots 360 and 370).

Plans for this proposed health related facility and nursing facility are on file with the City Plannig Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007.

(On May 14, 1986, Cal. No. 11, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 1

C 860748 PPR

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>
44	13	152 Hendricks Avenue

(On May 14, 1986, Cal. No. 12, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 17

CD 1,2,3,4,5,6,12

C 860729-735 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 21 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860729 PPX	1	7
860730 PPX	2	1
860731 PPX	3	6
860732 PPX	4	2
860733 PPX	5	1
860734PPX	6	2
860735PPX	12	2

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 May 14, 1986, Cal. No. 13, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 4

C 860492 GFX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for the **grant of a ten year renewal of revocable consent** to continue to maintain and use a bridge over and across East 153rd Street between East 157th Street and River Avenue connecting a parking field located at the Bronx Terminal Market with the Yankee Stadium Plaza in order to facilitate the movement of patrons to and from the parking field.

(On May 14, 1986, Cal. No. 14, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 19

CD 1, 3, 4, 5, 8, 16

C 860736-741 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 30 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860736 PPK	1	1
860737 PPK	3	5
860738 PPK	4	7
860739 PPK	5	8
860740 PPK	8	2
860741 PPK	16	7

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

(On May 14, 1986, Cal. No. 15, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 16

C 860749 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 56 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860749 PPK	16	56

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 May 14, 1986, Cal. No. 16, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 18

C 860407 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property in the Borough of Brooklyn, 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>
860407 PPK	18	8366	1, 2, 3, 8, 13, 18, 20, 21, 28, 30, 42, 43, 45, 50, 51, 56, 72, 80, 94, 96, 105, 135, 141, 143, 235	Area bounded by Avenue M, Avenue N, East 66th Street and East 69th Street.

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 May 14, 1986, Cal. No. 17, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 13

C 860718 PLK

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 via a long term lease.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
6954	24	2608 Stillwell Avenue

(On May 14, 1986, Cal. No. 18, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

CD 13

C 851103 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Mario A. Accarino, pursuant to Sections 197-c and 200 of the New York City Charter and Section 106-32 of the Zoning Resolution, for the **grant of a special permit** to waive the frontage and area requirements of Section 106-31, to modify the depth of the rear yard which otherwise would be required, and to waive the requirement of Section 106-31(e) which otherwise would limit Use Group 16 to Neptune, Stillwell, or Cropsey Avenues, for property at 2723 West 15th Street, on the easterly side of West 15th Street, about 644 feet northerly of Neptune Avenue, within the Special Coney Island Mixed Use District (CO).

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

(On May 14, 1986, Cal. No. 19, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

CD 5

C 850755 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located on 58th Road between 48th Street and Newtown Creek (Block 2600, Lots 1 and 100) as more specifically described in a diagram provided by the Department of Sanitation and dated March 27, 1985, for the **construction of the Queens West 5 Sanitation Garage and Salt Domar.**

(On May 14, 1986, Cal. No. 20, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.



No. 25

CD 10

C 860358 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located on the south side of 107th Avenue between 132nd and 133rd Streets (Block 9612, Lot 1), for continued use of the Richmond Hill Group Home.

(On May 14, 1986, Cal. No. 21, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.



No. 26

CD 4, 10, 12, 13

C 860744-747 PPQ

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 seven City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
860744PPQ	4	1936	19	W/S 101 Street, 580 ft. N/O Martense Avenue
860745PPQ	10	11772	112	129-20 134 Street
860746PPQ	12	12129	43	N/S 134 Avenue, 50 ft. W/O Cranston Street
860746PPQ	12	12181	1	N/E/C 160 Street and Claude Avenue
860746PPQ	12	12401	40	S/W/C Linden Blvd. and 178 Street

860746PPQ	12	10253	29	10708 Merrick Blvd.
860747PPQ	13	11091	48	216-21 102 Avenue

(On May 14, 1986, Cal. No. 22, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 27, 28, 29 and 30

(Amendments of the zoning map and Zoning Resolution and grant of a special permit to facilitate construction of a forty-three story office building and annex)

No. 27

CD 2

C 860682 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Queens Office of the Department of City Planning, pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the **Zoning Map**, Section No. 9B, extending the Special Hunters Point Mixed Use District and rezoning within the existing and proposed Special Hunters Point Mixed Use District to change from an M3-1 District to a C5-3 District property bounded by Jackson Avenue, 23rd Street, 44th Road, Crescent Street, and 44th Drive, as shown on a diagram dated March 24, 1986.

(On May 14, 1986, Cal. No. 23, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 2

C 860682(A) ZMQ

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by the Queens Office of the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section No. 9B, extending the Special Hunters Point Mixed Use District and rezoning within the existing and proposed Special Hunters Point Mixed Use District to change from an M3-1 District to a C5-3 District property bounded by Jackson Avenue, 23rd Street, 44th Road, Hunter Street to a line, running at a right angle, 50 feet from the southwesterly property line of Block 433, and 44th Drive, as shown on diagram dated May 14, 1986.

(On May 14, 1986, Cal. No. 24, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 29

CD 2

N 860683 ZRQ

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 Article XI, Chapter VIII Special Hunters Point Mixed Use District.

 Matter in bold type is new:

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

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

Chapter VII

Special Hunters Point Mixed Use District

ARTICLE XI—SPECIAL PURPOSE DISTRICTS—CHAPTER 7

SPECIAL HUNTERS POINT MIXED USE DISTRICT

117-00 GENERAL PURPOSES

The *Special Hunters Point Point Mixed Use District* established in this Resolution is designed to promote and protect the public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- a) To stabilize the *residential* future of a mixed *residential* and industrial area by permitting expansion and new *development* of *residential* and light *manufacturing uses* where adequate environmental standards are assured;
- b) To promote the opportunity for people to work in the vicinity of their *residences*;
- c) To retain job intensive and stable industries within New York City;
- d) To provide an opportunity for the improvements of Hunters Point in a manner consistent with the the objectives of the comprehensive plan for the City of New York; and
- e) To promote the most desirable use of land and thus conserve the value of land *buildings* and thereby protect City tax revenues.

117-01 Definitions

The *Special Hunters Point Mixed Use District* is a special purpose district designated by the letters "HP," in which regulations set forth in Article XI, Chapter 7, shall apply. The *Special Hunters Point Mixed Use District* incorporates the provisions of M1-4 and R5 districts, except as otherwise specifically provided.

The Court Square Sub-district of the *Special Hunters Point Mixed Use District*, is established within the *Special Hunters Point Mixed Use District*. Special regulations set forth in Sections 117-60 through 117-66 shall apply to the Court Square Sub-district and shall supplement or supersede the provisions of the *Special Hunters Point Mixed Use District* and the underlying districts. In case of damage or destruction, existing residential uses shall be subject to the provisions of Section 52-531.

117-02 GENERAL PROVISIONS

In harmony with the general purpose and intent of this Resolution with the general purpose of the *Special Hunters Point Mixed Use District* and in accordance

with the provisions of this Chapter, the regulations of the *Special Hunters Point Mixed Use District* shall replace and supersede the existing district regulations.

All *residences, community facilities* and Use Group 4B *open uses* shall be subject to all the provisions applicable in R5 District, except as otherwise specifically provided in this Chapter. The special regulations relating to *predominantly built up areas, as defined in Section 12-10 (Definitions), shall apply* to all new *residential developments or enlargements*, except that *front yard requirements* shall be optional.

All *commercial and manufacturing uses* shall be subject to all the provisions applicable to M1-4 Districts, except as otherwise specifically provided in this Chapter.

The *use of any building* may be changed to another *use* listed within the same Use Group, or as provided in Sections 117-13 (Special Permit Provisions for Certain Residential Uses) or 117-32 (Authorization Provisions for Manufacturing or Commercial Uses).

The maximum permissible *floor area ratio* for any *manufacturing, commercial or community facility development* on a *zoning lot* is 2.0 and the maximum permissible *floor area ratio for residential use* is 1.65.

In the case of a *zoning lot* occupied partly by *residential uses* and partly by *non-residential uses*, the maximum *floor area ratio* shall not exceed 2.0.

In any *building*, above the level of the first story ceiling, *residential uses* shall not be located on the same *story* as or below *manufacturing or commercial uses*.

Zoning lots adjacent to the *Special Hunters Point Mixed Use District* shall not be subject to the provisions of Section 42-214 (Special provisions applying along district boundaries), Section 42-214 (In M2 or M3 Districts), Section 42-42 (Enclosure or Screening of Storage), Section 42-44 (Limitations on Business Entrances, Show Windows or Signs), Section 42-54 (Special Provisions Applying Along District Boundaries), Section 43-30 or (Special Provisions Applying Along District Boundaries), or Section 44-583 (Restrictions on Location of Berths Near Residence Districts).

Special regulations for *residential uses* are listed in Section 117-10, 117-11, 117-12, and 117-13 of this Chapter.

Special regulations for *community facility uses* are listed in Sections 117-20 and 117-21 of this Chapter.

Special regulations for *manufacturing and commercial uses* are listed in Sections 117-30, 117-31, 117-32 and 117-33 of this Chapter.

Special regulations for *buildings* containing both *residential* and *commercial* uses are listed in Section 117-40 of this Chapter.

For the purposes of this Chapter, all lawful principal uses in enclosed *buildings* which exist on the effective date of this Chapter shall be considered conforming. Such uses may enlarge or expand as-of-right as provided in this Chapter.

117-10 SPECIAL REGULATIONS FOR RESIDENTIAL USES

117-11 Special Provisions for As-Of-Right New Residences or Enlargements

New *residences* or *enlargements* of existing *residences* are allowed as-of-right, provided that:

- a) The *zoning lot* shares a common *side lot line* on both sides with a *residential* or *community facility use*,
- b) The frontage along the *street line* of the *zoning lot* does not exceed 60 feet and the total area of the *zoning lot* does not exceed 7,800 square feet.
- c) The *zoning lot* is not located within a continuous frontage of vacant *zoning lots* or land with minor improvements whose aggregate length exceeds 60 feet.
- d) No *manufacturing use* or any use listed in Use Group 16 occupies the *zoning lot* or shares a common *lot line* in the rear or is located across the *street*;
- e) In the case of an *enlargement* of an existing *residential building*, such *enlargement* shall be limited to a 50% increase in existing *floor area* and in no event more than 1,000 square feet of *floor area*.

117-12 Authorization Provisions for Residential Uses

After notification to the affected Community Board the City Planning Commission may authorize within the *Special Hunters Point Mixed Use District*:

- a) Modification of side yard regulations for residential uses in new buildings or enlargements;
- b) Construction of new one, two or three family *residences* or *enlargements* where the aggregate width of *street* frontage of a *zoning lot* exceeds 60 feet or the total area of the *zoning lot* exceeds 7,800 square feet, subject to applicable R5 district regulations;
- c) *Enlargement* of an existing *residential building* sharing a *side lot line* with a *manufacturing use*;

d) Construction of a new *residence* or *enlargement* of an existing *residence* on a *zoning lot* sharing a common *lot line* in the rear or across the *street* from a *manufacturing use* or any use listed in Use Group 16;

e) *Enlargements* in excess of a 50% increase in *floor area* or in excess of 1,000 square feet of *floor area* subject to the applicable R5 district regulations.

Provided that the following findings are made:

i) The construction or *enlargement* of a *residential use* will not displace any *manufacturing* or *commercial building* or *use* or preempt any *zoning lot* which is essential to the normal functioning or growth of existing *manufacturing* or *commercial uses* within the district; and

ii) Such *residential use* will not be exposed to inordinate noise, traffic, smoke, dust, noxious odor, or other adverse impacts from *manufacturing uses*.

The City Planning Commission may prescribe additional appropriate conditions and safeguards.

117-121 Parking Requirement Modification

The Commission may modify the *residential* parking requirement if it finds sufficient offsite parking and/or mass transit facilities are available in the immediate vicinity.

117-13 Special Permit Provisions for Certain Residential Uses

The City Planning Commission, after public notice and hearing, and subject to Board of Estimate action, may permit within the *Special Hunters Point Mixed Use District*:

a) Change of *manufacturing* or *commercial use*, or part thereof, to *residential use*; or

b) The construction of a new *residential development* on a *zoning lot* sharing a common *side lot line* on one side with a *manufacturing use*;

c) The construction of new residential development in excess of 32 feet in height subject to the applicable regulations of Section 117-02.

Provided that the following findings are made:

i) For change of *use* only, that the owner of the space has made a good faith effort to rent such space to a *manufacturing* or *commercial* use at at fair market rentals. Such efforts shall include but not be limited to advertising in local and City-wide press, listing the space with brokers, and informing local and City-wide industry groups. Such efforts shall have been actively pursued

for a period of no less than six months for *buildings* under 3,600 square feet and one year for buildings over 3,600 square feet prior to the date of the application.

ii) That a change of *use* from *manufacturing* or *commercial* to *residential use* or *residential enlargement* shall not displace any *manufacturing* or *commercial building* or *use* or preempt any *zoning lot* which is essential to the normal functioning or growth of existing *manufacturing* or *commercial uses* within the district; and

iii) That such *residential use* shall not be exposed to inordinate noise, traffic, smoke, dust, noxious odor or other adverse impacts from *manufacturing uses*.

iv) That the proposed residential development is appropriate to the scale of surrounding development.

The City Planning Commission may prescribe additional appropriate conditions and safeguards.

117-20 SPECIAL REGULATIONS FOR COMMUNITY FACILITY USES

117-21 Special Permit Provisions for Community Facility Uses

The City Planning Commission, after public notice and hearing, and subject to Board of Estimate action, may permit within the *Special Hunters Point Mixed Use District*:

- a) New *community facility buildings* or *enlargements*; and
- b) Change of *use* of a *residential, manufacturing* or *commercial building* to a *community facility use*;

Provided that:

- i) Such *community facility use* or *enlargement* is necessary to the growth and functioning of *residential* or *manufacturing uses* in the district;
- ii) A more suitable location for *use* cannot be found in the area.

The City Planning Commission may prescribe additional appropriate conditions and safeguards.

117-30 SPECIAL REGULATIONS FOR MANUFACTURING OR COMMERCIAL USES

117-31 Special Provisions for As-Of-Right New Buildings for Manufacturing or Commercial Use

New buildings for M1 manufacturing uses or commercial uses are allowed as-of-right, provided that:

- a) No *residential uses* occupy the *zoning lot*; and
- b) Such *commercial use* is listed in Use Groups 6, 7, 8, 9, 11 or 16, and is located on Vernon Boulevard or Jackson Avenue.

117-32 Authorization Provision for the Manufacturing and Commercial Uses

After notification to the affected Community Board the City Planning Commission may authorize within the *Special Hunters Point Mixed Use District*:

- a) *Commercial uses* in new *developments* not permitted by the provisions of Section 117-31 (Special Provisions for As-of-Right Buildings for Manufacturing or Commercial Use);
- b) Change of *use* of a *residential building* to *manufacturing* or *commercial use*; and

Provided that the following findings are made:

- i) Such *use* will not cause significant adverse environmental impacts on existing *residential uses*;
- ii) Any additional truck traffic generated by expanded or new *development* will not create harmful, congested or dangerous conditions.

The City Planning Commission may prescribe additional appropriate conditions and safeguards.

117-33 Authorization Provisions for Modification of Yard Regulations for Manufacturing or Commercial Uses

After notification to the affected Community Board the City Planning Commission may authorize within the *Special Hunters Point Mixed Use District* modification in yard regulations for *manufacturing* or *commercial uses* in new *buildings* or *enlargements* provided that the following findings are made:

- a) Adequate light and air to surrounding *residential buildings* will be assured;
- b) The utility of surrounding *residential open space* will not be impaired; and
- c) Adequate buffering of the *manufacturing* or *commercial use* will be provided.

The City Planning Commission may prescribe additional appropriate conditions and safeguards.

117-40 SPECIAL PROVISIONS FOR BUILDINGS CONTAINING BOTH RESIDENTIAL AND MANUFACTURING USES

No new *buildings* for both *manufacturing* and *residential use* shall be erected within the *Special Hunters Point Mixed Use District*. In the case of an existing *building* occupied by both *residential* and *non-residential uses*, any *enlargements*,

or *extensions* of the *residential* portion of such *building* which would create one additional *dwelling unit* only or increase the *residential floor area* by no more than 1,000 square feet may be permitted by authorization of the City Planning Commission as set forth in Section 117-12. *Enlargements* or *extensions* of the *residential* portion of such *building* which would create more than one *dwelling unit* or increase the *floor area* by more than 1,000 square feet may be permitted by special permit from the City Planning Commission as set forth in Section 117-13 (Special Permit Provisions for Certain Residential Uses).

117-50 ADMINISTRATION

117-51 Requirements for Applications

An application to the City Planning Commission for the grant of an authorization or special permit under the provisions of this Chapter shall include a site plan showing the location and proposed *use* of all *buildings* or other structures on the site, the location of all vehicular entrances and exits, and such other information as may be required by the Commission. Authorization applications pursuant to Section 117-32 (Authorization Applications for Manufacturing and Commercial Uses) shall be referred to the Department of Traffic for its report pursuant to Section 74-31(d) of this Resolution.

117-53 Action by the Board of Estimate

The Resolution of approval by the City Planning Commission of a special permit, together with a copy of the application for a grant of special permit, shall be filed with the Secretary of the Board of Estimate, and the Board of Estimate shall act upon such resolution in accordance with the provisions of Sections 197-c and 200 of the New York City Charter.

[—be and the same is hereby modified by the deletion of Section 117-52. Relationship to Public Improvement Projects.]

117-60 Court Square Sub-District

117-601 General Provisions

The regulations governing *developments, enlargements, extensions* or changes of *use* within the Court Square Sub-district are contained within Sections 117-60 through 117-66. These regulations supplement or supersede the provisions of Sections 117-01 through 117-50 of the *Special Hunters Point Mixed Use District* and the underlying districts. Except as modified by the express provisions of Sections 117-60 through 117-66, the regulations of the underlying districts remain in effect.

Mandatory pedestrian circulation and subway improvements are those elements of the Sub-district plan which shall be built by the developer of the *zoning lot* to which they apply.

For the purpose of the mandatory pedestrian circulation and subway improvements in the Sub-district, the *floor area* of the *development* or *enlargement* shall be the total amount of *floor area* resulting from *developments* or *enlargements* after (the effective date of this amendment).

For the purposes of the mandatory pedestrian circulation and subway improvements in the Sub-district, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986 shall be considered a single *zoning lot*.

117-61 Sub-district Plan

The Sub-district plan for the Court Square Sub-district identifies the improvements to be provided in the district under the provisions of this chapter. The elements of the Sub-district plan are set forth in the following appendices, which are incorporated into the provisions of this chapter.

(a) Sub-district plan (Appendix A)

(b) Description of improvements (Appendix B)

117-62 Special Use Regulations

In the Court Square Sub-district, permitted *uses* shall be limited to the following:

Colleges or universities, except dormitories, fraternities or sororities

Libraries, museums or non-commercial art galleries

All uses listed in Use Group 4 except:

Monasteries, convents or novitiates

Non-profit hospital staff dwellings

Use Group 5

All uses listed in Use Group 6 except:

Electric or gas utility sub-stations

Public utility stations

Telephone exchanges or other communications equipment structures

Terminal facilities at river crossings

Water or sewage pumping stations

Use Group 9

Use Group 10

Use Group 11

117-63 Mandatory Circulation Improvement

All *developments* or *enlargements* on *zoning lots* of at least 15,000 square feet which contain at least 50,000 square feet of *floor area* or on *zoning lots* of any size providing at least 200,000 square feet of *floor area* shall provide a minimum amount of pedestrian circulation space at the rate provided in the following table:

<u>Lot area in square feet</u>	<u>Minimum area of pedestrian circulation space</u>
15,000 to 40,000	1 square foot per 350 feet of total <i>floor area</i>
Above 40,000	1 square foot per 300 feet of total <i>floor area</i>

The pedestrian circulation space provided shall be one or more of the following types: sidewalk widening, corner circulation space, building entrance recess area or subway stair relocation.

Such pedestrian circulation space shall meet the requirements set forth in Section 117-631 (Design standards for pedestrian circulation spaces). A sidewalk widening shall not be subject to the standards set forth in Section 12-10 (DEFINITIONS).

No sidewalk widenings or corner circulation spaces shall be permitted along 23rd Street within the Court Square Sub-district.

117-631 Design standards for pedestrian circulation spaces

a) Sidewalk Widening

A sidewalk widening is a continuous paved open area along the *front lot line* of a *zoning lot* at the same elevation as the adjoining sidewalk and directly accessible to the public at all times. A sidewalk widening shall meet the following requirements.

1) **Dimensions:** A sidewalk widening shall have a width no less than 5 feet nor greater than 10 feet measured perpendicular to the *street line*, and shall be contiguous along its entire length to a sidewalk.

2) **Permitted interruptions:** Only under the following conditions shall any interruptions of the continuity of a qualifying sidewalk widening be permitted.

(i) A sidewalk widening may be overlapped by a corner circulation space or a *building entrance recess area* which permits uninterrupted pedestrian flow.

(ii) An off-street subway entrance may interrupt a sidewalk widening provided such an entrance is located at a *side lot line* or is located at the intersection of two *street* lines.

(iii) A sidewalk widening may be overlapped by the queuing space of a relocated subway entrance provided that the queuing space for the entrance leaves a 5 foot uninterrupted width of sidewalk widening along the entire length of the queuing space.

(iv) A sidewalk widening may be interrupted by a driveway which is located at a *side lot line*. The area occupied by the driveway, up to the width of the sidewalk widening, may be counted towards meeting the pedestrian circulation space requirement, provided that there shall be no change of grade within the area of the sidewalk widening.

(3) Permitted obstructions

A sidewalk widening shall be unobstructed from its lowest level to the sky except for temporary elements of weather protection, such as awnings or canopies, provided that the total area (measured on the plan) of such elements does not exceed 20 percent of the sidewalk widening area, and that such elements and any attachments thereto are at least 8 feet above the *curb level*, and that any post or other support for such element or any attachment to the support has a maximum horizontal dimension of 6 inches.

(4) Specific prohibitions

No street trees are permitted on a sidewalk widening. No vehicle storage, parking or trash storage is permitted on a sidewalk widening. Gratings may not occupy more than 50 percent of the sidewalk widening area nor be wider than one half the width of the sidewalk widening.

(5) Special design treatment

When one end of the sidewalk widening abuts an existing *building* on the *zoning lot* or an existing *building* on the *side lot line* of the adjacent *zoning lot* design treatment of the termination of the sidewalk widening is required to smooth pedestrian flow. The portion of the sidewalk widening subject to design treatment, hereinafter called the transition area, shall not extend more than 10 feet along the sidewalk widening from its termination. The transition area shall be landscaped and the paved portion shall have a curved or diagonal edge effecting a gradual reduction of its width over the length of the transition area to no width at the point of the sidewalk widening's termination. The unpaved portion of such landscaped treatment shall not exceed 50 percent of the transition area and shall be considered a permitted obstruction.

(b) Corner Circulation Space

A corner circulation space is a small open space on the *zoning lot* of a *development* or *enlargement*, adjoining the intersection of two streets, at the same elevation as the adjoining sidewalk or sidewalk widening and directly accessible to the public at all times. A corner circulation space shall meet the following requirements:

(1) **Dimensions:** A corner circulation space shall have a minimum area of 200 square feet, a minimum depth of 15 feet measured along a line bisecting the angle of intersecting *street lines*, and shall extend along both *street lines* for at least 15 feet but not more than 40 feet from the intersection of the two *street lines*.

(2) **Obstructions:** A corner circulation space shall be clear of all obstructions, including without limitation door swings, *building* columns, street trees, planters, vehicle storage, parking or trash storage. No gratings except for drainage are permitted.

(3) **Building entrances:** Entrances to ground level *uses* are permitted from a corner circulation space. An entrance to a *building* lobby is permitted from a corner circulation space, provided that the entrance is at no point within 20 feet of the intersection of the two *street lines* which bound the corner circulation space.

(4) **Permitted overlap:** A corner circulation space may overlap with a sidewalk widening.

(c) Building Entrance Recess Area

A *building* entrance recess area is a space which adjoins and is open to a sidewalk or sidewalk widening for its entire length and provides unobstructed access to the *building's* lobby entrance. A *building* entrance recess area shall meet the following requirements.

(1) **Dimensions:** A *building* entrance recess area shall have a minimum length of 15 feet and a maximum length of 40 feet measured parallel to the *street line*. It shall have a maximum depth of 15 feet measured from the *street line*, and if it adjoins a sidewalk widening shall have a minimum depth of 10 feet measured from the *street line*.

(2) **Obstructions.** A *building* entrance recess area shall either be completely open to the sky or completely under an overhanging portion of the *building* with a minimum clear height of 15 feet. It shall be free of obstructions except for *building* columns, between any two of which there shall be a clear space of at least 15 feet measured parallel to the *street line*. Between a *building* column and a wall of the *building* there shall be a clear path at least 5 feet in width.

(3) Permitted overlap: A *building* entrance recess area may overlap with a sidewalk widening, or a corner circulation space.

117-64 Mandatory Subway Improvements

Developments or enlargements containing at least 70,000 square feet of total floor area on zoning lots of at least 10,000 square feet shall provide mandatory subway improvements as shown in Appendices A and B.

In addition, on Block 3 any *development or enlargement* containing at least 300,000 square feet of total total floor area or any *development or enlargement* on a zoning lot of at least 30,000 square feet of lot area shall provide all the mandatory subway improvements for the *block*.

117-641 Standards and procedures for mandatory subway improvements

(a) Compliance with Transit Authority Design Standards. The subway station improvement shall comply with all applicable design standards of the New York City Transit Authority's "Station Planning Guidelines," Revised, 1975 and as may be subsequently revised.

(b) Procedure

1. Pre-application

The applicant shall submit schematic or concept plans for the proposed improvements to the Metropolitan Transportation Authority, the Transit Authority and the Chairman of the Planning Commission.

2. Application Pre-certification

After review and agreement on the concept by the Metropolitan Transportation Authority, Transit Authority and Chairman of the City Planning Commission, the applicant shall submit necessary documentation in conformance with the New York City Transit Authority's "Guidelines for Submission and Approval of Outside Projects." and the Transit Authority shall provide a letter to the Chairman containing conceptual approval of the improvement and any special considerations regarding the Transit Authority's future operation of the improvement.

3. Prior to the granting of certification by the Chairman of the City Planning Commission, the Transit Authority shall have submitted a letter to the Chairman of the City Planning Commission:

(i) stating that drawings and other documents submitted by the applicant have been determined by the Transit Authority to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to

architectural, structural, mechanical and electrical systems; materials; relationship to existing site conditions; and other such elements as may be appropriate; and

(ii) confirming that the construction of the subway improvement in accordance with such submission is feasible, and

(iii) confirming that a plan for the continuing maintenance of the subway improvement has been agreed upon.

4. Any instrument creating a transit easement on the zoning lot shall be recorded against the *zoning lot* in the Office of the Register of the City of New York for the borough of Queens and a certified copy of the instrument shall be submitted to the Chairman of the City Planning Commission and the Transit Authority.
5. Where the mandatory subway improvement includes the preparation of drawings such drawings, including but not limited to plans, sections, elevations, three-dimensional projections and other drawings deemed necessary or relevant by the Chairman of the City Planning Commission or the Transit Authority, shall be in conformance with the Transit Authority's "Guidelines for Submission and approval of Outside Projects." Prior to approval by the Chairman of the City Planning Commission, the Transit Authority shall provide a letter to the Chairman of the Commission containing conceptual approval of the improvements as indicated in the drawings, and a statement to the effect that the drawings have been brought to the level of 30% completion.
6. Where a *development* or *enlargement* is located on a *zoning lot* which fronts on a sidewalk containing a sidewalk entrance or entrances into a subway and such *zoning lot* contains 5,000 square feet or more of *lot area*, such *development* or *enlargement* shall relocate the stairway entrance or entrances to the subway onto the *zoning lot* in accordance with the provisions of Section 37-03 (Off-street relocation of a subway stair), with the exception that, in addition to the waivers provided by Section 37-035, the additional standards contained in Section 37-032 (Standards for location, design and hours of public accessibility) may be waived upon a finding by the Director of Planning of the Metropolitan Transportation Authority that they are undesirable or unnecessary to ensure a good overall design.
7. Prior to obtaining a Temporary Certificate of Occupancy for the *development* or *enlargement*, the subway improvement shall be substantially complete, which shall, for this purpose, mean usable by the public, as determined by the Transit Authority.
8. Prior to obtaining a Permanent Certificate of Occupancy, the subway improvement must be 100% complete in accordance with the approved plans and such completion shall have been certified by the Transit Authority.

117-65 Special Regulations within the Court Square Sub-district

117-651 Bulk Regulations

a) Within the Court Square Sub-district, the following provisions affecting commercial districts shall not apply: Section 33-14 (Floor Area Bonus for Urban Open Space); Section 33-15 (Floor Area Bonus for Arcades); Section 33-26 (Minimum Required Rear Yards).

b) No *development* or *enlargement* shall be constructed above a height of eighty-five feet for a distance of sixty feet from the *street line* of 23rd Street. On Block 3, for a distance of seventy-five feet from the *street line* of 45th Road, only the underlying height and setback requirements of C5-3 districts shall apply. In addition, a *sky exposure plane* of 5.6 to 1 shall be in effect beginning at the height of eighty-five feet at the *street line* of 23rd Street.

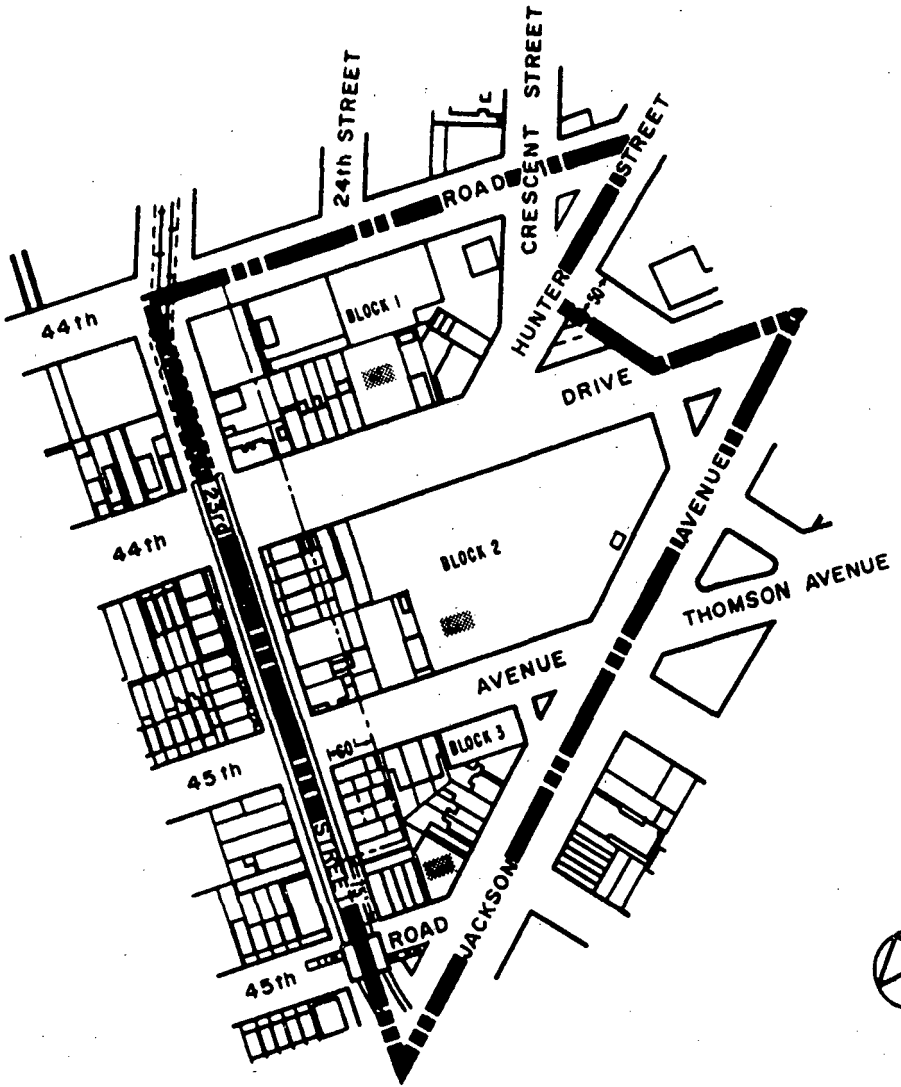
117-66 Developer's Notice

As a condition to the issuance by the Department of Buildings of an excavation or building permit for a *development* or *enlargement* on a *zoning lot* requiring a mandatory subway improvement,

(a) the developer shall have submitted to the Chairman of the City Planning Commission

(i) written notice of its intention to *develop* or *enlarge* on a *zoning lot* in the Court Square Sub-district, the *floor area* of such *development* or *enlargement*, and the mandatory subway improvements which the developer shall construct, (ii) drawings, including but not limited to plans, sections, elevations, three-dimensional projections or other drawings deemed necessary or relevant by the Chairman of the City Planning Commission for the mandatory subway improvements within the designated *zoning lot*, (iii) waivers, consents, agreements, or other legal instruments obligating the developer, its heirs and devisees, successors and assigns, to develop its property in accordance with the Sub-district plan and the provisions of this chapter.

(b) within 90 days of such submission by the developer the Chairman of the City Planning Commission shall certify to the Department of Buildings and the developer receipt of the aforesaid documents and the developer's compliance, or non-compliance, with the requirements of the Sub-district plan.



**APPENDIX A
COURT SQUARE SUB-DISTRICT PLAN**

- URBAN DESIGN REGULATIONS
- MANDATORY SUBWAY IMPROVEMENTS
- DISTRICT BOUNDARY

Appendix B

Description of Improvements

This appendix lists the mandatory lot improvements which are designated on the district plan (Appendix A) for the Court Square Sub-district. The appendix refers to the text for requirements and standards for the following improvements.

Block 1

1. A subway improvement, to consist of a connection between the G and #7 lines.

Block 2

1. A subway improvement, to consist of a connection between the E, F and G lines, and plans for a G/#7 line connection to the level of 30% completion, as verified by the Transit Authority.

Block 3

1. A subway improvement, to consist of construction of a building entrance within the lot line at the northwestern corner of the block, a direct link to the #7 platform, and construction of a new mezzanine area; and/or
2. A subway improvement, to consist of the substantial physical improvement to the G platform and mezzanine areas, including reconfiguration of control areas as necessary and acoustical upgrading.

(On May 14, 1986, Cal. No. 25, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 2

C 860429 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Citibank, N.A. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-72 of the Zoning Resolution for the grant of a special permit for a waiver of the height and setback requirements applicable in C5-3 districts for construction of a 43-story office tower and five-story annex building on property bounded by the north side

of Jackson Avenue, 44th Drive, 23rd Street and 45 Avenue (Block 79, Lots 18, 22, 30).

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

(On May 14, 1986, Cal. No. 26, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

NOTICE

On June 4, 1986 at 10:00 a.m. in City Hall, 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 commercial development located in the Special Hunters Point Mixed Use District, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF MANHATTAN

No. 31

CD 3

C 860377 HAM

PUBLIC HEARING:

IN THE MATTER OF an application relating to the **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 is requested:

- 1) The designation, as an Urban Development Action Area, City-owned property located at 268-272 East 2nd Street (Block 372, Lot 64);
- 2) An Urban Development Action Area Project for such property;
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

The proposed project involves the rehabilitation of the above noted property to provide a 12 unit facility, as transitional housing, for physically disabled homeless men and women.

(On May 14, 1986, Cal. No. 1, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 29

C 860699 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 five City-owned properties.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
	579	44
644	64	69 Gansevoot Street
645	33	414 West 13th Street

(On May 14, 1986, Cal. No. 2, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 10, 11

C 860742-743 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 five City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
860742 PPM	10	1827	46	S/S West 112 Street, 300 ft. w/o Adam Clayton Powell Jr. Blvd.

860742 PPM	10	1949	15	W.S Manhattan Avenue, 48 ft. N/O West 122 Street
860743 PPM	11	1786	9	219 East 121 Street
860743 PPM	11	1786	14	229 East 121 Street
860743 PPM	11	1786	28	2375-79 2nd Avenue

(On May 14, 1986, Cal. No. 3, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 10

C 860717 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 one City-owned property.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
1923	53	264-72 W. 118 Street

(On May 14, 1986, Cal. No. 4, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 35, 36, 37, 38 and 39

(An amendment of the Lincoln Square Urban Renewal Plan, disposition of air-rights, special permit, site selection and a franchise to facilitate the development of the proposed Lincoln Center North Building, the expansion of a synagogue, the construction of a mixed use building with 17 and 48 story towers and a public parking garage.)

CD 7

C 860380 HUM

PUBLIC HEARING:

IN THE MATTER OF the 4th Amendment to the Lincoln Square Urban Renewal Plan, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) and Section 197-c of the New York City Charter.

The 4th Amendment to the Lincoln Square Urban Renewal Plan relates to a proposal on behalf of the Lincoln Center for the Performing Arts, Inc. This proposal involves the construction of an 802,000 square foot mixed-use (institutional and residential) building on a site comprising the westerly part of the block bounded by West 65th Street, Amsterdam Avenue, West 66th Street and Broadway (Site 7 and 5a within the Lincoln Square Urban Renewal Area). Site 5a contains an existing fire house, which is to remain. A part of the new development will be constructed above the fire house.

The proposed mixed-use building is to consist of a 10 story, 205,000 square foot base containing office space for the eleven constituent groups of Lincoln Center, rehearsal studios, workshop and archive space and a 300 seat public movie theatre. A tenant accessory health facility will be located on the tenth floor of the base of the building. Two towers have been designed on top of the base: a 17 story, 112,000 square foot dormitory tower for students of the Juilliard School and School of American Ballet, and a 48 story, 485,000 square foot residential tower. A five level, 375 car parking garage will be constructed underneath the proposed base building. Of these spaces approximately 100 are to be for residential tenants.

In addition, the urban renewal plan provides for the expansion of a synagogue, located on the westerly side of Amsterdam Avenue between West 69th and West 70th Streets (Site 6).

(On May 14, 1986, Cal. No. 5, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 7

C 860381 HDM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter for the **disposition of the air-rights** above, and an **easement** for the placement of support columns on city-owned property, Site 5A within the Lincoln Square Urban Renewal Area (Block 1137, Lot 61).

The **proposed disposition** would facilitate the development of a new **mixed use building** of approximately 800,000 square feet on the easterly side of Amsterdam Avenue between West 65th and West 66th Streets (Sites 5A and 7). The new building would be constructed above and around the existing firehouse on Site 5A. It should be noted that the disposition does not include the unused floor area of the firehouse air-rights.

(On May 14, 1986, Cal. No. 6, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CD 7

C 860382 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lincoln Center for the Performing Arts, Inc., pursuant to Sections 197-c and 200 of the New York City Charter and Sections 82-08, 82-122, 74-52, 13-462, 82-07 and 13-453 of the Zoning Resolution for the **grant of special permits and an authorization for modifications** of height and setback, minimum distance between buildings on a single zoning lot, public parking garage with a capacity for 375 cars, off-street loading in the Lincoln Square Special District, and curb cuts on a wide street (West 65th Street) in order to permit the development of the proposed Lincoln Center North Building on property located on the east side of Amsterdam Avenue between West 65th Street and West 66th Street, Borough of Manhattan, Community District 7.

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

(On May 14, 1986, Cal. No. 7, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 7

C 860383 PSM

PUBLIC HEARING:

IN THE MATTER OF an application by the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter, for the **purchase of a leasehold interest** in a two story, approximately 30,000 square foot space within the proposed Lincoln Center North Building to be located on the east side of Amsterdam Avenue between West 65th Street and West 66th Street (Block 1137, Lots 1, 63), to be used as a replacement for the Riverside Branch of the New York Public Library.

(On May 14, 1986, Cal. No. 8, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 7

C 860469 GFM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lincoln Center for the Performing Arts, Inc., pursuant to Section 197-c of the New York City Charter for the **grant of a 10 year revocable consent** to construct, use and maintain an approximately 140,000 cubic foot vault space beneath West 65th Street for an extension of a proposed underground parking garage to be developed in conjunction with the Lincoln Center North Building.

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

(On May 14, 1986, Cal. No. 9, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On June 4, 1986 at 10:00 a.m. in City Hall, 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 located at West 65th Street and Amsterdam Avenues (Lincoln Center North), pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 40

CD 1

N 850761 ZRM

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution, relating to Sections 84-22 and 84-23, Required Building Walls and Limited Heights of Buildings, in the Battery Park City Special District to permit a wall to enclose the permitted obstructions.

Matter in bold type is new:

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

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

84-22

Required Building Walls

Where the Zone A District Plan in Appendix 2.1 shows a requirement for a *development* to be built to a *mandatory front building wall line*, any such *development* shall have a mandatory front building wall coincident with and constructed along such *mandatory front building wall line*, which shall rise without setback for a height above *curb level* not less nor more than the amount specified below:

(a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.

(b) With respect to any 110-135 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.

(c) On the portion of any zoning lot designated as a *special height location* in the Zone A District Plan in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraph (a) or paragraph (b) of this Section and not more than 400 feet, except that for any development south of Third Place and east of Battery Place, with a mandatory front building wall, the area of which below the level of the second story ceiling occupies 100 percent of the frontage, along its *mandatory front building wall line*, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.

(d) With respect to any *zoning lot* south of West Thames Street, east of South End Avenue, north of Third Place and West of Battery Place, a height of not less than 18 feet nor more than 85 feet above *curb level*.

Subject to the provisions of Section 84-221 (Front Wall Recesses), the mandatory front building wall requirements set forth above shall also apply to all *development* along all *street lines* within 50 feet of their intersection with any *mandatory front building wall line*.

84-221

Front Wall Recesses

Front Wall recesses for architectural or decorative purposes are permitted, except in an *arcade* required in Section 84-13 (Mandatory Arcades), provided that the aggregate area of all such recesses at the level of any *story* shall not exceed 20 percent of the aggregate area of the mandatory front *building wall* at that *story* [and may have unlimited depth] provided the depth of such recess does not exceed 10 feet. At any *story* above the level of the second story ceiling, additional recesses to the amount of 25 percent of the aggregate area of the wall at each *story* are permitted, **provided the depth of any such additional recess does not exceed 10 feet**. All recesses shall be subject to the applicable provisions of Section 23-84 (Outer Court Regulations).

[84-222**Maximum Distance Between Buildings**

Maximum distance between *buildings* on opposite sides of a *narrow street* within 50 feet of the intersection of a *mandatory front, building wall line* and the *street line* of a *narrow street*, the maximum distance between two *buildings* on opposite sides of a *narrow street*, and fronting on the same side of a *wide street*, shall be not more than 100 feet.]

84-23**Limited Height of Buildings**

No portion of any *building or other structure* may be built to a height greater than 85 feet above *curb level*, except that:

(a) Any portion of a *building* required to have an exterior wall coincident with a 110-135 foot *mandatory front building wall line*, as provided in section 84-22 (Required Building walls) may be built to a height of up to 135 feet above *curb level*.

(b) On the portion of any *zoning lot* designated as a special height location in the Zone A District Plan in Appendix 2.2, a *building* may be built to a height of up to 400 feet above *curb level*, provided, however, that with respect to any *zoning lot* east of Battery Place and south of Third Place:

(1) Subject to the provisions of Section 84-22, the portion of any *building* fronting on a *narrow street* shall be set back at least 10 feet at any height between *curb level* and 85 feet above the *curb level* for the length of the lot line coincident with such *narrow street*; and

[(2) any *building* with a mandatory front *building wall*, the area of which, below the level of the second story ceiling, occupies 100 percent of the frontage along its *mandatory front building wall line*, may be built to a height of 450 feet above *curb level*.]

(c) Sections 23-62 and 33-42 (Permitted Obstructions) are hereby made inapplicable. Any portion of a *building* or other structure that exceeds an established height limit shall be subject to the following provisions:

1. In the Battery Park City Special District the following shall not be considered obstructions and may thus penetrate a maximum height limit:

i) Chimneys or flues with a total width not exceeding 10 percent of the width of the *street wall* of the *building* measured at any level where such penetration occurs.

ii) Elevator or stair bulkheads, roof water tanks or cooling towers (including enclosures) each of which shall have a width of no more than 30 feet. The sum of the products, in square feet of the widths of such obstructions times their heights shall not exceed a figure equal to four times the width of the streetwall of the *building* facing such frontage at *curb level*.

iii) Flagpoles and aerials

iv) Parapet walls not more than four feet high

v) Wire, chain link or other transparent fences.

2. The Chairman of the City Planning Commission may, by certification permit the obstruction set forth in Section c, paragraphs (i) and (ii) to be concealed by an enclosure wall. An enclosure wall, for the purposes of this section, is a vertical structure which serves to surround a space that is unroofed and contains no *floor area*. No portion of the enclosure wall shall be at an angle of more than 45° from the vertical. The gross area of each face of the enclosure wall, in square feet, shall not exceed a figure equal to eight times the width of the wall of that face of the *building* at *street level*. All obstructions, permitted pursuant to this paragraph, are exempt from the size restrictions of Section c paragraphs (i) and (ii) and must be completely located within the enclosure wall.

3. The City Planning Commission may permit, by authorization, an increase in the size of the enclosure wall beyond that permitted by certification, provided that the Commission finds:

i) that the width of such additional enclosure wall at each *building* face does not exceed 80 percent of the width of the enclosure wall certified pursuant to Section c, paragraph 2.

ii) that the additional area of the enclosure wall at each face of the *building* is not more than 50 percent of the area allowed in Section c, paragraph 2; and,

iii) that the enclosure wall is compatible with the *building* and the urban design goals of the special district and compliments the design by providing a decorative top.

(On May 14, 1986, Cal. No. 10, the Commission scheduled June 4, 1986 for a public hearing which has been duly advertised.)

Withdrawn.

III. REPORTS

BOROUGH OF STATEN ISLAND

No. 41

CD 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

(On April 30, 1986, Cal. No. 3, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 30, the hearing was closed.)

For consideration.

No. 42

CD 2

N 851113 ZAR

(Request to construct one (1) single-family dwelling 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 Charles A. Magrino A.I.A., for the grant of authorizations involving modification of topography and alteration of the botanic environment or removal of trees on property located on the northerly side of Hunt Lane (as proposed 60 feet wide) distant 100' westerly from the corner formed by the intersection of the northerly side of Hunt Lane and the westerly side of Woodhaven Avenue. Block 881, Lot 212 (47 Hunt Lane).

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

For consideration.

No. 43

CD 2

N 860530 ZAR

(Request to construct one (1) single-family dwelling 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 William Leggio, A.I.A., for the grant of authorizations involving modification of topography and alteration of the botanic environment or removal of trees on property located on the west side of St. George Drive distant 225.32 feet north of the corner formed by the intersection of St. George Drive and Rohmer Road. Block 871, Lot 60 (76 St. George Drive).

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

For consideration.

No. 44

CD 2

N 860868 ZAR

(Request to construct one (1) single-family dwelling 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 Joseph Morace, for the grant of authorizations involving modification of topography and alteration of the botanic environment or removal of trees on property located on the southerly side of Lighthouse Avenue distant 383.71 feet westerly from the corner formed by the intersection of the southerly side of Lighthouse Avenue and the westerly side of Winsor Avenue. Block 2285, Lot 14 (364 Lighthouse Avenue).

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

For consideration.

BOROUGH OF THE BRONX

No. 45

CD 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.

(On April 30, 1986, Cal. No. 4, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 31, the hearing was closed.)

For consideration.

No. 46

CD 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.

(On April 30, 1986, Cal. No. 5, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 32, the hearing was closed.)

For consideration.

No. 47

CD 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.

(On April 30, 1986, Cal. No. 6, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 33, the hearing was closed.)

For consideration.

No. 48

CD 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.

(On April 30, 1986, Cal. No. 7, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 34, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 49

CD 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.

(On April 30, 1986, Cal. No. 8, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 35, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 50

CD 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.

(On April 30, 1986, Cal. No. 1, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 27, the hearing was closed.)

For consideration.

No. 51

CD 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).

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.

(On April 30, 1986, Cal. No. 2, the Commission scheduled May 14, 1986 for a public hearing. On May 14, 1986, Cal. No. 29, the hearing was closed.)

For consideration.

No. 52

CD 3

C 860552 PPM

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

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

(On March 26, 1986, Cal. No. 11, the Commission scheduled April 9, 1986 for a public hearing. On April 9, 1986, Cal. No. 13, the hearing was closed.)

For consideration.
