

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES			Approved	47	C 850408	PNQ		Hearing Closed
1	C 860804	HDX		Sched. 7/9/86	48	C 860491	GEM		" "
2	C 860805	HDX		" "	49	C 860776	PPM		" "
3	C 860806	HDX		" "	50	C 851135	GEM		" "
4	C 860807	HDX		" "	51	N 851148	ZRM		" "
5	C 860808	HDX		" "	52	C 860391	GEM		" "
6	C 860809	HDX		" "	53*	N 85076(A) ZRM		(RUC)	" "
7	C 860810	HDX		" "	54	C 860764	HAM		" "
8	C 860918-924	PPX		" "	55	C 830456	BEY		" "
9	C 840431	GFX		" "	56	C 850489	BEY		" "
10	C 860696	ZMX		" "	57	C 860729-735	PPX		Fav. Rpt. 0
11	C 860201	HUK		" "	58	C 850492	GFX		" "
12	C 860202	HDK		" "	59	C 851103	ZSK		" "
13	C 860203	HDK		" "	60	C 860736-741	PPK		Laid Over
14	C 860204	MMK		" "	61	C 860749	PPK		Laid Over
15	C 860205	ZMK		" "	62	C 860407	PPK		Fav. Rpt. 0
16	C 860206	ZSK		" "	63	C 860718	PLK		" "
17	C 860837	HUK		" "	64	C 850755	PSQ		" "
18	C 860208	HDK		" "	65	C 860358	PSQ		" "
19	C 860209	MMK		" "	66	C 860745-747	PPQ		" "
20	C 860210	ZRK		" "	67	C 860377	HAM		" "
21	C 860211	ZMK		" "	68	C 860699	PPM		" "
22	C 860212	ZSK		" "	69	C 860742-743	PPM		Laid Over
23	NOTICE C 850777	HDK		" "	70	C 860717	PPM		" "
24	C 860376	HAK		" "	71	C 860742	PPR		Fav. Rpt. 0
25	C 850971	MMQ		" "	72	N 860869	ZAR		Auth. Appro
26	C 860412	PPQ		" "	73	N 860870	ZAR		" "
27	C 860631	PPQ		" "	74	N 860871	ZAR		" "
28	C 860941-950	PPQ		" "	75	N 860872	ZAR		" "
29	C 860803	HDM		" "	76	N 860530	ZAR		" "
30	C 850370	ZMM		" "	77	N 851113	ZAR		" "
31	C 850371	ZSM		" "	78	N 860999	ZAR		" "
32	C 860697	PPM		" "	79	N 860868	ZAR		" "
33	C 860698	PLM		" "	80	N 860508	ZAR		" "
34	NOTICE C 860421	MMM		" "	81	N 860509	ZAR		" "
35	C 860833	HDM		" "	82	N 860791	RAR		" "
36	C 860834	HDM		" "	83	N 860271	RAR		Fav. Rpt. 0
37	C 860893	HDM		" "	84				
38	C 860940	PPM		" "	85	* Cal. No. 53 - Comm. Bond			
39	C 860684	ZMM		" "	86	did not participate			
40	C 860915-917	PPR		" "	87				
41	C 851104	MMR		" "	88	Calo # 72 - 83-Comm Gulino			
42	C 831290	ZMX		Hearing Closed	89	did not participate			
43	C 860655	PPK		" "	90	Present: Ch. Sturz, Comm. Bar			
44	C 860728	PPK		" "	91	Gulino, Matley and Selinsky			
45	C 850406	MMQ		" "	92				
46	C 850407	ZMA		" "	93	Mtg. adjourned at 11:00 A			

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION  
PUBLIC MEETING OF JUNE 18, 1986  
MATTERS NOT ON CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

R E P O R T S  
BOROUGH OF STATEN ISLAND  
No. 72

CPD/2

N860869ZAR

(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 Jerome Grushkin, A.I.A., for the grant of authorizations involving modification of topography and alteration of botanic environment or removal of trees on property located on the northwesterly side of Tillman Street (formerly Fine Boulevard) distant 235 feet southwesterly from the corner formed by the intersection of the northwesterly side of Tillman Street with the southwesterly side of Motley Avenue Block 690 Lot 23 (315 Tillman Street).

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 disposition: ..... Authorization Approved.

No. 73

CPD/2

N860870ZAR

(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 Jerome Grushkin, 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 beginning at a point on the northwesterly side of Tillman Street (formerly Fine Boulevard) distant 135 feet southwesternly from the corner found by the intersection of the northwesterly side of Tillman Street with the southwestern side of Motley Avenue Block 690 Lot 19 (323 Tillman Street). 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 disposition: ..... Authorization Approved.

No. 74

CPD/2

N860871ZAR

(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 Jerome Grushkin, A.I.A., for the grant of authorizations involving modification of topography and alteration of the botanic environment or removal of trees on property beginning at the point formed by the intersection of the westerly side of Tillman Street (60 feet wide) with the northerly side of Fine Boulevard (60 feet wide) Block 690 Lot 28 (305 Tillman Street).

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 disposition: ..... Authorization Approved.

No. 75

CPD/2

N860872ZAR

(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 Jerome Grushkin, 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 at the point formed by the intersection of the southerly side of Motley Avenue (60 feet wide) with the westerly side of Tillman Street (60 feet wide) Block 690 Lot 14 (335 Tillman Street).

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 disposition: ..... Authorization Approved.

No. 76

CPD/2

N860530ZAR

(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 disposition: ..... Authorization Approved.

No. 77

CPD/2

N851113ZAR

(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 213 (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 disposition: ..... Authorization Approved.

No. 78

CPD/2

N860999ZAR

(Request to install a greenhouse accessory to an existing chapel (Bldg. J-K) in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Section 105-421 of the Zoning Resolution, from Jane M. Lyons, Executive Director, Seaview Hospital, New York City Health and Hospitals Corporation, for the grant of an authorization involving modification of topography on property located at the intersection of Brielle Avenue and Manor Road. Block 955 Lot 1 (460 Brielle Avenue)

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

For consideration disposition: ..... Authorization Approved.

No. 79

CPD/2

N860868ZAR

(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 woutherly 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 disposition: ..... Authorization Approved.

No. 80

CPD/2

N860508ZAR

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Alan Zimble, on behalf of Giuseppe and Filomena Leona, for the grant of authorizations involving modification of topography and alteration of the botanic environment including removal of trees to construct one (1) single family dwelling and remove twenty (20) trees on property located at 40 Ridge Loop. (Block 860 Lot 59)

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 disposition: ..... Authorization Approved.

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No. 81

CPD/2

N860509ZAR

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Alan Zimble on behalf of Leonardo and Isabelle Leone, for the grant of authorizations involving modification of topography and alteration of the botanic environment including removal of trees to construct one (1) single family dwelling, and remove one (1) tree on property located at 10 Ridge Loop. (Block 860 Lot 47)

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 disposition: ..... Authorization Approved.

No. 82

S.I./3

N860791RAR

IN THE MATTER of an application pursuant to Sections 107-65, 107-08 and 107-123 of the zoning resolution and Section 200 of the New York City Charter from DiFiore & Giacobbe; on behalf of Carol Osrof for granting authorizations for topographical modification and certification for subdivision and school seats at Highland Lane, Tennyson Drive and Armstrong Avenue, Borough of Staten Island, Block 5312, Lot 35, Block 5313, Lot 25 and Block 5314, Lot 17 in order to construct 3 one-family and 8 two-family homes.

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

For consideration disposition: ..... Authorization Approved.

No. 83

CD

N 860271 RAR

IN THE MATTER OF an application pursuant to Sections 107-64, 107-65 and 107-23 of the Zoning Resolution involving tree removal authorization, topographical modification authorization and school seat certification for the purpose of construction of 65 residential units in attached three-story townhouses at 5 to 79 Harbour Court and 131 and 157 Tennyson Drive.

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

For consideration disposition: ..... Favorable Report Adopted

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

of

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, June 18, 1986**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 10]**

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

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CITY PLANNING COMMISSION

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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

## CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

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## ORDER OF BUSINESS AND INDEX

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WEDNESDAY, June 18, 1986

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### Calendar No. 10

I. Roll Call; approval of minutes .....	1
I. Scheduling July 9, 1986 .....	1
II. Public Hearings .....	45
III. Reports .....	58

**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 July 9, 1986, in City Hall, Room 16, Manhattan, at 10:00 a.m.



**GENERAL INFORMATION****HOW TO PARTICIPATE:**

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

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

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

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

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

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

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No.: \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_

CB No.: \_\_\_\_\_

Position:

Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

WEDNESDAY, JUNE 18, 1986

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APPROVAL OF MINUTES OF Regular Meeting of  
May 14, 1986 and Special  
Meetings of May 19, and June 2, 1986

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

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 2**

**C 860804 HDX**

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

The property to be disposed, **941 Rogers Place** [Block 2698, Lot 63], is a 5 story New Law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 2**

**CD 2**

**C 860805 HDX**

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

The property to be disposed, **946-950 Hoe Avenue** [Block 2746, lots 21 & 23], is a 5 story New Law walk-up building with 40 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to

an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 3**

**CD 2**

**C 860806 HDX**

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

The property to be disposed, **1012 Longfellow Avenue** [Block 2756, lot 59], is a 2 story New Law walk-up building with 4 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 4**

**CD 4**

**C 860807 HDX**

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

The property to be disposed, **221 East 173rd Street** [Block 2794, lot 62], is a 6 story elevator building with 35 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 5****CD 4****C 860808 HDX**

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

The property to be disposed, **1109 Clay Avenue** [Block 2429, lot 34], is a 6 story New Law elevator building with 60 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 6****CD 5****C 860809 HDX**

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

The property to be disposed, **1966 University Avenue** [Block 2868, lot 121], is a 5 story New Law walk-up building with 10 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 7****CD 6****C 860810 HDX**

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

The property to be disposed, **1961 Mapes Avenue** [Block 3106, lot 44], is a 5 story New Law walk-up building with 22 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to an

Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 8**

**CD 1,3,4,5,6,7,12**

**C 860918-924 PPX**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of eleven (11) City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860918PPX	1	2
860919PPX	3	1
860920PPX	4	1
860921PPX	5	1
860922PPX	6	4
860923PPX	7	1
860924PPX	12	1

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

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 9**

**CD 8**

**C 840431 GFX**

**IN THE MATTER OF** an application submitted by Manhattan College, pursuant to Section 197-c of the New York City Charter, for the **grant of a revocable consent** to construct, maintain and use a pedestrian bridge over and across Corlear Avenue north of West 238th Street and south of West 240th Street, to connect two college buildings and carry pedestrian traffic and communications conduit between them.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## No. 10

CD 6

C 860696 ZMX

**IN THE MATTER OF** an application submitted by the Bronx 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. 3d, changing from R6 and C2-4 Districts to an M1-4 District, property bounded by Third Avenue, Crotona Park North, a line midway between Park Avenue and Washington Avenue, and a line 150 feet southerly of East Tremont Avenue, to facilitate the expansion of industrial development, as shown on a diagram dated April 28, 1986.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**Cals. No. 11, 12, 13, 14, 15 and 16**

(Eighth amendment to the Atlantic Terminal Urban Renewal Plan, disposition of city-owned property, amendments to the City Map, Zoning Map and Special Permits to facilitate the construction of a commercial development and housing for moderate income families.)

## No. 11

CD 2

C 860201 HUK

**IN THE MATTER OF** the 8th Amendment to the Atlantic Terminal Urban Renewal Plan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, and to Section 197-c of the New York City Charter.

The proposed 8th Amendment to the Atlantic Terminal Urban Renewal Plan includes the following changes:

- |         |  |
|---------|--|
| Site 3  | Changing land use from institutional to residential/commercial<br>Site 3 is within the area bounded by Fulton Street, Carlton Avenue, Atlantic Avenue, South Portland Avenue and Hanson Place. |
| Site 2B | Changing land use from institutional to commercial   |

Sites 2A & 2D Site 2B is on the northerly side of Atlantic Avenue between Fort Greene Place (as formerly mapped) and South Portland Avenue. Changing land uses from residential/institutional to commercial; incorporating Sites 2E and 2F into Site 2A

Sites 2A and 2D are within the area bounded by Hanson Place, South Elliott Place (as formerly mapped), Atlantic Avenue, Flatbush Avenue and Ashland Place.

Site 6 Dividing Site 6 into Site 6A with a commercial land use and a "Q" parcel

Site 6A is within the block bounded by 5th Avenue, Pacific Street, Flatbush Avenue and Atlantic Avenue.

Sites 1 & 5 Changing land use from residential to residential/commercial

Site 1 is within the block bounded by State Street, Flatbush Avenue, 4th Avenue, Atlantic Avenue and 3rd Avenue.

Site 5 is bounded by Atlantic Avenue, Flatbush Avenue, Pacific Street and 4th Avenue.

Increasing the maximum commercial floor area from 100,000 to 2,500,000 square feet.

Changing the language on land uses from "institutional" to "public and institutional"; from "park" to "public open space"; and

Establishing a "residential/public and institutional" use.

The proposed changes would facilitate the development of 2.1 million square feet of commercial space and 643 condominium apartments for moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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No. 12

CD 2

C 860202 HDK

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

The property to be disposed is as follows:

- Block 926 —The block bounded by Flatbush Avenue, Atlantic Avenue and 4th Avenue.
- Block 1118—Lot 6 in the block bounded by Atlantic Avenue, 5th Avenue, Pacific Street and Flatbush Avenue.
- Block 2001—The area bounded by Hanson Place, Fort Greene Place, as formerly mapped, Atlantic Avenue and Flatbush Avenue. Lot 1 in Block 2001 is under the jurisdiction of the Metropolitan Transit Authority and the Long Island Railroad.
- Block 2002—The area bounded by Hanson Place, South Elliott Place, as formerly mapped, Atlantic Avenue and Fort Greene Place, as formerly mapped.
- Block 2003—A southerly part of the area bounded by Hanson Place, South Portland Avenue, Atlantic Avenue and South Elliott Place, as formerly mapped.

The northerly side of Atlantic Avenue (blocks 2004, 2005 and 2006) to a depth of 100 feet between South Portland Avenue and Carlton Avenues.

Beds of St. Felix Street, Fort Greene Place, South Elliot Place, South Oxford Street and Cumberland Street, as formerly mapped.

The property comprises Sites 6A, 2A, 2B, 2D, part of Site 3 and Block 926. The proposed development would provide approximately 2.1 million square feet of commercial floor space in two towers on Hanson Place and in four story buildings on Flatbush and Atlantic Avenues. Among the commercial uses in these low-rise commercial buildings will be offices, retail and service uses, a supermarket, a 1000 car parking facility, a multi-screen theatre and a recreational facility. This property is to be disposed to a developer selected by the Department of Housing Preservation Development.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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No. 13

CD 2

C 860203 HDK

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

The property to be disposed comprises the major part of Site 3, as follows:



Block 2004—Part of the area bounded by Hanson Place, South Oxford Street as formerly mapped, Atlantic Avenue and South Portland Street.

Block 2005—The major part of the area bounded by Fulton Street, Cumberland Street as formerly mapped, Atlantic Avenue and South Oxford Street as formerly mapped.

Block 2006—The major part of the area bounded by Fulton Street, Carlton Avenue, Atlantic Avenue and Cumberland Street as formerly mapped.

A part of the bed of South Oxford Street as formerly mapped, between Hanson Place and Atlantic Avenue.

The bed of Cumberland Street as formerly mapped, between Fulton Street and Atlantic Avenue.

This property is to be disposed to the New York City Housing Partnership, and subsequently disposed by the Partnership to Condominium Owners. The residential development is to contain approximately 643 dwelling units for moderate-income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 14**

**CD 2**

**C 860204 MMK**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, the New York City Public Development Corporation, and Rose Associates, pursuant to Sections 197-C and 199 of the New York City Charter for an amendment to the City Map involving:

1. The establishment of Cumberland Street between Fulton Street and Atlantic Avenue; New Street "A", between South Portland Avenue and South Elliott Place; New Street "B", between Cumberland Street and South Portland Avenue; and South Oxford Street, between New Street "B" and Atlantic Avenue.
2. The elimination of Baruch Place, between South Oxford Street and South Portland Avenue; and the elimination of a semicircular portion of South Elliott Place northwest of the intersection of South Elliott Place with New Street "A".

3. The widening of Atlantic Avenue by ten feet on the north side, east of Flatbush Avenue; the widening of Flatbush Avenue by ten feet on the east side, between Atlantic and Lafayette Avenues; and the widening of the intersections of South Portland and Carlton Avenues with Atlantic Avenue.

for the purpose of developing the Atlantic Terminal Urban Renewal Area, all in accordance with Map No. 2379, 2 sheets dated April 2, 1986, and signed by the Borough President.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 15**

**CD 2**

**C 860205 ZMK**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, the New York City Public Development Corporation, and Rose Associates, pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section No. 16c:

- a) Changing from a C6-1 District, an M1-1 District, and an R7-2 District to a C6-4 District, property bounded by South Elliott Place, Hanson Place, Ashland Place, Flatbush Avenue, Atlantic Avenue, South Portland Avenue, and a line 168 feet north of Atlantic Avenue, said line being the approximate center line of proposed New Street "A",
- b) Changing from an R7-2 District, and a C2-3 District mapped within an R7 District, to a C6-1 District, property bounded by South Portland Avenue, Atlantic Avenue, Carlton Avenue, and a line 168 feet north of Atlantic Avenue,
- c) Changing from an M1-1 District to a C6-1 District, property bounded by Atlantic Avenue, Flatbush Avenue, and Fifth Avenue,

in order to facilitate the development of the Atlantic Terminal Urban Renewal Area, as shown on a diagram dated April 14, 1986.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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CD 2

C 860206 ZSK

**IN THE MATTER OF** an application submitted by the NYC Public Development Corporation, the New York City Department of Housing Preservation and Development, and Rose Associates, pursuant to Sections 197-c and 200 of the New York City Charter for the grant of Special Permits pursuant to:

1. Section 74-721 of the Zoning Resolution, to modify height and setback regulations set forth in Section 33-432 of the Zoning Resolution by modifying initial setback setback distance and permitting an encroachment beyond the sky exposure plane for Building C (a 24 story 802,743 square foot office structure to be located on the southwest corner of South Elliott Place and Hanson Place), and for building F, an 8 story 1000 space public parking garage to be located on Atlantic Avenue, South Portland Avenue and proposed New Street A, and
2. Section 74-52 of the Zoning Resolution, to permit construction to a public parking garage with a capacity of 1000 parking spaces in building F, located at Atlantic Avenue, South Portland Avenue and proposed New Street A,

for the purpose of developing the Atlantic Terminal Urban Renewal Area.

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

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 17, 18, 19, 20, 21 and 22**

(Amendment to the Brooklyn Center Urban Renewal Plan, disposition of City-owned property, amendments to the City Map and Zoning Resolution and grant of special permits to facilitate the development of office and retail space.)

**No. 17**

**CD 2**

**C 860837 HUK**

**IN THE MATTER OF the Amendment to the Brooklyn Center Urban Renewal Plan for the Brooklyn Center Urban Renewal Area, located in Community District #2, Borough of Brooklyn, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law), and Section 197-c of the New York City Charter.**

The proposed changes are as follows:

1. Identification of property located on the easterly side of Rockwell Place between DeKalb Avenue and Fulton Street (Block 2095; Lot 1) as a "property not to be acquired".
  2. Subdivision of Site 6 bounded by DeKalb Avenue, Ashland Place, Fulton Street and Rockwell Place as formerly mapped into Sites 6A, 6B, 6C and 6D and Q parcels (including the bed of Rockwell Place between Fulton Street and DeKalb Avenue.)
  3. Section C.1.b. **Special Conditions under which Properties Identified for Acquisition May Be Excluded therefrom** is modified to include only properties **other** than Sites 5, 7 and Block 2107, lot 36).
- Site 5 Comprises the block (2106) bounded by Fulton Street, the bed of Rockwell Place, as proposed to be de-mapped, Lafayette Street and Flatbush Avenue.
- Site 7 Comprises the major part of the block (2107) bounded by Fulton Street, Ashland Place, Lafayette Avenue and Rockwell Place as proposed to be de-mapped between Fulton Street and Lafayette Street. Lot 36 in Block 2107 is located at the northwesterly corner of Ashland Place and Lafayette Avenue.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## No. 18

CD 2

C 860208 HDK

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

The following properties are to be disposed:

- Site 5 Comprising the area bounded by Fulton Street, the bed of Rockwell Place, as proposed to be de-mapped, Lafayette Avenue and Flatbush Avenue. (Block 2106).
- Site 7 Comprising the major part of the area bounded by Fulton Street, Ashland Place, Lafayette Avenue and Rockwell Place as proposed to be de-mapped between Fulton Street and Lafayette Avenue including the bed of Rockwell Place between Lafayette Avenue and Fulton Street (Block 2107 excluding Lot 36).

The proposed disposition would facilitate the development of approximately 1.2 million square feet of office and retail space on Sites 5 and 7. In addition a parking garage for more than 700 cars is proposed to be constructed beneath the commercial complex.

The properties as noted above are to be disposed to a developer selected by the Housing Preservation and Development Agency.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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No. 19

CD 2

C 860209 MMK

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, New York City Public Development Corporation, and Rose Associates, pursuant to Sections 197-c and 199 of the New York City Charter, for an **amendment to the City Map** involving:

1. The elimination, discontinuance and closing of Rockwell Place between Fulton Street and Lafayette Avenue and
2. the establishment of a permanent ten foot wide sidewalk easement on the easterly side of Flatbush Avenue between Fulton Street and Lafayette Avenue, within tax block 2106.

to facilitate the development of the Brooklyn Center Urban Renewal Area in accordance with Map No. X-2378, dated April 2, 1986, and signed by the Borough President.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 20**

**CD 2**

**C 860210 ZRK**

**IN THE MATTER OF an amendment**, pursuant to Section 200 of the New York City Charter, of the New York City **Zoning Resolution**, relating to the elimination of the Special Brooklyn Center Development District by the deletion of the entire Chapter 9 of Article VIII.

Matter in brackets [ ] is old, to be deleted (entire Chapter 9, Article VIII to be deleted).

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**SPECIAL PURPOSE DISTRICTS**

**[Chapter 9 Special Brooklyn Center Development District**

**89-00 GENERAL PURPOSES**

The Special Brooklyn Center District established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) To promote the orderly expansion of retail, commercial and institutional development and to attract new office development appropriate to the Brooklyn central business district so that the position of downtown Brooklyn as a commercial center will be enhanced, will provide an expanding source of employment for the borough's inhabitants, and will encourage the development of a desirable working and shopping environment;
- (b) To improve conditions of safety and avoid congestion by providing grade separation of pedestrian and vehicular circulation systems and making mandatory circulation improvements;

- (c) To improve access to rapid transit facilities in the area, including the provision of direct connections from the provision of direct connections from the pedestrian circulation system to the transit facilities;
- (d) To encourage a desirable urban design relationship between buildings and the District's circulation system, and between development in the District and the adjacent area;
- (e) To encourage development consistent with the urban renewal plan for the area; and
- (f) To promote the most desirable use of land in accordance with a development plan and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

### **89-01 Definitions**

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (definitions) and Sections

**89-01 (Definitions), 89-07 (Mandatory Pedestrian Circulation Improvements), and 89-08 (Mandatory Lot Improvements).**

Development, to develop or developer

For the purposes of this Chapter, a "development" includes the construction of a new *building or other structure* on a *zoning* lot or lots, the *use* of a tract of land for a new *use*, or an *enlargement*.

To "develop" is to create a *development*.

"Developer" is the party which undertakes a *development*.

*Special Brooklyn Center Development District* (repeated from Section 12-10). The Special Brooklyn Center Development District is a Special Purpose District designated by the letter "BC" in which special regulations set forth in Article VIII, Chapter 9 apply. The *Special Brooklyn Center Development District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement and modify those of the districts on which it is superimposed.

### **89-02 General Provisions**

In harmony with the general purpose and intent of this Resolution and the general purpose of the *Special Brooklyn Center Development District* and in accordance with the provisions of this Chapter, certain specified regulations of the districts on which the *Special Brooklyn Center Development District* are superimposed are made inapplicable, and special regulations are substituted therefor in this Chapter.

Except as modified by the express provisions of this Special District, the underlying zoning districts remain in effect.

Each *development*, improvement or addition thereto which is undertaken within the Special District shall be in accordance with the Urban Renewal Plan approved by the City Planning Commission and the Board of Estimate.

#### **89-03 Requirements for Applications**

An application to the City Planning Commission for the grant of a special permit respecting any *development* under the provisions of Section 89-101 (Transfer of unused floor area from a zoning lot) of this Chapter or the provisions of any other applicable section of this Resolution shall include a site plan showing the location and proposed use of all special facilities to be provided under the mandatory provisions; the location of all vehicular entrances and exits and proposed off-street parking spaces and such other information as may be required by the City Planning Commission for its determination as to whether or not a special permit is warranted.

#### **89-04 Action by the Board of Estimate**

The Resolution of approval by the City Planning Commission, together with a copy of the application for the grant of a 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 Section 200 of the New York City Charter.

#### **89-05 Relationship to Public Improvement Projects**

In all cases, the Commission shall deny a special permit application, whenever the *development* will interfere with a public improvement project (including highways, public buildings or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, the City Planning Commission, or the Site Selection Board as determined from the calendar of each such agency issued prior to the date of the public hearing on the application for a special permit.

#### **89-06 District Plan**

The District Plan for the *Special Brooklyn Center Development District* identifies the physical improvements to be provided in the District for improved general circulation under the provisions of this Chapter. These circulation improvements are of two types—Mandatory Pedestrian Circulation Improvements and Mandatory Lot Improvements, each of such improvements being described in the provisions of and appendices to this Chapter. These circulation improvements must be built in conjunction with the *development* of a *zoning lot* in the parcel or parcels identified in Appendix B, irrespective of the *floor area ratio* of such *development*. The District Plan and elements thereof are set forth in the following appendices attached hereto and made an integral part hereof:



(a) District Plan (Appendix A)

(b) Description of Mandatory Circulation Improvements by Parcel (Appendix B)

## 89-07 Mandatory Pedestrian Circulation Improvements

### 89-071 General

All *pedestrian circulation improvements* are mandatory and shall be built by the *developer* of a *zoning lot* on which they are mapped in the parcel or parcels identified in Appendix B.

### 89-072 Enclosed Pedestrian Bridge

An *enclosed pedestrian bridge* is a continuous enclosed space which spans a *street* between two *zoning lots* and connects to *elevated public lobbies* or *elevated shopping ways* in both *zoning lots*. The *enclosed pedestrian bridge*

- (a) has a minimum vertical clearance of 20 feet over the *street* which it spans;
- (b) has a minimum unobstructed walkway width of 15 feet;
- (c) has a minimum height between floor and ceiling of 15 feet. Structural members only may extend below this height, but in no case shall they be less than 12 feet above the floor;
- (d) is designed to permit penetration of natural daylight into and views out of the bridge;
- (e) is climate-controlled.

The developer who constructs an *enclosed pedestrian bridge* may construct in conjunction with it retail space spanning the *street* at the same level and abutting the bridge. Such combined *enclosed pedestrian bridge* and retail space

- (a) has a minimum vertical clearance of 20 feet over the *street* which it spans;
- (b) has a maximum width of 45 feet within which a space having a minimum unobstructed width of 15 feet is devoted to pedestrian passage exclusively;
- (c) has a minimum height between floor and ceiling of 15 feet. Structural members only may extend below this height, but in no case shall they be less than 12 feet above the floor;
- (d) has all retail space located on one side of the pedestrian passage and at the level of the pedestrian passage;

- (e) has all retail space occupied solely by *use* listed in Section 89-132 (use Group B);
- (f) is, except at *street* intersections, not less than 100 feet from any other structure spanning the same *street*;
- (g) is designed to permit the penetration of natural daylight into and views out of the pedestrian passage;
- (h) is climate-controlled.

#### **89-073 Elevated Shopping Way**

An *elevated shopping way* is a continuous enclosed space which extends along or approximately parallel to the *front lot line* as shown in the District Plan and described in Appendix B.

The *elevated shopping way*

- (a) may, unless specifically noted otherwise in Appendix B, be located within the *lot line*, or extend over the sidewalk to a point which shall not be less than 4 feet from the curb;
- (b) has its floor located at the level of the floor of any *elevated public lobby*, *enclosed pedestrian bridge*, or other *elevated shopping way* to which it connects, such level being maintained for at least 15 feet beyond the point of connection before any change in floor level.  
Any change in level shall be accomplished by means of a ramped floor, the maximum slope of which shall be 1:12;
- (c) has a minimum unobstructed walkway width for its entire length of 15 feet, unless the abutting has a *floor area ratio* greater than 12.0, in which case the City Planning Commission may require a greater width;
- (d) has a minimum height between floor and ceiling of 15 feet. Structural members only may extend below this height, but in no case shall they be less than 12 feet above the floor;
- (e) is directly connected to the vertical circulation of the *development* of which it is a part through an elevated lobby, which lobby is reached by escalator from the *street*.
- (f) is connected to the sidewalk, except as otherwise noted in Appendix B, by not less than a pair of 32-inch wide escalators at either end of the *elevated shopping way*. Escalators may be eliminated (i) at the end of an *elevated shopping way* which connects to a previously *constructed elevated shopping way* providing escalators; (ii) at the end of an *elevated shopping way* which connects to a required *elevated public lobby*; or (iii) if

equivalent access is provided through an elevated lobby which connects to the *elevated shopping way* at least 100 feet from any other escalator.

All escalators shall be located so that (i) at street level they are accessible from and adjoin a sidewalk or *shopping arcade*, and (ii) at the level of the *elevated shopping way* they adjoin or are within the *elevated shopping way*. A clear passage of 15 feet shall be maintained around any portion of an escalator within the *elevated shopping way*. At street level, there shall be, with the exception of night gates and air doors, no restriction or obstruction between the sidewalk and the escalators;

(g) is designed to permit connection to all contiguous elements shown in the District Plan;

(h) has fronting *uses* as described in Section 89-083(a) (Frontage Allocated for Use Group B);

(i) is climate-controlled.

#### **89-074 Elevated Public Lobby**

An elevated public lobby is an enclosed space within a *development*, directly accessible from a *street* or *shopping arcade* by means of escalators, and from an adjoining *enclosed pedestrian bridge* or *elevated shopping way* which is part of a public circulation system. The *elevated public lobby* shall provide direct access at the same level to the vertical circulation of the *development* of which it is a part. The *elevated public lobby*

a) has its floor located at the level of *enclosed pedestrian bridges* which connect to it, and at the level of the second floor of the *development* in which it is located;

b) has an area of at least 5,000 square feet and a minimum dimension, at any point, of 30 feet. If the *floor area ratio* of the *development* within which the *elevated public lobby* occurs exceeds 12.0, the City Planning Commission may require a greater area;

(c) has a minimum height between floor and ceiling of 15 feet. Structural members only may extend below this height, but in no case may they be less than 12 feet above the floor;

(d) is located adjacent to the *street lines* as specified in Appendix B. At least two exterior walls shall be coincident with *street lines*, which walls shall be designed to permit the penetration of natural daylight into the lobby;

(e) is connected to the sidewalk, except as otherwise noted in Appendix B, by not less than a pair of 32-inch wide escalators and a six-foot wide

stair. At *street* level the ends of the escalators and stairs will be clearly visible and easily accessible from a sidewalk or *shopping arcade* and shall be no further than 25 feet from the *street* level entrance to the *elevated public lobby*. At the level of the *elevated public lobby*, the ends of the escalators and stairs shall be clearly visible and easily accessible from any connecting *enclosed pedestrian bridge* or *elevated shopping way*. At *street* level there shall be, with the exception of night gates and air doors, no restrictions or obstruction between the sidewalk and the escalators or stairs;

(f) shall have a clear passage of 15 feet maintained around all obstructions such as columns, escalators and stair wells within the *elevated public lobby*. No obstruction shall be located within 20 feet of the end of an escalator or stair. Planting, works of art, kiosks or public seating arrangement may be located within the *elevated public lobby* but not to the extent of impeding pedestrian movement;

(g) in no event may wholesale establishments of Use Group 10 or any use in Use Group 11 occupy frontage of an *elevated public lobby*;

(h) shall be climate controlled.

## **89-08 Mandatory Lot Improvements**

### **89-081 General**

All *lot improvements* are mandatory and shall be built by the *developer* of the *zoning lot* on which they are mapped in the parcel or parcels identified in Appendix B.

### **89-082 Shopping Arcade**

A *shopping arcade* is a continuous covered space which extends along a *front lot line* of a *zoning lot* as shown in the District Plan and which

(a) has a minimum continuous width, unobstructed, (i) of 12 feet if the upper stories of the building cantilever over the *arcade*, and (ii) 15 feet if the upper *stories* of the building are supported by columns;

(b) is open to the *street* and has its floor at the same level and continuous with the sidewalk;

(c) has a minimum height at the face of the *building* of 12 feet above *curb level* and a maximum height of 25 feet, except as otherwise noted in Appendix B;

(d) may have columns located at the outside boundary except where noted in Appendix B;

- (e) in parcels 4N, 4S and 6 has fronting *uses* as described in Section 89-083(b) (Frontage Allocated for Use Group B) if located on Ashland Place;
- (f) is open to the public at all hours.

### **89-083 Frontage Allocated for Use Group B**

Frontage along the inside boundary of an *elevated shopping way* or *shopping arcade* shall be *developed* in accordance with the provisions of this Section.

- (a) in the case of the *elevated shopping way* a portion of such frontage equal to at least 60 per cent of its linear dimension shall be allocated for occupancy by department stores and/or *uses* in Use Group B (Section 89-132);
- (b) in the case of *shopping arcade* in parcels 4N, 4S and 6 a portion of such frontage equal to at least 60 percent of its linear dimension shall be allocated to *uses* in Use Group B (Section 89-132);
- (c) the remainder of such frontage described in (a) and (b) may be allocated to access to lobbies, escalators or stairs, or any other *uses* permitted by this Chapter, provided that no single segment of such frontage occupied exclusively by *uses* other than those in Use Group B shall exceed 80 feet in length.

### **89-09 Mandatory Prohibitions**

The following requirements apply to all *developments* within the District:

- (a) no structural support for any *enclosed pedestrian bridge*, *elevated shopping way*, or *development* may be located in any public right-of-way;
- (b) escalators and stairs connecting any *elevated shopping way*, *elevated public lobby*, or entrance to a subway station with the *street* shall not obstruct any sidewalk or required *shopping arcade*;
- (c) No portion of any *development* except the pedestrian walkway space of an *elevated shopping way*, or an *enclosed pedestrian bridge* and retail space built in conjunction with it may project beyond a *street* line;
- (d) Artificial illumination shall be provided to meet the following standards:
  - (i) lighting of *shopping arcades*, and sidewalks over which *enclosed pedestrian bridges* or *elevated shopping ways* extend shall be maintained approximately at a level of 10 foot-candles within 100 feet of a *street* intersection, and approximately at a level of 5 foot-candles elsewhere;
  - (ii) lighting within *enclosed pedestrian bridges*, *elevated shopping ways* and *elevated public lobbies* shall be maintained approximately at a level of 20 foot-candles;

(e) All *enclosed pedestrian bridges, elevated shopping ways and elevated public lobbies* shall be open to the public at least 16 continuous hours a day.

#### **89-10 Basic Maximum Floor Area Ratio**

For the purposes of this Chapter, the basic maximum *floor area ratio* of any *development* on a *zoning lot* having an area of at least 25,000 square feet may be increased to 12.0. The permitted *floor area ratio* of the underlying districts shall apply to any *zoning lot* having an area of less than 25,000 square feet.

The unused *floor area ratio* of any *zoning lot* may be transferred to another *zoning lot* or lots within the District, providing that the provisions of Section 89-101 (Transfer of unused *floor area ratio* from a *zoning lot*) are satisfied.

Notwithstanding any other provision of this Resolution to the contrary, when a portion of a demapped *street* is leased to a *developer*, or any portion of a *zoning lot* is within a mapped *street* or provided as a public easement, such portion shall be considered as part of a *zoning lot* for purposes of complying with applicable bulk regulations. In the case of demapped air rights over a *street* such portion shall be credited as lot area only to the *development* in conjunction with which the required circulation improvement utilizing the demapped air rights is constructed.

#### **89-101 Transfer of Unused Floor Area from a Zoning Lot**

For the purposes of this Chapter, the City Planning Commission, after public notice and hearing and subject to Board of Estimate action, may permit transfer of unused *floor area* from one *zoning lot* to another *zoning lot* within the District, provided that (i) the *lot area* of the transferee site is at least 40,000 square feet, (ii) the *floor area* transferred may not exceed 50 per cent of the total allowable floor area of the site from which it is being transferred, (iii) the increase in *floor area* on the transferee site may not exceed the basic maximum *floor area ratio* as specified in Section 89-10 (Basic Maximum Floor Area Ratio) by more than 30 per cent, and provided that the following conditions are met:

- (a) The maximum *floor area ratio* for the aggregate *development* involved in such transfer of *floor area* shall not exceed 12.0;
- (b) Such transfer of *floor area* shall include adequate provision for unconstrained pedestrian circulation, including the provision of wider *shopping arcades* and *elevated shopping ways*. The following standard is suggested for increasing the width of *elevated shopping ways*:

<u>F.A.R.</u>	<u>Width</u>
less than 20 percent increase	20 feet
over 20 per cent	25 feet

(c) Such transfer of *floor area* and location of *buildings* will not create serious traffic congestion, nor unduly obstruct access of light and air in the *development*, adjoining properties, or public *streets*, and will result in better site planning and better urban design relationship of *buildings* to adjacent *streets* surrounding *developments*.

In any and all cases, the transfer once completed shall irrevocably reduce the amount of *floor area* that can be *developed* on the lot from which unused *floor area* is transferred. In the event that the lot from which unused *floor area* is transferred is redeveloped or the *development* located thereon is *enlarged*, the lot can only be *developed* up to the amount of permitted *floor area* as reduced by the transfer.

*Zoning lots* involved in transfer of unused *floor area* may be *developed* at one time or in stages, as set forth in the Brooklyn Center Urban Renewal Plan.

#### **89-11 Applicability of Certain Regulations of the Resolution**

No *floor area* bonuses shall be granted to any *development* within the Special District except as specifically provided in the provisions of this Chapter.

For the purposes of this Chapter, the provisions of Section 74-72 (Height and Setback Regulations) and Section 74-74 (Commercial Developments Extending into More than One Block) shall not apply to any *development* within the District.

#### **89-12 Modification of Height and Setback Regulations**

##### **89-121 Building Walls along Street Lines**

Notwithstanding any provisions of this Resolution to the contrary, the front wall of all *developments* within the District shall be (i) coincident with the *street line*, (ii) constructed along the entire length of the *street line* bounding the *zoning lot*, and (iii) erected without setback for a height above *curb level* of not less than 30 feet nor more than 85 feet, unless the *development* provides or is designed to permit future connection of a required *enclosed pedestrian bridge*, in which case the height of the front wall above *curb level* shall not exceed 100 feet. Above a height of 85 feet or, in the case of a *development* which provides or is designed to permit future connection of a required *enclosed pedestrian bridge*, 100 feet, such front wall shall be located not less than 15 feet from the *street line*. Recesses in the front wall, if required for

architectural or display purposes, are permitted provided that their aggregate length does not exceed 25 per cent of the total length of the front wall.

#### **89-122 Restrictions on Development above Street Beds**

A portion of a *zoning lot* which is mapped for *street* widening, or leased to a *developer* by the City after *street* demapping, may be occupied by a structure subject to the provision of easements and other restrictions which may be contained in the Brooklyn Center Urban Renewal Plan or documents relating to *street* demappings.

#### **89-13 Special Use Regulations**

In order to promote the continued development of office, retail, institutional and related *uses* where appropriate, *uses* permitted within the District are modified by this Section.

#### **89-131 Restrictions on Uses**

*Uses* listed in Use Groups 2, 3, 4, 5, 6, 9, 10, 11, 12, and *theaters, automobile rental establishments, and public parking garages or public parking lots* in Use Group 8 are permitted in the District. In parcels 4N and 4S *uses* in Use Group 17B are permitted in addition to the *uses* permitted in the District as a whole.

#### **89-132 Use Group B**

- A. Convenience retail or service establishments
  - Bakeries, floor area for production limited to 750 square feet per establishment
  - Barber shops
  - Beauty parlors
  - Bicycle stores
  - Drug stores
  - Dry cleaning or clothes pressing establishments, limited to 2,000 square feet per establishment
  - Eating and drinking places
  - Food stores
  - Hardware stores
  - Package liquor stores
  - Shoe or hat repair shops
  - Stationery stores
  - Tailor or dressmaking shops, custom
  - Variety stores, limited to 10,000 square feet of floor area per establishment
- B. Retail and service establishments
  - Antique stores



- Art galleries
- Artist's supply stores
- Bookstores
- Candy and ice cream stores
- Carpet, rug, linoleum or other floor covering stores, limited to 10,000 square feet of floor area per establishment
- Cigar or tobacco stores
- Clothing or clothing accessory stores, limited to 10,000 square feet of floor area per establishment
- Florist shops
- Furniture stores, limited to 10,000 square feet of floor area per establishment
- Furrier shops
- Gift shops
- Interior decorating establishments, limited to 750 square feet per establishment
- Jewelry or art metal craft shops
- Luggage or leather goods stores
- Locksmith shops
- Music stores
- Newstands, open or enclosed
- Optician or optometrist establishments
- Photographic equipment or supply stores
- Photographic studios
- Picture framing shops
- Record stores
- Reproduction service establishments
- Shoe stores
- Sporting and athletic stores
- Stamp or coin stores
- Telegraph offices
- Television, radio, phonograph, or household appliance stores, limited to 10,000 square feet of floor area per establishment
- Toy stores
- Travel Bureau
- Watch or clock stores or repair shops
- Off-track betting establishments
- C. Amusements
  - Theaters

Vehicular access and egress for any permitted or required parking facilities shall in no case be located on Flatbush Avenue, Flatbush Avenue Extension, or Fulton Street.

### 89-15 Modification of Off-Street Loading Regulations

Notwithstanding any other provision of this Resolution to the contrary, *accessory* loading berths for *uses* listed in Use Group 10 shall be provided as set forth in this Section.

For <i>floor area</i> (in square feet)	Required berths
First 8,000	None
Next 17,000	1
Next 15,000	1
Next 20,000	1
Next 40,000	1
Each additional 150,000 or fraction thereof	1

No entrance or exits of permitted or required *accessory* off-street loading berths or service entrances to a *building* shall be located on the *streets* below unless the Commissioner of Buildings has certified that there is no other way to provide such berths or entrances with access or egress on some other *street*.

(a) Flatbush Avenue

(b) Flatbush Avenue Extension

(c) Fulton Street

(d) the north side of Lafayette Avenue between Flatbush Avenue and Ashland Place

(e) the west side of Ashland Place between DeKalb Avenue and Fulton Street

### 89-16 Sign Regulations

For the purposes of this Chapter, the definition of *sign* as set forth in Section 12-10 (Definitions) is extended to include, in addition to *signs* which are visible from outside a *building*, any others which are visible from any *enclosed pedestrian bridge, elevated shopping way or elevated public lobby*.

For the purposes of this Chapter, the permitted projection of *signs* as set forth in Section 32-762 (Permitted projection in all other commercial districts) which occur in *arcades, shopping arcades, enclosed pedestrian bridges, elevated shopping ways or elevated public lobbies* shall be measured from the interior boundary of such *arcade, shopping arcade, enclosed pedestrian bridge, elevated shopping way or elevated public lobby*.

Within the District, the provisions of Section 32-656 (Height of Signs above roof) shall be modified such that no *sign* displayed from the wall of a *building* or other structure may extend above the parapet wall or roof of such *building* or other structure, without exception.

**89-17 Notice; Certification; Construction of Improvements; Easements; etc.**

**89-171 Developer's Notice; Chairman's Certification**

As conditions to the issuance by the Department of Buildings of an excavation permit for the *development of a zoning lot*:

(a) the *developer* shall have submitted to the Chairman of the City Planning Commission (i) written notice of its intention to *develop a zoning lot* or lots in the District, the *floor area* of the *development*, and the *pedestrian circulation improvements* and *lot improvements* which the developer shall construct; and (ii) plans and outline specifications of those *lot* and *pedestrian circulation improvements* which it shall construct, as well as any other documents the Chairman may require to certify compliance with the provisions of the District Plan; and

(b) the Chairman of the City Planning Commission shall have certified to the Department of Buildings receipt of the aforesaid documents and the developer's compliance with the provisions of the District Plan.

**89-172 Developer's Construction of Improvements**

The *developer* of a *zoning lot* or lots where the District Plan requires the provision of a *circulation improvement* spanning a street and connecting to an existing *development* in another parcel which has been *developed* to receive said *circulation improvement* shall construct such improvement as a condition of receiving a Certificate of Occupancy. The *developer* of a *zoning lot* or lots where the District Plan requires the provision of a *circulation improvement spanning a street* and connecting to a *development* in another parcel is not required to construct such improvement at the time the *development* is constructed if the portion of the parcel to which the improvement connects has not been redeveloped to receive the connection. In this case the *developer* shall provide the City with an acceptable guarantee that the *circulation improvement* will be constructed at such time as the portion of the parcel to which it connects has been redeveloped. The form of this guarantee shall be stipulated in the lease between the City and the developer, and shall be satisfactory to the Chairman of the City Planning Commission.

**89-173 Easements for Construction of Improvements**

The *developer* of a *zoning lot* or lots where the District Plan (i) requires the provision of a *circulation improvement*, the construction of which is deferred under the provisions of Section 89-172 (Developer's Construction of Improvements); or (ii) requires the provision of a new entrance to a subway station or space theretofore, shall agree to the reservation of an irrevocable easement in favor of the City for the construction, maintenance, repair and operation of such improvements.

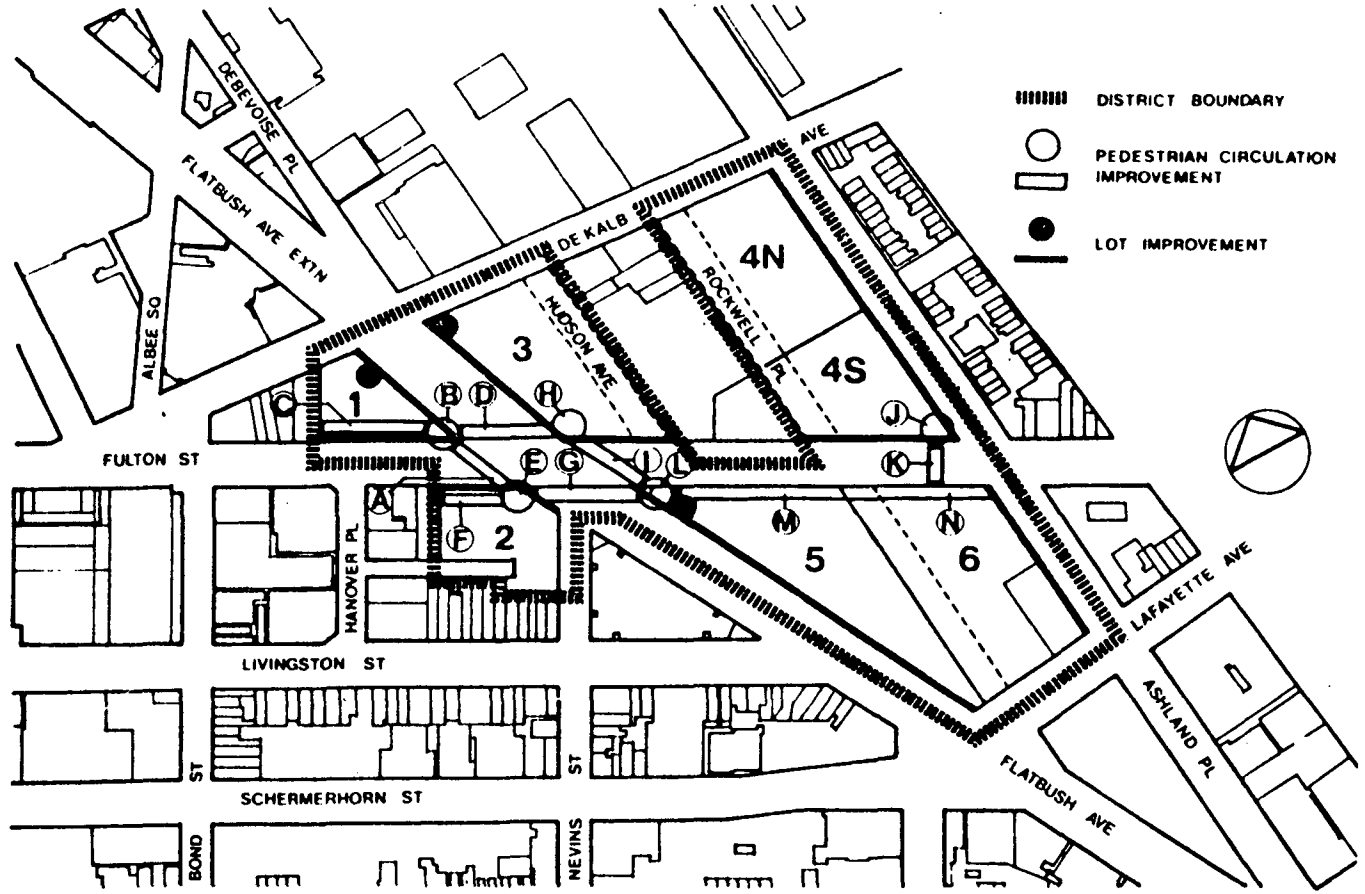
**89-174 Compliance with the District Plan**

Any *development* in the District shall provide the necessary connections and facilities for receiving and connecting with *pedestrian circulation and lot improvements* built or to be built pursuant to the District Plan. The *developer* which is permitted to defer the construction of a *circulation improvement* under the provisions of Section 89-172 (Developer's Construction of Improvements) shall make the required structural, mechanical and other provisions in the *development* to permit the subsequent attachment or incorporation of the improvement thereto. These provisions shall be shown in the plans and specifications for the development. Where the District Plan requires the provision of a new entrance to a subway station or space therefore, the design and construction of such work shall be satisfactory to the Transit Authority.

**89-175**

At the time of transfer of unused *floor area* from a *zoning lot*, there shall be recorded in the land records, and indexed against such *zoning lot*, an instrument removing such *floor area* from the *zoning lot*; and at the time of the addition of *floor area* to a transferee site as provided in this chapter, there shall be recorded in the land records and indexed against such transferee site to which *floor area* is added, an instrument transferring the *floor area* to the transferee site benefitted. A certified copy of such instruments shall be submitted to the City Planning Commission upon recordation thereof.

APPENDIX A



**APPENDIX B****Description of Mandatory Pedestrian  
Circulation Improvements by Parcel**

This appendix lists the *mandatory pedestrian circulation improvements* (PCI's) and *mandatory lot improvements* which are designated parcel improvements in the District Plan (Appendix A) for the Special Brooklyn Center Development District. The appendix refers to the text for the requirements for the following improvements:

- (a) *enclosed pedestrian bridge* (Section 89-072)
- (b) *elevated shopping way* (Section 89-073)
- (c) *elevated public lobby* (Section 89-074)
- (d) *shopping arcade* (Section 89-082)

The requirements for the provision of *enclosed pedestrian bridges* permit two options:

If PCI:A and PCI:D are constructed as enclosed pedestrian bridges having a width of 45 feet, then PCI:G is not required.

If PCI:A and PCI:D are less than 45 feet wide, PCI:G shall be provided as described in this Appendix.

Any development on Parcels 2 and 5 shall be designed to permit the necessary attachment of PCI:G to the required *elevated public lobbies* in case the construction of PCI:G is undertaken by the City of New York.

**Parcel 1****Pedestrian Circulation Improvements**

PCI:A. Provide an enclosed pedestrian bridge spanning Fulton Street between Parcel 1 and Parcel 2, connecting the elevated public lobbies required in both blocks. Not required if Parcel 2 has not been redeveloped to provide the elevated public lobby.

PCI:B. Provide an elevated public lobby at the southeast corner of Parcel 1, adjoining the Flatbush Avenue Extension and Fulton Street lot lines, and connecting PCI:A, PCI:C and PCI:D. The required connection to the sidewalk shall be located, at street level, at the intersection of the shopping arcades required on Flatbush Avenue Extension and Fulton Street.

PCI:C. Provide an elevated shopping way extending parallel to the lot line along Fulton Street for the entire length of the Parcel. It shall be located entirely within the lot line. It shall connect to PCI:B at its eastern end and shall be connected at its

western end to the required shopping arcade along Fulton Street by not less than an eight foot wide stair.

PCI:D. Provide an enclosed pedestrian bridge spanning Flatbush Ave. Extension between Parcel 1 and Parcel 3, connecting the elevated public lobbies required in both parcels. Not required if Parcel 3 has not been redeveloped to provide the required elevated public lobby.

#### **Lot Improvements**

(a) Provide a shopping arcade extending the full length of the lot line along Flatbush Avenue Extension.

(b) Provide a shopping arcade extending the full length of the lot line along Fulton Street.

(c) Provide a new entrance to the DeKalb Ave. BMT subway station to be located within the development at the northeast corner of the parcel. The entrance shall consist of an 18 foot wide stair leading from the required shopping arcade on Flatbush Avenue Extension to the station mezzanine. The entrance shall be designed to provide obvious and commodious public access, and shall permit the penetration of natural daylight into the station.

The developer shall, in conjunction with the new entrance, give an irrevocable easement in favor of the City for future provision of a pedestrian passage at the level of the station mezzanine to the western boundary of Parcel. The easement shall permit the construction of a pedestrian passage approximately 15 feet wide and 10 feet high within the development.

#### **Parcel 2**

##### **Pedestrian Circulation Improvements**

PCI:A. Provide an enclosed pedestrian bridge spanning Fulton Street between Parcel 1 and Parcel 2, connecting the elevated public lobbies required in both parcels. Not required if Parcel 1 has not been redeveloped to provide the elevated public lobby.

PCI:B. Provide an elevated public lobby at the northeast corner of Parcel 2, adjoining the lot lines along Fulton Street and Flatbush Avenue. It shall give access to PCI:A PCI:F and PCI:G. The required connection to the sidewalk shall be located, at street level, at the intersection of the shopping arcades required on Fulton Street and Flatbush Avenue Extension.

PCI:F. Provide an elevated shopping way extending the full length of the lot line along Fulton Street, and located entirely within the lot line, at such time as the property adjoining the western boundary of Parcel 2 is redeveloped to provide an elevated shopping way. The elevated shopping way shall connect at its eastern end

to PCI:E. The development of Parcel 2 shall be designed to accommodate the elevated shopping way, and the developer shall give an irrevocable easement in favor of the City to insure provision of the elevated shopping way.

PCI:G. Provide an enclosed pedestrian bridge spanning Flatbush Avenue between Parcel 2 and Parcel 5, connecting the elevated public lobbies required in both parcels. Not required if Parcel 5 has not been redeveloped to provide the elevated public lobby, or if PCI:A and PCI:D have been constructed having a width of 45 feet..

#### **Lot Improvements**

(a) Provide a shopping arcade extending the full length of the lot line along Flatbush Avenue.

(b) Provide a shopping arcade extending the full length of the lot line along Fulton Street.

#### **Block 3**

##### **Pedestrian Circulation Improvements**

PCI:D. Provide an enclosed pedestrian bridge spanning Flatbush Avenue Extension between Parcel 1 and Parcel 3, connecting the elevated public lobbies required in both parcels. Not required if Parcel 1 has not been redeveloped to provide the elevated public lobby.

PCI:H. Provide an elevated public lobby at the southwest corner of the parcel adjoining the lot lines along Fulton Street and Flatbush Avenue Extension. It shall give access to PCI:D and PCI:I. The required connection to the sidewalk shall be located at street level, at the intersection of the shopping arcades required on Fulton Street and Flatbush Avenue Extension.

PCI:I. Provide an enclosed pedestrian bridge spanning Fulton Street between Parcel 3 and Parcel 5, connecting the elevated public lobbies required in both parcels. Not required if Parcel 5 has not been redeveloped to provide the required elevated public lobby.

#### **Lot Improvements**

(a) Provide a shopping arcade extending the full length of the lot line along Fulton Street.

(b) Provide a shopping arcade extending the full length of the lot line along Flatbush Avenue Extension.

(c) Provide a new entrance to the DeKalb Avenue BMT subway station, to be located within the development at the northwest corner of the parcel. The entrance shall consist of an 18 foot wide stair leading from the required



shopping arcade on Flatbush Avenue Extension to the station mezzanine. The entrance shall be designed to provide commodious and obvious public access, and shall permit the penetration of natural light into the station.

#### **Block 4N**

##### **Lot Improvements**

(a) Provide a shopping arcade extending the full length of the lot line along Ashland Place and continuous with the required shopping arcade in Parcel 4S. No columns may be located beyond the inside boundary of the shopping arcade. The shopping arcade shall have a minimum height of 16 feet if located less than 5 feet from the curb of the widened roadway. It shall have fronting uses as described in Section 89-083 (b) (Frontage Allocated for use Group B).

#### **Block 4S**

##### **Pedestrian Circulation Improvements**

PCI:J. Provide an elevated public lobby at the southeast corner of Parcel 4S, adjoining the Ashland Place and Fulton Street lot lines. It shall connect to PCI:K. The required connection to the sidewalk shall be located, at street level, at the intersection of the shopping arcades required on Ashland Place and Fulton Street.

PCI:K. Provide an enclosed pedestrian bridge spanning Fulton Street between Parcel 4S and Parcel 6, connecting PCI:J and PCI:N. Not required if Parcel 6 has not been redeveloped to provide the elevated shopping way.

##### **Lot Improvements**

(a) Provide a shopping arcade extending the full length of the lot line along Ashland Place and continuous with the shopping arcade required in Parcel 4N. No columns may be located beyond the inside boundary of the arcade. The arcade shall have a minimum height of 16 feet if located less than 5 feet from the curb of the widened roadway. It shall have fronting uses as described in Section 89-083 (b) (Frontage Allocated for Use Group B).

(b) Provide a shopping arcade extending the full length of the lot line along Fulton Street.

#### **Block 5**

##### **Pedestrian Circulation Improvements**

PCI:G. Provide an enclosed pedestrian bridge spanning Flatbush Avenue between Parcel 2 and Parcel 5, connecting the elevated public lobbies required in both Parcels. Not required if Parcel 2 has not been redeveloped to provide the elevated public lobby, or if PCI:A and PCI:D have been constructed having a width of 45 feet.

PCI:I. Provide an enclosed pedestrian bridge spanning Fulton Street between Parcel 3 and Parcel 5, connecting the elevated public lobbies required in both parcels. Not required if Parcel 3 has not been redeveloped to provide the elevated public lobby.

PCI:L. Provide an elevated public lobby at the northeast corner of the parcel, adjoining the lot lines along Fulton Street and Flatbush Avenue. It shall give access to PCI:G, PCI:I, and PCI:M. The connection to the sidewalk shall consist of a pair of 48 inch wide escalators and six foot stair which, at street level, shall be contiguous to and accessible from the required shopping arcade on Flatbush Avenue and the new entrance to the Nevins Street IRT subway station.

PCI:M. Provide an elevated shopping way extending the full length of the lot line along Fulton Street. It shall connect at its western end to PCI:L and at its eastern end to PCI:N. If Parcel 5 and Parcel 6 are developed at one time, a connection to the sidewalk from the elevated shopping way shall be provided, located approximately at the boundary of Parcel 5 and Parcel 6.

#### **Lot Improvements**

(a) Provide a shopping arcade extending the full length of the lot line along Flatbush Avenue. No columns may be located beyond the inside boundary of the shopping arcade. The outside edge of the arcade shall have a minimum height of 16 feet if located within 5 feet of the curb of the widened roadway.

(b) Provide space for a new entrance to the Nevins Street IRT Station, to be located within the development at the northwest corner of Parcel 5. The space provided shall accommodate

(i) a covered space containing control facilities for the station, and connections to the station and elevated public lobby. The covered space shall have its floor located at street level except for that portion containing the station control facilities, which shall be located approximately 12 feet below street level. It shall have a minimum area of 3,000 square feet, with a minimum dimension of 30 feet, and a minimum height between floor and ceiling of 15 feet. It shall be capable of enclosure; and

(ii) a passage connecting the covered space and station control facilities to the existing passageway under the platforms at the northern end of the station. The new passage shall have a minimum width of 16 feet and a minimum height of 8 feet. The connection between the passage of the covered space shall be by a combination of stairs and escalators having a total width of 16 feet. The foundations of any new development shall be designated to accommodate such connection and passage.

**Block 6****Pedestrian Circulation Improvements**

PCI:K. Provide an enclosed pedestrian bridge spanning Fulton Street between Parcel 4S and Parcel 6, connecting PCI:J and PCI:N. Not required if Parcel 4S has not been redeveloped to provide the elevated public lobby.

PCI:N. Provide an elevated shopping way extending the full length of the lot line along Fulton Street. It shall connect to PCI:L and PCI:M. If Parcel 5 and Parcel 6 are developed at one time, a connection to the sidewalk from the elevated shopping way shall be provided, located approximately at the boundary of Parcel 5 and Parcel 6. The elevated shopping way should be designed to permit future attachment of a pedestrian bridge spanning Ashland Place.

**Lot Improvements**

(b) Provide a shopping arcade extending the full length of the lot line along Ashland Place. No columns may be located beyond the inside boundary of the shopping arcade. The shopping arcade shall have a minimum height of 16 feet if located within 5 feet of the curb of the widened roadway. It shall have fronting uses as described in Section 89-083 (b) (Frontage Allocated for Use Group B).]

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 21**

CD 2

C 860211 ZMK

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, New York City Public Development Corporation, and Rose Associates, pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section 16C:

1. Deleting the entire Special Brooklyn Center Development District (BC) from the zoning map, within the area bounded generally by Dekalb Avenue, Ashland Place, Lafayette Avenue, Flatbush Avenue, Nevins Street, Livingston Street, Hanover Place and Fulton Street; and
2. Changing from C6-1 District to C6-4 District the property bounded by Flatbush Avenue, Fulton Street, Ashland Place and Lafayette Avenue.

to facilitate the development of a 1,217,059 square foot, 12 story office building containing a 769 space public parking garage, within the Brooklyn Center Urban Renewal Area, as shown on a diagram dated April 14, 1986.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 22**

**CD 2**

**C 860212 ZSK**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, New York City Public Development Corporation, and Rose Associates, pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of special permits** pursuant to

1. Section 74-721 of the Zoning Resolution to modify height and setback regulations set forth in Section 33-432 of the Zoning Resolution by modifying initial setback distance and permitting encroachment beyond the sky exposure plane for a proposed 12 story office building containing 1,217,059 square feet of floor area and a 769 space underground public parking garage; and
2. Section 74-52 of the Zoning Resolution to permit construction of an underground public parking garage with a capacity of 769 parking spaces.

on property bounded generally by Flatbush Avenue, Fulton Street, Ashland Place, and Lafayette Avenue, within the Brooklyn Center Urban Renewal Area.

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

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**NOTICE**

On July 9, 1986 at 10:00 a.m. in City Hall, New York a **public hearing** will be held by the **Department of City Planning and the Department of Environmental Protection** to receive comments relating to the Draft Environmental Impact Statement concerning a large scale residential and commercial development in the Atlantic Terminal and Brooklyn Center Urban Renewal Areas, pursuant to the

State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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No. 23

CD 2

C 850777 HDK

**IN THE MATTER OF the disposition of City-owned property within the Brooklyn Center Urban Renewal Area, Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter.**

The property proposed for disposition in the form of a lease to the Public Development Corporation, is located at **33-57 Rockwell Place** (Block 2095, Lot1). The property, also known as the "the Strand", is to be, subsequently sub-leased to 4 tenants.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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No. 24

CD 5

C 860376 HAK

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

Approval of three separate matters is requested:

- 1) Designation of 2572 Fulton Street (Block 3667, Lot 13), as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for the above noted property; and
- 3) Disposition of the above noted property to a developer to be selected by the Department of Housing Preservation and Development.

This property is to be rehabilitated and used to provide temporary housing for 48 mentally disabled single male homeless adults.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**BOROUGH OF QUEENS****No. 25****CD 12****C 850971 MMQ**

**IN THE MATTER OF** an application submitted by the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change in the legal grades of various streets in the area generally bounded by Guy R. Brewer Boulevard (New York Boulevard), 137th Avenue, Bedell Street, Edgewood Avenue, Springfield Boulevard and North Conduit Avenue to facilitate the improvement of streets, Borough of Queens, CD 12, all in accordance with Map No. 4793 (5 sheets), dated January 8, 1986 and signed by the Borough President. The map was referred by the Board of Estimate on January 9, 1986 (Calendar 212).

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

**No. 26****CD 12****C 860412 PPQ**

**IN THE MATTER OF** an application by The Division of Real Property for the disposition 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>
10209	115	Northeast Corner of 93rd Avenue and 168th Street	Long-term Lease (5 years) for the Jamaica #5 Municipal parking deck.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

## No. 27

CD 14

G 860631 PPQ

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 City-owned property:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
15534	6	2016 Nameoke Avenue
15529	161	14-14 Brunswick Avenue

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

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## No. 28

CD 3, 4, 6, 7, 9, 10, 11, 12, 13, 14

C 860941-950 PPQ

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 72 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860941PPQ	3	3
860042PPQ	4	2
860943PPQ	6	1
860944PPQ	7	1
860945PPQ	9	2
860946PPQ	10	9
860947PPQ	11	6
860948PPQ	12	30
860949PPQ	13	7
860950PPQ	14	11

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

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

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**BOROUGH OF MANHATTAN****No. 29****CD 12****C 860803 HDM**

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

The property to be disposed, **568 West 171st Street (Block 2127, Lot 8)**, is a 5 story New Law walk-up building with 9 residential units and 1 commercial unit. The Department of Housing Preservation and Development (HPD) intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**Nos. 30, 31, 32 and 33**

(Amendments to the Zoning Map, Special Permit, selection and leaseback of property and disposition of City-owned property to facilitate the development of a 43 story residential tower.)

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**No. 30**
**CD 6****C 850370 ZMM**

**IN THE MATTER OF** an application submitted by the Glick Construction Corporation, pursuant to Sections 197-c and 200 of the New York City Charter, for an **amendment to the Zoning Map**, Section No. 8d, changing from M3-2, M1-5 and C6-4 Districts to a C1-9 District, property bounded on the north by East 38th Street, on the west by First Avenue, on the south by East 36th Street and on the east by the F.D.R. Drive, between East 38th and East 37th Streets, and a line, 230 feet east of First Avenue, between East 37th and East 36th Streets, to permit the equivalent of R10 development on Block 969, Lots 1, 3, 5, 6, 22 and 23 and to



conform to existing R10 development on Block 968, Lots 1 and 22, as shown on a diagram dated April 14, 1986.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 31**

**CD 6**

**C 850371 ZSM**

**IN THE MATTER OF** an application submitted by the Glick Construction Corporation, 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 a **special permit** for bonus floor area and for modification of minimum distance between buildings in high bulk districts (Section 23-712) and modification of the rear yard equivalent for the through lot portion of the site (Section 23-533), in order to permit the development of a 43 story residential tower at 415 East 37th Street (Block 969, Lots 5, 6, 22 and 23).

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

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 32**

**CD 6**

**C 860697 PPM**

**IN THE MATTER OF** an application submitted by the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of City-owned property** located at 425-437 East 37th Street, the New York City Department of Environmental Protection's Bureau of Water Supply maintenance and repair facility (Block 969, Lot 22).

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## No. 33

CD 6

C 860698 PLM

**IN THE MATTER OF** an application submitted by the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter, for the **selection and leaseback of property located at 425-437 East 37th Street** (Block 969, Lot 22), for continued use by the New York City Department of Environmental Protection Bureau of Water Supply as a maintenance and repair facility.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## NOTICE

On July 9, 1986 at 10:00 a.m. in City Hall, New York a **public hearing** will be held by the **Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement** concerning a proposed 43 story Housing Quality residential development located between E. 37th/E. 38th Streets and 1st Avenue and the FDR Drive, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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## No. 34

CD 11

C 860421 MMM

**IN THE MATTER OF** an application by the Department of Housing, Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving establishment of East 121st Street between Lexington Avenue and Park Avenue and grades therein to enable the New York City Housing Authority to obtain a certificate of occupancy for a senior citizens turnkey housing project fronting thereon. In accordance with map No. 30113 which was referred by the Borough President on March 20, 1983.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## No. 35

CD 7

C 860833 HDM

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

The property to be disposed, 13-19 West 106th Street (block 1842, lots 25, 24, 23 and 22), is a 5 story Old Law walk-up building containing 54 residential units. The Department of Housing Preservation and Development intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## No. 36

CD 12

C 860834 HDM

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

The property to be disposed, 515 West 157th Street (block 2116, lot 45), is a 5 story New Law walk-up building containing 20 residential units. The Department of Housing Preservation and Development intends to sell this property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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## No. 37

CD 3

C 860893 HDM

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

The property proposed for disposition, 527 East 5th Street (Block 401, Lot 50) is a 5 story Old Law walk-up building with 6 residential units. The Department of Housing Preservation and Development intends to sell this property to an

Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate income families.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 38**

**CD 4**

**C 860940 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 City-owned properties.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
690	54	540 West 19th Street
774	173	262 West 25th 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.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**No. 39**

**CD 6**

**C 860684 ZMM**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 200 of the New York City Charter, for an **amendment to the Zoning Map**, Section No. 8d, changing from a C6-4 District to C1-9 District, property bounded by East 40th Street on the north, a line, 100 feet east of Second Avenue, on the west, East 37th Street on the south and First Avenue on the east, in order to permit the equivalent of R10 residential development, as shown on the diagram dated April 14, 1986.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 40**

**CD 1, 2, 3**

**C 860915-917 PPR**

**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 70 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860915PPR	1	5
860916PPR	2	4
860917PPR	3	61

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

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

**No. 41**

**CD 3**

**C 851104 MMR**

**IN THE MATTER OF** an application submitted by the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving a change in the legal grades of Page Avenue and the Page Avenue Bridge between Amboy Road and Richmond Valley Road to facilitate the reconstruction of the Page Avenue Bridge, in accordance with Map No. 4072, dated January 23, 1986 and signed by the Borough President. The map was referred to the City Planning Commission on February 3, 1986 by the Borough President of Staten Island.

**Resolution for adoption scheduling July 9, 1986 for a public hearing.**

**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 42**

**CD 2**

**C 831290 ZMX**

**PUBLIC HEARING:**

**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.

(On June 4, 1986, Cal. No. 1, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 43**

**CD 7**

**C 860655 PPK**

**PUBLIC HEARING:**

**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.

(On June 4, 1986, Cal. No. 2, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 44

CD 3

C 860728 PPK

**PUBLIC HEARING:**

**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).

(On June 4, 1986, Cal. No. 3, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF QUEENS****Nos. 45, 46 and 47**

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

**No. 45****CD 9****C 850406 MMQ****PUBLIC HEARING:**

**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.

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

**Close the hearing.**

**No. 46****CD 9****C 850407 ZMQ****PUBLIC HEARING:**

**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.



(On June 4, 1986, Cal. No. 5, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 47**

**CD 9**

**C 850408 PNQ**

**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 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.

(On June 4, 1986, Cal. No. 6, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 48**

**CD 8**

**C 860491 GFM**

**PUBLIC HEARING:**

**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.

(On June 4, 1986, Cal. No. 7, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 49**

**CD 3**

**C 860776 PPM**

**PUBLIC HEARING:**

**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

(On June 4, 1986, Cal. No. 8, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 50**

**CD 7**

**C 851135 GFM**

**PUBLIC HEARING:**

**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 curblineline 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.

(On June 4, 1986, Cal. No. 9, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 51

CD 5, 6

N 851148 ZRM

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

**PUBLIC HEARING:**

**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*.

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**35-24**

**Special Provisions for C5-2A Districts**

In C5-2A Districts the maximum *floor area ratio* for a *mixed 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*.

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**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		
							C4-2		
30	20						C4-3		C6-1A
							C4-4		
30	15	C1-6	C2-6				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	
<b>8.4</b>	<b>8.4</b>							<b>C5-2A</b>	
									C6-6
								C5-3	C6-7
6.5	6.5							C5-5	C6-9

(On June 4, 1986, Cal. No. 10, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 52

CD 5

C 860391 GFM

**PUBLIC HEARING:**

**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.

(On June 4, 1986, Cal. No. 11, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 53

CD 1

N 850761(A) 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] 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*.



(On June 4, 1986, Cal. No. 12, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 54**

**CD 3**

**C 860764 HAM**

**PUBLIC HEARING:**

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

Approval of Three separate 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.

(On June 4, 1986, Cal. No. 53, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

## CITYWIDE

## No. 55

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

C 830456 BFY

## PUBLIC HEARING:

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.

(On June 4, 1986, Cal. No. 13, the Commission scheduled June 18, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

## No. 56

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

C 850489 BFY

M-5, 6

## PUBLIC HEARING:

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:

<u>Local</u>		<u>Express</u>
Q-18	Q-38	QM-10
Q-19	Q-39	QM-11
Q-19A	Q-45	QM-12
Q-19B	Q-47	
Q-23	Q-50	
Q-24	Q-53	
Q-29	Q-72	
Q-33		

### III. REPORTS

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#### BOROUGH OF THE BRONX

##### No. 57

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

C 860729-735 PPX

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 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. On June 4, 1986 Cal. No. 17 the hearing was closed.)

**For consideration.**

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##### No. 58

CD 4

C 860492 GFX

**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. On June 4, 1986 Cal. No. 18 the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 59**

**CD 13**

**C 851103 ZSK**

**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. On June 4, 1986, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 60****CD 1, 3, 4, 5, 8, 16****C 860736-741 PPK**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 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. On June 4, 1986, Cal. No. 19, the hearing was closed.)

**For consideration.**

**No. 61****CD 16****C 860749 PPK**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 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. On June 4, 1986, Cal. No. 20, the hearing was closed.)

**For consideration.**

## No. 62

CD 18

C 860407 PPK

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. On June 4, 1986, Cal. No. 21, the hearing was closed.)

**For consideration.**

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 No. 63

CD 13

C 860718 PLK

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. On June 4, 1986, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS****No. 64****CD 5****C 850755 PSQ**

**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 Damar.**

(On May 14, 1986, Cal. No. 20, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**No. 65****CD 10****C 860358 PSQ**

**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. On June 4, 1986, Cal. No. 25, the hearing was closed.)

**For consideration.**

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## No. 66

CD 4, 10, 12, 13

C 860745-747 PPQ

**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 six City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
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. On June 4, 1986, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

## No. 67

CD 3

C 860377 HAM

**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. On January 4, 1986, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 68**

**CD 29**

**C 860699 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 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. On June 4, 1986 Cal. No. 32, the hearing was closed.)

**For consideration.**

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**No. 69**

**CD 10, 11**

**C 860742-743 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 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. On June 4, 1986, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**No. 70**

**CD 10**

**C 860717 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 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. On June 4, 1986, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 71**

**CD 1**

**C 860748 PPR**

**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. On June 4, 1986, Cal. No. 16, the hearing was closed.)

**For consideration.**

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