

DISPOSITION SHEET - PUBLIC MEETING OF... JULY 9, 1986 - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES	7/6/86	86	Approved	46	C850371	ZSM		Hearing Close
1	C850022	GFK		Sched. 9/6/86	47	C860697	PPM		" "
2	C861038	HDK		" "	48	C860698	PLM		" "
3	C861039	HDK		" "		NOTICE			
4	C861040	HDK		" "	49	C860684	ZMM		Hearing Close
5	C851138	PPK		" "	50	C860421	MMM		" "
6	C861007-010	PPK		" "	51	C860833	HDM		" "
7	C861012-020	PPK		" "	52	C860834	HDM		" "
8	C860583	ZMK		" "	53	C860893	HDM		" "
9	C860501	PLQ		" "	54	C860940	PPM		" "
10	C860315	MMQ		" "	55	C860915-917	PPR		" "
11	C840509	GFM		" "	56	C851104	MMR		" "
12	C861041	HDM		" "	57	C860804	HDX		" "
13	C860649	ZMM		" "	58	C860805	HDX		" "
14	N861055	BDM		" "	59	C860806	HDX		" "
15	N861027	ZRM		" "	60	C860807	HDX		" "
16	N860563	ZRY		" "	61	C860808	HDX		" "
17	C860885	HDX		" "	62	C860809	HDX		" "
18	C860958	HAX		" "	63	C860810	HDX		" "
19	C860963-973	PPX		" "	64	C860918-924	PPX		" "
20	C850680	ZSX		" "	65	C840431	GFX		" "
21	C851090	ZSX		" "	66	C860696	ZMX		" "
22	C860719	HUX		" "	67	C860655	PPK	✓	Law. Rpt. Ad
23	C860720	HDX		" "	68	C860728	PPK	✓	" "
24	C860721	HDX		" "	69	C860736-741	PPK	✓	" "
25	C850754	ZSX		" "	70	C860749	PPK	✓	" "
26	C860201	HUK		Hearing Closed	71	C850406	MMQ		Laid Over
27	C860202	HDK		" "	72	C850407	ZMQ		" "
28	C860203	HDK		" "	73	C850408	PNQ		" "
29	C860204	MMK		" "	74	C860682(A)	ZMQ	✓	Law. Rpt. Ad
30	C860205	ZMK		" "	75	N860683	ZRQ	✓	" "
31	C860206	ZSK		" "	76	C860429	ZSQ	✓	" "
32	C860837	HUK		" "	77	C860380	HUM	✓	Law. Rpt. Ad
33	C860208	HDK		" "	78	C860381	HDM	✓	" "
34	C860209	MMK		" "	79	C860382	ZSM	✓	" "
35	N860210	ZRK		" "	80	C860383	PSM	✓	" "
36	C860211	ZMK		" "	81	C860469	GFM	✓	" "
37	C860212	ZSK		" "	82	C860491	GFM	✓	" "
	NOTICE				83	C860776	PPM	✓	" "
38	C850777	HDK		Hearing Closed	84	C851135	GFM		Laid Over
39	C860376	HAK		" "	85	N851148	ZRM	✓	Law. Rpt. Ad
40	C850971	MMQ		" "	86	C860391	GFM	✓	" "
41	C860412	PPQ		" "	87	C860764	HAM	✓	" "
42	C860631	PPQ		" "	88	C860742-743	PPM	✓	" "
43	C860941-950	PPQ		" "	89	C860717	PPM	✓	" "
44	C860803	HDM	✓ (RUC)	" "	90	C830456	BFY	✓	" "
45	C850370	ZMM		" "	91	C850489	BFY	✓	" "

Logged ✓

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
MINUTES									
92	C 851130	ZSA	✓	Inv. Rept. Adopted					
3093	C 831290	ZMX	✓	Inv. " "					
94	C 860955	PLK		Sched. 8/6/86					
Present									
H. Sturz, Chairman									
M. Bond, Commissioner									
J. Gulino, "									
D. Scheinberg, "									
Comm. Bond did not participate in calendars									
Nov. 26 - 31 and									
" 45 - 48									
Mtg. adjourned at 12:29 p.m.									

Logged ✓

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF JULY 10, 1986
MATTERS NOT ON CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

S C H E D U L I N G

No. 94

CB 5

C 860955 PLK

IN THE MATTER OF an application submitted by the New York City Human Resources Administration pursuant to Section 197-c of the New York City Charter for the renewal of a lease of property located at 452 Pennsylvania Avenue between Dumont Avenue and Livonia Avenue (Block 3805, Lot 26) consisting of the entire 22,720 square foot structure on a 6000 square foot lot, for a period of five years commencing January 31, 1991, Borough of Brooklyn, CD5, for the continued operation of the Lessie Freeman Day Care Center.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

**COMPREHENSIVE
CITY PLANNING CALENDAR**
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, July 9, 1986

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



Edward I. Koch, Mayor

City of New York

[No. 11]

Prepared by Lory R. Alcalá, Calendar Officer

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

CITY PLANNING COMMISSION

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

HERBERT STURZ, *Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, July 9, 1986

Calendar No. 11

I. Roll Call; approval of minutes	1
I. Scheduling August 6, 1986	1
II. Public Hearings	24
III. Reports	51

**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 August 6, 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, JULY 9, 1986

APPROVAL OF MINUTES OF Regular Meeting of
June 4, 1986

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 6, 1986
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

BOROUGH OF BROOKLYN

No. 1

CD 2, 6

C 850022 GFK

IN THE MATTER OF an application submitted by the Brooklyn Historic Railway Association, pursuant to Section 197-c of the New York City Charter, for the **grant of a revocable consent** for a period of fifty years to use and maintain an abandoned railroad tunnel in Atlantic Avenue from east of Columbia Street to west of Boerum Place, including necessary public entrances, ventilators and facilities for the accommodation of the public. The tunnel is to be used as a museum and exhibition space.

Plans for this proposed revocable consent to use and maintain the abandoned railroad tunnel are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street; New York, NY 10007.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 2

CD 16

C 861038 HDK

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

The property proposed for disposition, 2381 Dean Street (block 1442, part of lot 66) is a four story new law walk-up building with 13 residential units and one 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.

The property has been managed by a community group under HPD's Rehab Bureau since February 29, 1980.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 3

CD 3

C 861039 HDK

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

The property proposed for disposition, 28 Claver Place (block 1994, lot 35) is a four story old-law walk-up building with eight 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.

The property is managed under the Homesteading Program of HPD's Division of Alternative Management.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 4

CD 8

C 861040 HDK

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

The property proposed for disposition, 475 Prospect Place (block 1155, lot 67) is a four story new law walk-up building with eight 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 cooperative housing for low and moderate-income families. The property is managed under the Homesteading Program of HPD's Division of Alternative Management.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 5

CD 15

C 851138 PPK

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

<u>BLOCK</u>		<u>LOCATION</u>	<u>TYPE OF ACTION PROPOSED</u>
8844	50	North side of Shore Parkway between Emmons Avenue and Plumb 3rd Street.	Long-term bid lease auction for boat storage and the parking of cars.
(plus bed of Emmons Avenue from Shore Parkway east to Shellbank Avenue)			

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 6

CD 1, 3, 4, 5

C 861007-010 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 159 City-owned properties.

URURP

<u>NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
861007PPK	1	7
861008PPK	3	50
861009PPK	4	50
861010PPK	5	52

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 August 6, 1986 for a public hearing.

No. 7

CD 7, 8, 11, 12, 13, 14, 16, 17, 18

C 861012-020 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 34 City-owned properties.

URURP

<u>NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
861012PPK	7	1
862013PPK	8	11
861014PPK	11	2
861015PPK	12	1
861016PPK	13	3
861017PPK	14	2
861018PPK	16	10
861019PPK	17	1
861020PPK	18	3

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 August 6, 1986 for a public hearing.

No. 8

CD 1

C 860583 ZMK

IN THE MATTER OF an application submitted by the Graham Avenue Merchants Association pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section 13b, establishing, within an existing R6 District, a C2-3 District, and changing from a C1-3 District within an R6 District to a C2-3 District within an R6 District property bounded by Cook Street, a line 150 feet east of Manhattan Avenue, Varet Street and a line 100 feet west of Graham Avenue, as shown on a diagram dated December 30, 1985.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

BOROUGH OF QUEENS

No. 9

CD 12

C 860501 PLQ

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 **leasing of space** in an existing building on property located on Jamaica Avenue between 184th Place and 185th Street, (Block 10352, Lot 89), **for use as a print shop.**

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 10

CD 14

C 860315 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 **an amendment to the City Map** involving a change in the legal grades of Rockaway Point Boulevard from Beach 201st Street to a point approximately 2200 feet easterly therefrom a facilitate the reconstruction of Rockaway Point Boulevard and interface with existing roadways at each end of the project, in accordance with Map No. 4798 dated March 31, 1986 and signed by the Borough President.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

 BOROUGH OF MANHATTAN

No. 11

CD 5

C 840509 GFM

IN THE MATTER OF an application submitted by 23rd Street Properties pursuant to Section 197-c of the New York City Charter for the **grant of a revocable consent** to erect, maintain and operate nine new ornamental lamp posts and electrical conduit in front of 28-40 West 23rd Street. Plans for this proposed item are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

 No. 12

CD 11

C 861041 HDM

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

The property proposed for disposition, 112 East 102nd Street (Block 1629, lot 66), is on the southerly side of East 102nd Street, between Lexington and Park Avenues. The building is a five story old law walk-up with eight residential units.

The Department of Housing Preservation and Development intends to sell this building to an Article XI Housing Development Fund Corporation for the purpose of providing cooperative housing for low and moderate-income families.

The property is being managed under the Urban Homesteading Program of the Division of Alternative Management Programs.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 13

CD 6

C 860649 ZMM

IN THE MATTER OF an application submitted by 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. 8d:**

- a) Changing from an R7-2 District to an R8B District, property bounded by:
 - 1) a line 100 feet west of Third Avenue, a line midway between East 35th Street and East 36th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 39th Street and East 40th Street;
 - 2) a line 100 feet west of Lexington Avenue, East 36th Street, a line 100 feet east of Park Avenue, and a line midway between East 39th Street and East 40th Street;
 - 3) a line 100 feet west of Park Avenue, East 36th Street, a line 100 east feet of Madison Avenue, and East 39th Street; and
 - 4) a line 100 feet west of Lexington Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet east of Park Avenue, and a line midway between East 35th Street and East 36th Street;
- b) changing from an R10 District to an R8B District, property bounded by:
 - 1) a line 100 feet west of Third Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 35th Street and East 36th Street; and
 - 2) a line 100 feet west of Lexington Avenue, a line midway between East 35th Street and East 36th Street, a line 100 feet east of Park Avenue, and East 36th Street;
- c) changing from an R10 District to an R9X District, property bounded by a line 100 feet west of Park Avenue, a line midway between East 34th Street

and East 35th Street, a line 100 feet east of Madison Avenue, and East 36th Street; and

- d) changing from an R8 District to an R8B District, property bounded by a line 100 feet west of Second Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet east of Third Avenue, and East 36th Street;

in order to ensure that new development is consistent with the existing low-rise scale and character of the neighborhood, as shown on a diagram dated May 19, 1986.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 14

CD 7

N 861055 BDM

IN THE MATTER OF an application submitted by the Public Development Corporation pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the District Plan for the Columbus/Amsterdam Business District.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 15

CD 1

N 861027 ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution**, relating to Section 111-104 (a), Height factor, front height and setback regulations, in the Lower Manhattan Mixed Use Special District to clarify street wall requirements for returns and to permit flexibility in recesses at intersections.

Matter in **bold type** is new

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

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

* * *

5. *Height factor, front height and setback regulations*

The *height factor, front height and setback, alternate front setback and tower regulations* of a C6-3 District shall not apply. In lieu thereof, for the first two *stories* of any *development or enlargement* the *street wall* shall be located on the *street line* and shall extend the entire width of the *zoning lot*, except that at the intersection of two *street lines* the *street wall* may be located within [five] ten feet of the *street line*. Above the ceiling of the second *story* for any *development or enlargement* there shall be mandatory *street walls* extending the entire width of the *zoning lot*, as set forth below. Along *wide streets* and along *narrow streets*, within 75 feet of the intersection with *wide streets*, the *street wall* shall rise for a minimum of 60 feet above *curb level* but shall not exceed a height of 100 feet above *curb level*. Along a *narrow street* beyond a distance of 75 feet from the intersection of a *wide street* and a *narrow street*, the *street wall* shall rise for a minimum of 60 feet above *curb level* but shall not exceed a height of 85 feet above *curb level*. [Notwithstanding the above requirements,] On a *narrow street*, for the 25 feet of a *zoning lot* furthest from the intersection of a *wide street* and a *narrow street*, the height of the *street wall* shall be 60 feet or the height of the adjacent *building* fronting on the same *street line*, whichever is greater. Above the ceiling of the second *story*, 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line*; the mandatory *street wall* shall abut the *street line* at least once every 25 feet; and at the intersection of two *street lines* the mandatory *street wall* shall be located within [five] ten feet of the *street line* measured perpendicular to the *street line*. For *residential and community facility developments, or enlargements*, recesses shall comply with the applicable *outer court* provisions of Sections 23-84 and 24-63.

* * *

Resolution for adoption scheduling August 6, 1986 for a public hearing.

CITYWIDE

No. 16

CD 1, 2, 3, 4, 5, and 6M

N 860563 ZRY

CD 1, 2, 6K and 1 and 2Q

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution**, relating to Article I, Chapter 5, Residential Conversion of Existing Non-Residential Buildings in Community Districts in the Borough of Manhattan, Brooklyn and Queens, and to Section 43-17, Special Provisions for Joint Living—Work Quarters for Artists in M1-5A and M1-5B Districts, and to Article XI Chapter 1, Special Lower Manhattan Mixed-Use District, to permit alternate loft unit size and configuration for residential loft units that were in place as of 1980/81.

Matter in bold type is new;

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

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

Article I, Chapter 5 - Residential Conversion of Existing Non-Residential Buildings in Community Districts in the Borough of Manhattan, Brooklyn and Queens.

* * *

15-02 General Provisions

15-021 Special Use Regulations

* * *

- (c) In M1-5 and M1-6 Districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue, no new *dwelling units* shall be permitted. However, *dwelling units* which the Chairman of the City Planning Commission determines were occupied on September 1, 1980 shall be a permitted *use* provided that a complete application for a determination of occupancy is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy on September 1, 1980, shall be deemed to permit *residential use* as-of-right for such *dwelling units*.

All *dwelling units* permitted pursuant to this subsection shall be required to comply with the requirements of Section 15-22 (Number of Permitted Dwelling Units) or Section 15-026 where applicable, and with Section 15-23 (Light and Air Provisions).

* * *

15-026 Special bulk regulations for certain pre-existing dwelling units, joint living-work quarters for artists, and loft dwellings

The minimum size, *yard*, and density requirements of Sections 15-111, 15-22, 43-17, and 111-111 may be replaced by the requirements of this Section, for *dwelling units, joint living-work quarters for artists, or loft dwellings*:

- (1) existing on September 1, 1980 for which a determination of *residential or joint living-work quarters for artists* occupancy has been made pursuant to Sections 15-021 (c), 15-215, 42-133 (a), 42-141 (b), 74-782, or 111-201 (a); or
- (2) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the Multiple Dwelling Law; or
- (3) that the Loft Board determines were occupied for *residential use* or as *joint living-work quarters for artists* on September 1, 1980.

Unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law, *dwelling units or joint living-work quarters for artists* described above and existing on such dates may not be divided subsequently into units or quarters of less than 1200 square feet, and *loft dwellings* may not be divided subsequently into dwellings that do not meet the requirements of Section 111-111 (a), (b) 1, and (c).

No *building* that meets the density requirements of Sections 15-111 or 111-111 (c) may subsequently add additional units or quarters except in accordance thereof. No *building* to which the regulations of this section have been applied may subsequently add additional units or quarters except in accordance with the requirements of Sections 15-111 or 111-111 (c).

In lieu of the stated minimum size, *yard*, and density requirements of Sections 15-111, 15-22, 43-17, and 111-111, the following regulations shall apply:

- A. The minimum size of a *dwelling unit, joint living-work quarters for artists, or loft dwelling* may be no less than 415 square feet of *floor area*, provided that all of the following requirements are met:
 - (i) the unit or quarters shall contain one or more windows that open onto a *street* or thirty-foot *yard*;

- (ii) the area of such required window shall be not less than 8% of the *floor area* of the unit or quarters and 50% of the area of such required window shall be openable; and
- (iii) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width;

or

- B.** The minimum size of a *dwelling unit, joint living-work quarters for artists, or loft dwelling* may be no less than 600 square feet of *floor area*, provided that all of the following requirements are met:
- (i) the unit or quarters shall contain one or more windows that open onto either
 - a. a ten-foot *yard*, where the window sill of such required window is at least twenty-three feet above *curb level*, or
 - b. a fifteen-foot *yard*, where the window sill of such required window is less than twenty-three feet above *curb level*, or
 - c. a *court* with a minimum dimension of fifteen feet perpendicular to such required window and 375 square feet or more in area;
 - (ii) the minimum horizontal distance between such required window opening onto a *yard* and any wall opposite such window on the same or another *zoning lot* shall be at least fifteen feet;
 - (iii) the area of such required window shall be no less than 5% of the *floor area* of the unit or quarters, and 50% of the area of such required window shall be openable;
 - (iv) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width;
 - (v) the average width of such unit or quarters shall be no less than 14 feet; and
 - (vi) not less than two-thirds of the *floor area* of the unit or quarters shall have a floor-to-ceiling height of nine feet or more.

* * *

15-10 REGULATIONS GOVERNING CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL BUILDINGS IN RESIDENTIAL AND COMMERCIAL DISTRICTS, EXCEPT C6-2M AND C6-4M DISTRICTS

* * *

15-111

Number of Permitted Dwelling Units

* * *

(c) The requirements of paragraphs (a) and (b) above may be replaced by the regulation of Section 15-026 for *dwelling units*:

(i) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the Multiple Dwelling Law; or

(ii) that the Loft Board determines were occupied for *residential use* on September 1, 1980.

No *building* that meets the density requirements of paragraphs (a) or (b) above may subsequently add *dwelling units* except in accordance thereof. No *building* to which the regulations of Section 15-026 have been applied may subsequently add additional units except in accordance with the requirements of Section 15-111.

* * *

15-20 REGULATIONS GOVERNING CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS.

* * *

15-22

Number of Permitted Dwelling Units

(a) In *buildings* converted to *dwelling units* under Section 15-20 (Regulations Governing Conversions to Dwelling Units of Non-Residential Buildings in C6-2M, C6-4M, M1-5M and M1-6M Districts) where there is more than one *dwelling unit* per *story*, there shall be a minimum *dwelling unit* size of 1,200 square feet of interior *floor area* unless modified pursuant to Section 15-30 (MINOR MODIFICATIONS).

However, the minimum *dwelling unit* size requirement may be replaced by the requirements of Section 15-026 for *dwelling units* existing on September 1, 1980

(a) for which the Chairman of the City Planning Commission has made a determination of *residential* occupancy on September 1, 1980 pursuant to Sections 15-021 (c) or 15-215; or

- (b) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the Multiple Dwelling Law; or
- (c) that the Loft Board determines were occupied for *residential use on September 1, 1980*.

Dwelling units existing on September 1, 1980 may not be subsequently divided into units of less than 1200 square feet, unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

* * *

42-133

Provisions for Dwelling Units in Certain M1-5 or M1-6 Districts

- (a) In M1-5 and M1-6 Districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue, no new *dwelling units* shall be permitted. However, *dwelling units* which the Chairman of the City Planning Commission determines were occupied on September 1, 1980 shall be a permitted *use* provided that a complete application to permit such *use* is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than June 21, 1983. Such *dwelling units* shall comply with the requirements of Section 15-22 or Section 15-026 where applicable and with Section 15-23.

* * *

43-17

Special Provisions for Joint Living-Work Quarters for Artists in M1-5A and M1-5B Districts.

* * *

In the districts indicated no *building* containing *joint living-work quarters for artists* shall be subdivided into quarters of less than 1,200 square feet except where no *story* contains more than one *joint living-work quarters for artists* unless modified pursuant to Section 43-171. However, the minimum size requirement may be replaced by the requirements of Section 15-026 for *joint living-work quarters for artists*

- (i) for which a determination of *residential or joint living-work quarters for artists* occupancy on September 1, 1980 has been made pursuant to Sections 42-14D1 (f), 42-141 (b) or 74-782; or

(ii) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the State Multiple Dwelling Law; or

(iii) that the Loft Board determines were occupied for *residential use* or as *joint living-work quarters for artists* on September 1, 1980.

Joint living-work quarters for artists existing on September 1, 1980 may not be divided subsequently into quarters of less than 1,200 square feet, unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

* * *

Article XI

Special Purpose Districts (continued)

Chapter I Special Lower Manhattan Mixed-Use District

* * *

111-111

Loft Dwelling Requirements

* * *

(b) 1

the minimum *floor area* contained within a *loft dwelling* shall be not less than 2,000 square feet, except that:

* * *

(b) 2

However, the minimum *loft dwelling* size and *yard* requirement may be replaced by the requirements of Section 15-026 for *loft dwellings*

(i) for which a determination of *residential* occupancy on September 1, 1980 has been made pursuant to Section 111-201 (a); or

(ii) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the State Multiple Dwelling Law; or

(iii) that the Loft Board determines were occupied for *residential use* on September 1, 1980.

Loft dwellings existing on September 1, 1980 may not be subsequently divided into dwellings that do not meet the requirements of Section 111-111 (a), (b) 1, and (c), unless required by the Loft Board for the legalization of Interim Multiple Dwelling

units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

No building that meets the density requirements of Section 111-111 (c) may subsequently add additional units or quarters except in accordance thereof. No building to which the regulations of Section 15-026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of Section 111-111 (c).

(c)

[In no event shall] The number of *loft dwellings* shall not exceed one per 1,000 square feet of *floor area* devoted to *loft dwellings*, except as a result of the application of Section 111-111 (b) 2.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

BOROUGH OF THE BRONX

No. 17 and 18

(Proposed New York City Housing Authority Plan and Project and the disposition of city-owned property.)

No. 17

CD 2

C 860885 HDK

IN THE MATTER OF a New York City Housing Authority plan and project pursuant to Section 150 of the New York State Public Housing Law and Section 197-c of the New York City Charter.

The proposed New York City Housing Authority Plan and Project, tentatively known as the Hunts Point Rehabilitation project, consists of the rehabilitation of 12 four story walk-up buildings on Hunts Point Avenue, between Garrison and Lafayette Avenues, and one five story elevator building on the northwesterly corner of Seneca Avenue and Irvine Street. These properties comprise parts of two blocks. The properties on Hunts Point Avenue are on block #2740, lot #s 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28 and 30; 867 thru 823 Hunts Point Avenue. The building at 875 Irvine Street is on block #2761, lot #3.

The property at 819 Hunts Point Avenue (block #2740, lot #31) is to be demolished and redeveloped for open space.

The buildings to be rehabilitated are to contain approximately 142 dwelling units for low-income families. All of the buildings are 4 stories in height, except for 875 Irvine Street, which is five stories.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 18

CD 2

C 860958 HAX

IN THE MATTER OF an application relating to the **disposition of properties**, 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 of city-owned properties as an Urban Development Action Area, located as follows:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>
867 Hunt's Point Ave.	2740	13
863		15
859		16
855		18
851		19
847		21
843		22
839		24
835		25
831		27
827		28
823		30
875 Irvine St.	2761	3
819 Hunts Point Ave.	2740	31

This property to be developed as open space. All other properties are to be rehabilitated.

This application relates to a proposed plan and project, tentatively known as Hunts Point Rehabilitation project, and consists of the rehabilitation of 12 four

story walk-up buildings on the west side of Hunts Point Avenue, between Garrison and Lafayette Avenues, and one five story elevator building on the northwesterly corner of Seneca Avenue and Irvine Street.

2) An Urban Development Action Area project for such property.

3) The disposition of such property to a developer selected by the New York City Housing Authority.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 19

CD 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12

C 860963-973 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 194 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860963 PPX	1	38
860964 PPX	2	23
860965 PPX	3	38
860966 PPX	4	35
860967 PPX	5	15
860968 PPX	6	32
860969 PPX	7	2
860970 PPX	9	6
860971 PPX	10	1
860972 PPX	11	1
860973 PPX	12	3

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 August 6, 1986 for a public hearing.

No. 20

CD 5

C 850680 ZSX

IN THE MATTER OF an application submitted by the Giant Garage Corporation pursuant to Section 197-c and 200 of the New York City Charter and Section 74-50 of the Zoning Resolution for the **grant of a special permit** for a public parking lot with a capacity of 10 spaces in a C1-2 within an R8 Zoning District on East Tremont Avenue between Jerome Avenue and Walton Avenue (Block 2854, Lot 26).

Plans for this proposed public parking lot are on file with the City Planning and may be seen in Room 1514, 2 Lafayette Street, New York, NY 10007.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 21

CD 10

C 851090 ZSX

IN THE MATTER OF an application by the New York City Housing Authority pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-67 of the Zoning Resolution for the **grant of a special permit** for a Police Service Area (police station) and accessory parking for 42 vehicles and 5 motorcycles on property located on Randall Avenue, between Balcom Avenue and East 177th Street (Block 5567, Lot 1).

Plans for this proposed accessory parking lot and police station are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street; New York, NY 10007.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

Nos. 22, 23 and 24

(17th Amendment to the South Bronx Urban Renewal Plan and the disposition of City-owned property to facilitate the construction of single family homes for moderate income families.)

No. 22**CD 3****C 860719 HUX**

IN THE MATTER OF the 17th Amendment to the South Bronx Urban Renewal Plan, pursuant to Section 505, Article XV of the General Municipal Law (Urban Renewal Law) and Section 197-c of the New York City Charter.

The proposed amendment provides for the acquisition and redevelopment of nine sites. Sites 1 thru 8 are collectively known as the Intervale Avenue-Boston Road Sites. Sites 1,2,4,5,6 and 7 are to be redeveloped with approximately 175 single family row houses for moderate-income families. Site 3 shall be limited to redevelopment with accessory residential parking or public and semi-public uses. Site 8 is to be developed as residential, open space and/or commercial facilities.

Site 203A is being added to facilitate the redevelopment of this site as a parking lot for the owner of an adjacent clothing store.

The urban renewal plan provides for the acquisition of the following, which comprises privately-owned as well as city-owned property:

Site 1 comprises a part of the block bounded by Wilkins Avenue, Boston Road, Prospect Avenue and Crotona Park East (Block # 2938, lots #s 27, 33, 36, 20, 22, 24, 25).

Site 2 comprises a part of the block bounded by Wilkins Avenue, Boston Road, Prospect Avenue and Crotona Park East (Block #2938, lots #s 49,52,57).

Site 3 comprises a part of the block bounded by Jennings Street, Intervale Avenue, Freeman Street and Bristow Street (Block # 2965, lot #s 100,99).

Site 4 comprises a part of the block bounded by Jennings Street, Intervale Avenue, Freeman Street and Bristow Street (Block # 2965, lots #s 105, 107, 108, 109, 110, 112, 114, 116, 120, 122, 124, 126, 128).

Site 5 comprises a part of the block bounded by Jennings Street, Intervale Avenue, Freeman Street and Bristow Street (Block # 2965, lots #s 129, 133, 135, 137, 138, 143, 75).

Site 6 comprises part of the block bounded by Freeman Street, Intervale Avenue, Chisolm Street and Rev. James A. Polite Avenue (Stebbins Avenue) (Block # 2973, lot # 65).

Site 7 comprises the major part of the block bounded by Simpson Street, Home Street, Fox Street, Intervale Avenue and Freeman Street (Block # 2974, lots #s 74, 70, 69, 65, 64, 63, 62, 61, 60, 59, 56, 54, 53, 52, 51, 50, 49, 48, 47, 45, 44, 41, 39, 37, 36, 34, 33, 32, 31).

Site 8 comprises a part of the block bounded by Intervale Avenue, Wilkins Avenue, Southern Boulevard and Freeman Street (Block # 2976, lots #s 43, 49, 1, 5, 7, 10, 15, 20, 25, 32, 33, 145).

Site 203A comprises property on the northerly side of East 169th Street, between James A Polite (Stebbins Avenue) and Intervale Avenues (block # 2973, lot # 43).

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 23

CD 3

C 860720 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 comprises Sites 1 thru 8 in the Intervale Avenue-Boston Road part of the South Bronx Urban Renewal Area.

Sites 1, 2, 4, 5, 6 and 7 are to be redeveloped with approximately 175 single family row houses for moderate-income families. Site 3 shall be limited to redevelopment, with accessory residential parking or public and semi-public uses. Site 8 is to be developed with residential, open space and/or commercial facilities.

These sites, which comprise privately-owned property, as well as city-owned property, are described below:

Site 1 comprises a part of the block bounded by Wilkins Avenue, Boston Road, Prospect Avenue and Crotona Park East (Block # 2938, lots #s 27, 33, 36, 20, 22, 24, 25).

Site 2 comprises a part of the block bounded by Wilkins Avenue, Boston Road, Prospect Avenue and Crotona Park East (Block #2938, lots #s 49, 52, 57).

Site 3 comprises a part of the block bounded by Jennings Street, Intervale Avenue, Freeman Street and Bristow Street (Block # 2965, lots #s 100, 99).

Site 4 comprises a part of the block bounded by Jennings Street, Intervale Avenue, Freeman Street and Bristow Street (Block # 2965, lots #s 105, 107, 108, 109, 110, 112, 114, 116, 120, 122, 124, 126, 128).

Site 5 comprises a part of the block bounded by Jennings Street, Intervale Avenue, Freeman Street and Bristow Street (Block # 2965, lots #s 129, 133, 135, 137, 138, 143, 75).

Site 6 comprises a part of the block bounded by Freeman Street, Intervale Avenue, Chisolm Street and Rev. James A. Polite Avenue (Stebbins Avenue) (Block # 2973, lot # 65).

Site 7 comprises the major part of the block bounded by Simpson Street, Home Street, Fox Street, Intervale Avenue and Freeman Street (Block # 2974, lot #s 74, 70, 69, 65, 64, 63, 62, 61, 60, 59, 56, 54, 53, 52, 51, 50, 49, 48, 47, 45, 44, 41, 39, 37, 36, 34, 33, 32, 31).

Site 8 comprises a part of the block bounded by Intervale Avenue, Wilkins Avenue, Southern Boulevard and Freeman Street (Block # 2976, lots #s 43, 49, 1, 5, 7, 10, 15, 20, 25, 32, 33, 145).

The property is to be disposed to the New York City Partnership Housing Development Fund, Inc.

Resolution for adoption scheduling August 6, 1986 for a public hearing.

No. 24

CD 3

C 860721 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 comprises Site 203A within the South Bronx Urban Renewal Area (Block # 2973, lot # 43), and is located on the northerly side of East 169th Street, between James A. Polite Avenue (Stebbins Avenue) and Intervale Avenue.

The property is to be disposed to the Public Development Corporation who would in turn sell the property to the owner of the adjacent property.

CD 4

C 850754 ZSX

IN THE MATTER OF an application submitted by Interstate Recovery, Inc., pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-512 and 74-681 of the Zoning Resolution for **special permit** renewals and extensions for 10 years for a public parking lot and developments over railroad and transit rights-of-way to permit the continuing operation of an existing 800 space public parking lot and the addition of two new uses, long term parking and auto sales, on property located at 260 East 161st Street (Block 2443, Lot 90).

Plans for this proposal 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 August 6, 1986 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

Cals. No. 26, 27, 28, 29, 30 and 31

(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. 26

CD 2

C 860201 HUK

PUBLIC HEARING:

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
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
Site 2B is on the northerly side of Atlantic Avenue between Fort Greene Place (as formerly mapped) and South Portland Avenue. |
| Sites 2A &
2D | 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.

(On June 18, 1986, Cal No. 11, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 2

C 860202 HDK

PUBLIC HEARING:

IN THE MATTER OF the disposition of City-owned property, located within the Atlantic Terminal Urban Renewal Area, in Community District #2, Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter.

The property to be disposed is as follows:

Block 926 —Lot 1 in 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—All Lots in 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—All Lots in the area bounded by Hanson Place, South Elliott Place, as formerly mapped, Atlantic Avenue and Fort Greene Place, as formerly mapped.

Block 2003—Lots 1, 3, 5, 6, 7, 57, 60, 62, 63, 64, 66, 71, 73, in the southerly part of the area bounded by Hanson Place, South Portland Avenue, Atlantic Avenue and South Elliott Place, as formerly mapped.

Block 2004—Lots 80, 81, 82, 84, portions of lots 1, 2 78, and 79

Block 2005—Lots 92, 93, 94, portions of lots 1, 91, 96, 97, and 98

Block 2006—Lots 1, 2, portions of lots 3, 4, 89, 94, 96, and 97, Bed of Former Ft. Greene Place, South Elliott Place and portion of Bed of Former Cumberland Street

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 comprise 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.

(On June 18, 1986, Cal. No. 12, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

CD 2

C 860203 HDK

PUBLIC HEARING:

IN THE MATTER OF the disposition of City-Owned Property, located within the Atlantic Terminal Urban Renewal Area, in Community District #2, Borough of Brooklyn, 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.

Lots 7, 12, 13, 15, 16, 17, 65 thru 75, 175, 76, 77, portions of lots 1, 2, 78, 79, Bed of Former Baruch Place

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.

Lots 3 thru 10, 12 thru 22, 24 thru 28, 45 thru 50, 52, 53, 56, 57, 60, 63, 65, 67, 68, 169, 70 thru 75, 79, 82 thru 87, 89, 90, portions of lots 1, 91, 96, 97 and 98

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

Lots 5 thru 41, 43, 45, 46 thru 54, 56, 57, 58, 59, 62 thru 80, 82 thru 88, portions of lots 3, 4, 89, 94, 96, 97, portion of Bed of Former Cumberland Street.

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.

(On June 18, 1986, Cal. No. 13, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

CD 2

C 860204 MMK

PUBLIC HEARING:

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. X-2379, 2 sheets dated April 2, 1986, and signed by the Borough President.

(On June 18, 1986, Cal. No. 14, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 2

C 860205 ZMK

PUBLIC HEARING:

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 100 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.

(On June 18, 1986, Cal. No. 15, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 31

CD 2

C 860206 ZSK

PUBLIC HEARING:

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 of 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.

(On June 18, 1986, Cal. No. 16, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32, 33, 34, 35, 36 and 37

(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. 32

CD 2

C 860837 HUK

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 17, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 2

C 860208 HDK

PUBLIC HEARING:

IN THE MATTER OF the disposition of City-owned property, located within the Brooklyn Center Urban Renewal Area, Community District #2, Borough of Brooklyn, 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 All Lots).

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 Street including the bed of Rockwell Place between Lafayette Avenue and Fulton Street (Block 2107 Lots 1, 2, 15, 24, 30, 40, 41, Bed of Former Rockwell Place).

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.

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

Close the hearing.

No. 34

CD 2

C 860209 MMK

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 19, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CD 2

N 860210 ZRK

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 20, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 36

CD 2

C 860211 ZMK

PUBLIC HEARING:

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 a C6-1 District to a 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.

(On June 18, 1986, Cal. No. 21, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

CD 2

C 860212 ZSK

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 22, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On July 9, 1986 at 10:00 a.m. in City Hall, New York a **public hearing** is being held by the **Department of City Planning and the Department of Environmental Protection** to receive comments relating to the Draft Environmental Impact Statement concerning a 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).

No. 38

CD 2

C 850777 HDK

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 23, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 39

CD 5

C 860376 HAK

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 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.

(On June 18, 1986, Cal. No. 24, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 40

CD 12

C 850971 MMQ

PUBLIC HEARING:

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).

(On June 18, 1986, Cal. No. 25, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CD 12

C 860412 PPQ

PUBLIC HEARING:

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.

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

Close the hearing.

No. 42

CD 14

C 860631 PPQ

PUBLIC HEARING:

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

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

(On June 18, 1986, Cal. No. 27, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

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

C 860941-950 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 70 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	5
860948PPQ	12	30
860949PPQ	13	6
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.

(On June 18, 1986, Cal. No. 28, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 44

CD 12

C 860803 HDM

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 29, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 45, 46, 47 and 48

(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.)

No. 45

CD 6

C 850370 ZMM

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 30, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

CD 6

C 850371 ZSM

PUBLIC HEARING:

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.

(On June 18, 1986, Cal No 31., the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CD 6

C 860697 PPM

PUBLIC HEARING:

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).

(On June 18, 1986, Cal. No. 32, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

CD 6

C 860698 PLM

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 33, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On July 9, 1986 at 10:00 a.m. in City Hall, New York a **public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement** concerning a proposed 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).

CD 6

C 860684 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of City Planning, pursuant to Section 197-c and 200 of the New York City Charter, for an **amendment to the Zoning Map, 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.

(On June 18, 1986, Cal. No. 39, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 50

CD 11

C 860421 MMM

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 34, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 51

CD 7

C 860833 HDM

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 35, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 52

CD 12

C 860834 HDM

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 36, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 53

CD 3

C 860893 HDM

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 37, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 54

CD 4

C 860940 PPM

PUBLIC HEARING:

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

(On June 18, 1986, Cal No. 38, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 55

CD 1, 2, 3

C 860915-917 PPR

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 30 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860915PPR	1	4
860916PPR	2	3
860917PPR	3	23

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 June 18, 1986, Cal. No. 40, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 56

CD 3

C 851104 MMR

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 41, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 57

CD 2

C 860804 HDX

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 1, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 58

CD 2

C 860805 HDX

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 2, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 59

CD 2

C 860806 HDX

PUBLIC HEARING

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

The property 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.

(On June 18, 1986, Cal. No. 3, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 60

CD 4

C 860807 HDX

PUBLIC HEARING:

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

The property 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.

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

Close the hearing.

No. 61

CD 4

C 860808 HDX

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 5, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 62

CD 5

C 860809 HDX

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 6, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 63

CD 6

C 860810 HDX

PUBLIC HEARING:

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

The property 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.

(On June 18, 1986, Cal. No. 7, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 64

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

C 860918-924 PPX

PUBLIC HEARING:

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

(On June 18, 1986, Cal. No. 8, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 65

CD 8

C 840431 GFX

PUBLIC HEARING:

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.

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

Close the hearing.

No. 66

CD 6

C 860696 ZMX

PUBLIC HEARING:

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.

(On June 18, 1986, Cal. No. 10, the Commission scheduled July 9, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 67

CD 7

C 860655 PPK

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

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

(On June 4, 1986, Cal. No. 2, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986 Cal. No. 43 the hearing was closed.)

For consideration.

No. 68

CD 3

C 860728 PPK

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

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

(On June 4, 1986, Cal. No. 3, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 44 the hearing was closed.)

No. 69

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. On June 18, 1986 Cal. No. 60 the item was laid over.)

For consideration.

No. 70

CD 16

C 860749 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of 56 City-owned properties.

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

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

(On May 14, 1986, Cal. No. 16, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS**Nos. 71, 72 and 73**

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

No. 71**CD 9****C 850406 MMQ**

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

(On June 4, 1986, Cal. No. 4, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 45 the hearing was closed.)

For consideration.

No. 72**CD 9****C 850407 ZMQ**

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

(On June 4, 1986, Cal. No. 5, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 46 the hearing was closed.)

For consideration.

No. 73

CD 9

C 850408 PNQ

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

(On June 4, 1986, Cal. No. 6, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986 Cal. No. 47 the hearing was closed.)

For consideration.

 Nos. 74, 75 and 76

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

 No. 74

CD 2

C 860682(A) ZMQ

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

(On May 14, 1986, Cal. No. 24, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 28 the hearing was closed.)

For consideration.

CD 2

N 860683 ZRQ

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter for an amendment to the Zoning Resolution, relating to Article XI, Chapter VIII Special Hunters Point Mixed Use District.

Matter in **bold** type is new:

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

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

Chapter VII

Special Hunters Point Mixed Use District

ARTICLE XI—SPECIAL PURPOSE DISTRICTS—CHAPTER 7

SPECIAL HUNTERS POINT MIXED USE DISTRICT

117-00 GENERAL PURPOSES

The *Special Hunters Point Point Mixed Use District* established in this Resolution is designed to promote and protect the public health, safety and general welfare.

These general goals include, among others, the following specific purposes:

a) To stabilize the *residential* future of a mixed *residential* and industrial area by permitting expansion and new *development* of *residential* and light *manufacturing uses* where adequate environmental standards are assured;

b) To promote the opportunity for people to work in the vicinity of their *residences*;

c) To retain job intensive and stable industries within New York City;

d) To provide an opportunity for the improvements of Hunters Point in a manner consistent with the the objectives of the comprehensive plan for the City of New York; and

e) To promote the most desirable use of land and thus conserve the value of land *buildings* and thereby protect City tax revenues.

117-01 Definitions

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

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

117-02 GENERAL PROVISIONS

In harmony with the general purpose and intent of this Resolution with the general purpose of the *Special Hunters Point Mixed Use District* and in accordance with the provisions of this Chapter, the regulations of the *Special Hunters Point Mixed Use District* shall replace and supersede the existing district regulations.

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

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

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

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

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

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

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

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

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

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

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

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

117-10 SPECIAL REGULATIONS FOR RESIDENTIAL USES

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

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

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

117-12 Authorization Provisions for Residential Uses

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

- a) Modification of side yard regulations for residential uses in new buildings or enlargements;
- b) Construction of new one, two or three family *residences* or *enlargements* where the aggregate width of *street* frontage of a *zoning lot* exceeds 60 feet or the total area of the *zoning lot* exceeds 7,800 square feet, subject to applicable R5 district regulations;
- c) *Enlargement* of an existing *residential building* sharing a *side lot line* with a *manufacturing use*;
- d) Construction of a new *residence* or *enlargement* of an existing *residence* on a *zoning lot* sharing a common *lot line* in the rear or across the *street* from a *manufacturing use* or any *use* listed in Use Group 16;
- e) *Enlargements* in excess of a 50% increase in *floor area* or in excess of 1,000 square feet of *floor area* subject to the applicable R5 district regulations.

Provided that the following findings are made:

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

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

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

117-121 Parking Requirement Modification

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

117-13 Special Permit Provisions for Certain Residential Uses

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

- a) Change of *manufacturing* or *commercial use*, or part thereof, to *residential use*; or
- b) The construction of a new *residential development* on a *zoning lot* sharing a common *side lot line* on one side with a *manufacturing use*;
- c) The construction of new *residential development* in excess of 32 feet in height subject to the applicable regulations of Section 117-02.

Provided that the following findings are made:

- i) For change of *use* only, that the owner of the space has made a good faith effort to rent such space to a *manufacturing* or *commercial use* at at fair market rentals. Such efforts shall include but not be limited to advertising in local and City-wide press, listing the space with brokers, and informing local and City-wide industry groups. Such efforts shall have been actively pursued for a period of no less than six months for *buildings* under 3,600 square feet and one year for buildings over 3,600 square feet prior to the date of the application.
- ii) That a change of *use* from *manufacturing* or *commercial* to *residential use* or *residential enlargement* shall not displace any *manufacturing* or *commercial building* or *use* or preempt any *zoning lot* which is essential to the normal functioning or growth of existing *manufacturing* or *commercial uses* within the district; and
- iii) That such *residential use* shall not be exposed to inordinate noise, traffic, smoke, dust, noxious odor or other adverse impacts from *manufacturing uses*.
- iv) That the proposed *residential development* is appropriate to the scale of surrounding development.

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

117-20 SPECIAL REGULATIONS FOR COMMUNITY FACILITY USES**117-21 Special Permit Provisions for Community Facility Uses**

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

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

Provided that:

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

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

117-30 SPECIAL REGULATIONS FOR MANUFACTURING OR COMMERCIAL USES**117-31 Special Provisions for As-Of-Right New Buildings for Manufacturing or Commercial Use**

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

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

117-32 Authorization Provision for the Manufacturing and Commercial Uses

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

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

Provided that the following findings are made:

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

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

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

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

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

provided.

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

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

No new *buildings* for both manufacturing and *residential use* shall be erected within the *Special Hunters Point Mixed Use District*. In the case of an existing *building* occupied by both *residential* and non-*residential uses*, any *enlargements*, or *extensions* of the *residential* portion of such *building* which would create one additional *dwelling unit* only or increase the *residential floor area* by no more than 1,000 square feet may be permitted by authorization of the City Planning Commission as set forth in Section 117-12. *Enlargements* or *extensions* of the *residential* portion of such *building* which would create more than one *dwelling unit* or increase the *floor area* by more than 1,000 square feet may be permitted by special permit from the City Planning Commission as set forth in Section 117-13 (Special Permit Provisions for Certain Residential Uses).

117-50 ADMINISTRATION

117-51 Requirements for Applications

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

117-53 Action by the Board of Estimate

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

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

117-60 Court Square Sub-District

117-601 General Provisions

The regulations governing *developments*, *enlargements*, *extensions* or changes of *use* within the Court Square Sub-district are contained within Sections 117-60 through 117-66. These regulations supplement or supersede the provisions of Sections 117-01 through 117-50 of the *Special Hunters Point Mixed Use District*

and the underlying districts. Except as modified by the express provisions of Sections 117-60 through 117-66, the regulations of the underlying districts remain in effect.

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

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

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

117-61 Sub-district Plan

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

(a) Sub-district plan (Appendix A)

(b) Description of improvements (Appendix B)

117-62 Special Use Regulations

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

Colleges or universities, except dormitories, fraternities or sororities

Libraries, museums or non-commercial art galleries

All uses listed in Use Group 4 except:

Monasteries, convents or novitiates

Non-profit hospital staff dwellings

Use Group 5

All uses listed in Use Group 6 except:

Electric or gas utility sub-stations

Public utility stations

Telephone exchanges or other communications equipment structures

Terminal facilities at river crossings

Water or sewage pumping stations

Use Group 9

Use Group 10

Use Group 11

117-63 Mandatory Circulation Improvement

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

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

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

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

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

117-631 Design standards for pedestrian circulation spaces

a) Sidewalk Widening

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

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

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

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

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

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

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

(3) Permitted obstructions

A sidewalk widening shall be unobstructed from its lowest level to the sky except for temporary elements of weather protection, such as awnings or canopies,

provided that the total area (measured on the plan) of such elements does not exceed 20 percent of the sidewalk widening area, and that such elements and any attachments thereto are at least 8 feet above the *curb level*, and that any post or other support for such element or any attachment to the support has a maximum horizontal dimension of 6 inches.

(4) Specific prohibitions

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

(5) Special design treatment

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

(b) Corner Circulation Space

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

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

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

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

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

(c) **Building Entrance Recess Area**

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

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

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

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

117-64 Mandatory Subway Improvements

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

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

117-641 Standards and procedures for mandatory subway improvements

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

(b) Procedure**1. Pre-application**

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

2. Application Pre-certification

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

considerations regarding the Transit Authority's future operation of the improvement.

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

(i) stating that drawings and other documents submitted by the applicant have been determined by the Transit Authority to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and electrical systems; materials; relationship to existing site conditions; and other such elements as may be appropriate; and

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

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

4. Any instrument creating a transit easement on the zoning lot shall be recorded against the *zoning lot* in the Office of the Register of the City of New York for the borough of Queens and a certified copy of the instrument shall be submitted to the Chairman of the City Planning Commission and the Transit Authority.

5. Where the mandatory subway improvement includes the preparation of drawings such drawings, including but not limited to plans, sections, elevations, three-dimensional projections and other drawings deemed necessary or relevant by the Chairman of the City Planning Commission or the Transit Authority, shall be in conformance with the Transit Authority's "Guidelines for Submission and approval of Outside Projects." Prior to approval by the Chairman of the City Planning Commission, the Transit Authority shall provide a letter to the Chairman of the Commission containing conceptual approval of the improvements as indicated in the drawings, and a statement to the effect that the drawings have been brought to the level of 30% completion.

6. Where a *development* or *enlargement* is located on a *zoning lot* which fronts on a sidewalk containing a sidewalk entrance or entrances into a subway and such *zoning lot* contains 5,000 square feet or more of *lot area*, such *development* or *enlargement* shall relocate the stairway entrance or entrances to the subway onto the *zoning lot* in accordance with the provisions of Section 37-03 (Off-street relocation of a subway stair), with the exception that, in addition to the waivers provided by Section 37-035, the additional standards contained in Section 37-032 (Standards for location, design and hours of public accessibility) may be waived upon a finding by the Director of Planning of the Metropolitan Transportation Authority that they are undesirable or unnecessary to ensure a good overall design.

7. Prior to obtaining a Temporary Certificate of Occupancy for the *development* or *enlargement*, the subway improvement shall be substantially complete, which

shall, for this purpose, mean usable by the public, as determined by the Transit Authority.

8. Prior to obtaining a Permanent Certificate of Occupancy, the subway improvement must be 100% complete in accordance with the approved plans and such completion shall have been certified by the Transit Authority.

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

117-651 Bulk Regulations

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

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

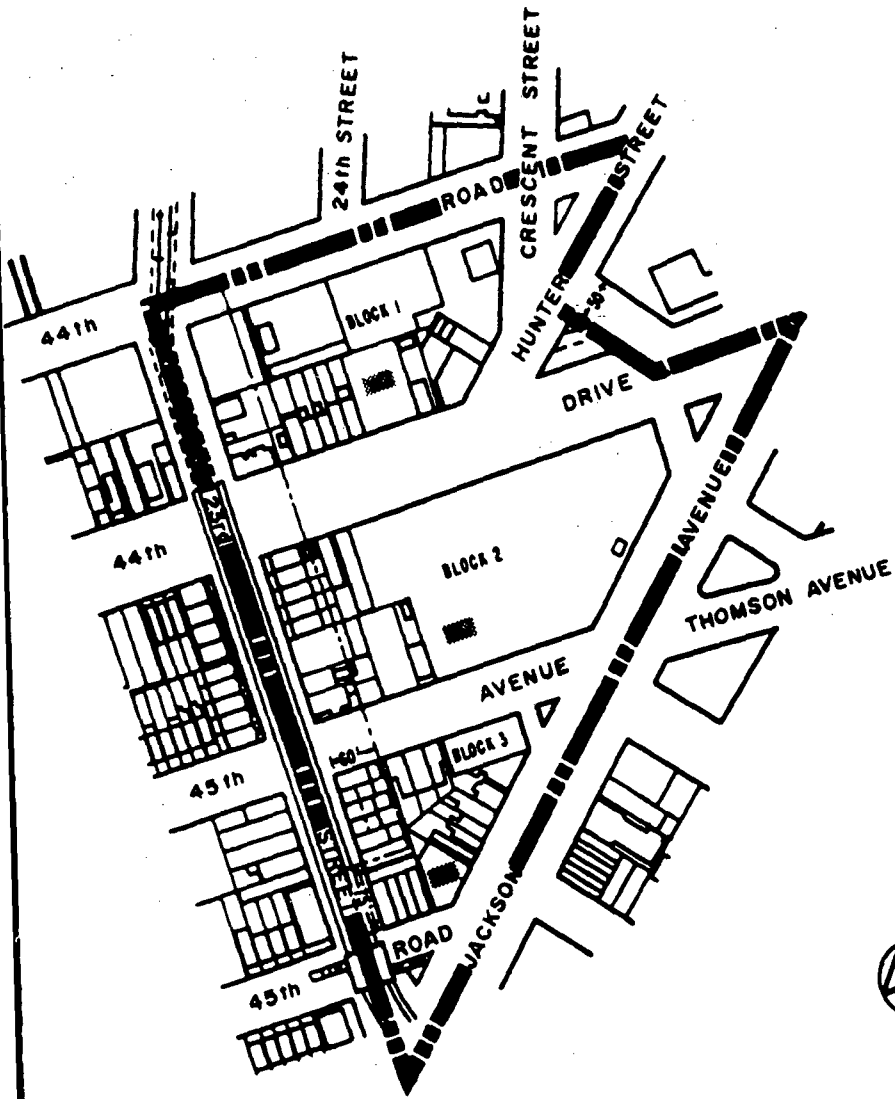
117-66 Developer's Notice

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

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

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

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



APPENDIX A COURT SQUARE SUB-DISTRICT PLAN

- URBAN DESIGN REGULATIONS
- █ MANDATORY SUBWAY IMPROVEMENTS
- █ DISTRICT BOUNDARY

Appendix B

Description of Improvements

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

Block 1

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

Block 2

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

Block 3

1. A subway improvement, to consist of construction of a building entrance within the lot line at the northwestern corner of the block, a direct link to the #7 platform, and construction of a new mezzanine area; and/or

2. A subway improvement, to consist of the substantial physical improvement to the G platform and mezzanine areas, including reconfiguration of control areas as necessary and acoustical upgrading.

(On May 14, 1986, Cal. No. 25, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986 Cal. No. 29 the hearing was closed.)

For consideration.

No. 76

CD 2

C 860429 ZSQ

IN THE MATTER OF an application submitted by Citibank, N.A. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-72 of the Zoning Resolution for the grant of a special permit for a waiver of the height and setback requirements applicable in C5-3 districts for construction of a 43-story office tower and five-story annex building on property bounded by the north side of Jackson Avenue, 44th Drive, 23rd Street and 45 Avenue (Block 79, Lots 18, 22, 30).

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

(On May 14, 1986, Cal. No. 26, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 30, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**Nos. 77, 78, 79, 80 and 81**

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

No. 77**CD 7****C 860380 HUM**

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

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

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

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

(On May 14, 1986, Cal. No. 5, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 35 the hearing was closed.)

For consideration.

No. 78

CD 7

C 860381 HDM

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

The **proposed disposition would facilitate the development** of a new **mixed use building** of approximately 800,000 square feet on the easterly side of Amsterdam Avenue between West 65th and West 66th Streets (Sites 5A and 7). The new building would be constructed above and around the existing firehouse on Site 5A.

CORRECTION: The annotation appearing in earlier public notices stating that this disposition does not include the unused floor area of the fire house air rights is incorrect. This disposition will include such unused floor area, however, the developer has previously agreed that such unused floor area shall not be used to increase the allowable bulk of the development.

(On May 14, 1986, Cal. No. 6, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 36, the hearing was closed.)

For consideration.

 No. 79

CD 7

C 860382 ZSM

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

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

(On May 14, 1986, Cal. No. 7, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986 Cal. No. 37 the hearing was closed.)

For consideration.

No. 80**CD 7****C 860383 PSM**

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

(On May 14, 1986, Cal. No. 8, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 38 the hearing was closed.)

For consideration.

No. 81**CD 7****C 860469 GFM**

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

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

(On May 14, 1986, Cal. No. 9, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 39 the hearing was closed.)

For consideration.

No. 82**CD 8****C 860491 GFM**

IN THE MATTER OF an application submitted by the Society of New York Hospital pursuant to Section 197-c of the New York City Charter for the grant of 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. On June 18, 1986, Cal. No. 48 the hearing was closed.)

For consideration.

No. 83

CD 3

C 860776 PPM

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
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350	41	26 Clinton Street
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(On June 4, 1986, Cal. No. 8, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 49 the hearing was closed.)

For consideration.

No. 84

CD 7

C 851135 GFM

IN THE MATTER OF an application submitted by 2330 Broadway Operators, Inc. pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year revocable consent** to install, maintain and use a pedestal clock with an illuminated face and an underground electric conduit on the sidewalk on the east side of Broadway, 50 feet south of the 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. On June 18, 1986, Cal. No. 50 the hearing was closed.)

For consideration.

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
8.4	8.4					C5-2A
						C6-6
						C5-3
6.5	6.5					C6-7
						C5-5
						C6-9

(On June 4, 1986, Cal. No. 10, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986 Cal. No. 51, the hearing was closed.)

For consideration.

No. 86

CD 5

C 860391 GFM

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

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

(On June 4, 1986, Cal. No. 11, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 52, the hearing was closed.)

For consideration.

No. 87

CD 3

C 860764 HAM

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

Approval of Three separate actions are requested:

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

Department of Housing Preservation and Development.

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

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

(On June 4, 1986, Cal. No. 53, the Commission scheduled June 18, 1986 for a public hearing. On June 9, 1986, Cal. No. 54, the hearing was closed.)

For consideration.

 No. 88

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. On June 18, 1986, Cal. No. 69 the item was laid over.)

For consideration.

No. 89

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>
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1923	53	264-72 W. 118 Street
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(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. On June 18, 1986 Cal. No. 70 the item was laid over.)

For consideration.

CITYWIDE

No. 90

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. On June 18, 1986, Cal. No. 55 the hearing was closed.)

For consideration.

 No. 91

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		

(On June 4, 1986, Cal. No. 14 the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 56 the hearing was closed.)
For consideration.

BOROUGH OF STATEN ISLAND**No. 92****CD 2****C 851130 ZSR**

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

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

(On May 14, 1986, Cal. No. 11, the Commission scheduled June 4, 1986 for a public hearing. On June 4, 1986, Cal. No. 15 the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX**No. 93****CD 2****C 831290 ZMX**

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

(On June 4, 1986, Cal. No. 1, the Commission scheduled June 18, 1986 for a public hearing. On June 18, 1986, Cal. No. 42 the hearing was closed.)

For consideration.
