

L. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES			Approved	47	C 870125	HDX		Hearing Closed
1	C 870038	HUK		Hearing Closed	48	C 870123	HDX		" "
2	C 861217	HOK		Hearing Closed	49	C 861175	PPK	✓	For Rept. Adpt
3	C 870039	HDK		" "	50	C 860835	PLK	✓	" " "
4	C 870074	HAK		" "	51	C 870020-025	PPK	✓	" " "
5	C 870075	HLK		" "	52	C 870050	PPK	✓	" " "
6	C 850616	MMK		" "	53	C 870052-054	PPK	✓	" " "
7	C 850589	MMQ		Cont. to 11/12/86	54	C 860956	PLK	✓	" " "
8	C 850590	ZMQ		" "	55	C 861147	PPK	✓	" " "
9	C 870056	PPQ		Hearing Closed	56	C 860366	MMQ	✓	" " "
10	C 851030	ZMQ		" "	57	C 861032	PPQ	✓	" " "
11	C 851031	ZSQ		" "	58	C 861167	PPQ	✓	" " "
12	C 850923	MMQ		" "	59	C 860464	ZMQ	✓	" " "
13	C 861043	PSQ		" "	60	C 870026-027	PPQ	✓	" " "
14	C 860335	GFM		" "	61	C 861190	HDM	✓	" " "
15	C 870102	HDM		" "	62	C 831931	ZSM	✓	" " "
16	C 870104	HDM		" "	63	C 850701	PSR	✓	" " "
17	C 870105	HDM		" "	64	C 870028	PPR	✓	" " "
18	C 870107	HDM		" "	65	C 870001	HDX	✓	" " "
19	C 870108	HDM		" "	66	C 860952	PLX	✓	" " "
20	C 870109	HDM		" "	67	C 860954	PLX	✓	" " "
21	C 870110	HDM		" "	68	C 861191	HDX	✓	" " "
22	C 870111	HDM		" "	69	C 870018-019	PPX	✓	" " "
23	C 860424	MMM		Cont. to 11/12/86	70	C 870043-049	PPX	✓	" " "
24	C 860777	ZSM		" " "	71	N 861098	RAR		Auth. Approved
25	C 861071	HUM		" " "	72	N 870067	RAR		" "
26	C 861072	HDM		" " "	73				
27	C 870066	PPM		Hearing Closed	74				
28	C 870114	HDM		" "	75	Present			
29	C 870122	HDM		" "	76	Ch. H. Sturgis			
30	C 870134-136	PPM		" "	77	Comm. on Bond			
31	C 870137	PPM		" "	78	" S. Matley			
32	C 861205	HDM		" "	79	" D. Scheinberg			
33	N 861221	ZAM		" "	80				
34	C 840002	ZRY		" "	81	Mtg. adjourned at 4:35 p.m.			
35	C 860585	PSR		" "	82				
36	C 860586	ZSR		" "	83				
37	C 850708	MMR		" "	84				
38	C 870070	HAX		" "	85				
39	C 870071	HLX		" "	86				
40	C 870072	HAX		" "	87				
41	C 870073	HLX		" "	88				
42	C 860071	MMX		" "	89				
43	C 870065	PPX		" "	90				
44	C 870092	PPX		" "	91				
45	C 870131	PPX		" "	92				
46	C 860463	MMX		" "	93				

R E P O R T S

No. 71

S.I./3

N861098RAR

**IN THE MATTER** of an application pursuant to Sections 107-65 and 107-123 of the zoning resolution from Ole Myhre for granting authorization for topographical modification and Public School certification at 517, 519, 521, 525, 523, 541, 543, 545 Greaves Avenue, Borough of Staten Island, Block 4589, Lot #1 in order to build 8 one family dwelling units.

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

For consideration                      disposition:                      Authorization Approved.

No. 72

S.I./3

N870067RAR

**IN THE MATTER** of an application pursuant to Sections 107-65 and 107-123 of the zoning resolution from Salvatore Bonanno for granting authorization for topographical modification at 315 Kinghorn Street, Borough of Staten Island, Block 6364, Lot 145 in order to construct an inground swimming pool.

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

For consideration                      disposition:                      Authorization Approved.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

**CITY PLANNING COMMISSION**

**WEDNESDAY, October 29, 1986**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 16]**

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

**CITY PLANNING COMMISSION**

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**GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS**

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

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

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

B

**CITY PLANNING COMMISSION**

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

HERBERT STURZ, *Chairman*

MAX BOND,

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, October 29, 1986**

**Calendar No. 16**

I. Roll Call; approval of minutes .....	1
I. Scheduling November 12, 1986 .....	1
II. Public Hearings .....	18
III. Reports .....	55

**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 November 12, 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, October 29, 1986

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APPROVAL OF MINUTES OF Special Meeting of  
September 22, 1986 and Regular Meeting of October 1, 1986

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS  
WERE PREVIOUSLY SCHEDULED ON OCTOBER 1, 1986  
FOR PUBLIC HEARING ON NOVEMBER 12, 1986  
STARTING AT 10 A.M. IN CITY HALL, MANHATTAN**

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**BOROUGH OF BROOKLYN**

**CD 13**

**C 860092 ZMK**

**IN THE MATTER OF** an application submitted and initiated by Surf Pacific Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 28d establishing within an existing R6 District, a C2-2 District, bounded by Surf Avenue, a line 50' west of West 19th St., a line 300' south of Mermaid Avenue and a line, 140' west of West 19th Street, to facilitate a convenience food and beverage retail use as shown on a diagram dated August 25, 1986.

(On October 1, 1986 Cal. No. 87, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 8**

**C 870170 HDK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 125 Schenectady Avenue, located on the easterly side of Schenectady Avenue, between Bergen and St. Marks (Block 1354, Lot 6).

The property to be disposed, 125 Schenectady Avenue, is a four story New-law walk-up building with 24 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau since June 1, 1984.

(On October 1, 1986 Cal. No. 88, the Commission scheduled November 12, 1986 for a public hearing).

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**CD 9**

**C 870171 HDK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 1001 President Street, located on the northerly side of President Street, between Franklin and Bedford Avenues (Block 1273, Lot 1).

The property to be disposed, 1001 President Street, is a four story New-law walk-up building with 42 residential and three commercial units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau since April 1, 1984.

(On October 1, 1986 Cal. No. 89, the Commission scheduled November 12, 1986 for a public hearing).

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**BOROUGH OF QUEENS**

*(Amendments to the City Map, Zoning Map, Zoning Resolution and grant of special permits to facilitate the construction of additional retail and office space in the proposed Rego Park Mall.)*

**CD 6**

**C 860559 MMQ**

**IN THE MATTER OF** an application submitted by Alexander's, Inc., pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving:

The reestablishment of a previously eliminated volume of air space of 62nd Drive, located 48.46 feet southwesterly of 97th Street, in accordance with Map No. 4821, dated August 7, 1986, and signed by the Borough President; and

The elimination, discontinuance and closing of two volumes of air space of 62nd Drive between Junction Boulevard and 97th Street to provide for a pedestrian bridge and a vehicular bridge, the widening of 62nd Drive between



Junction Boulevard and 97th Street to improve traffic circulation, along with the modification of various delineated easements, in accordance with Map No. 4822, dated August 6, 1986, and signed by the Borough President.

Both Map No. 4821 and Map No. 4822 are among the actions required for the construction of the Rego Park Mall, a development of additional retail and office space adjacent to Alexander's existing store in the Rego Park section of Queens.

(On October 1, 1986 Cal. No. 90, the Commission scheduled November 12, 1986 for a public hearing.)

CD 6

C 860560 ZMQ

**IN THE MATTER OF** an application submitted by Alexander's, Inc., pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 14a, changing from R8 and C4-2A Districts to a C4-2F District, property bounded by Horace Harding Expressway, 97th Street, 62nd Drive, and Junction Boulevard, to facilitate development of the Rego Park Mall, a development of additional retail and office space adjacent to Alexander's existing store in the Rego Park section as shown on a diagram dated August 25, 1986.

(On October 12, 1986 Cal. No. 91, the Commission scheduled November 12, 1986 for a public hearing.)

CD 6

N 860561 ZRQ

**IN THE MATTER OF** amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution, relating to Sections 11-12, 11-20, 11-25, 33-432, 33-442, 34-112, 35-23, 35-412, and 74-93, replacing the existing C4-2A designation by a new C4-2F designation, and to provide new regulations for commercial developments within the boundaries of Community Planning Board #6, Borough of Queens, as follows:

Matter in **bold type** is new;  
Matter in brackets [ ] is old, to be deleted;  
Matter in *italics* is defined in Section 12-10.

**11-12 Establishment of Districts**

\* \* \*

C4-2[A]F General Commercial District

\* \* \*

**11-20 Interpretation of Provisions**

\* \* \*

**11-25 District Designations Appended With Letter Suffixes**

All regulations applicable to a district designation shall be applicable to such district designation appended with a letter suffix, except as otherwise set forth in express provisions of this resolution.

\* \* \*

**33-432**

In other Commercial Districts

**MAXIMUM HEIGHT OF FRONT WALL AND  
REQUIRED FRONT SETBACKS**

<u>Initial Setback distance (in feet)</u>		Maximum height of a front wall or other portion of a building within the <u>initial setback Distance</u>	Height above <u>street line</u> (in feet)	<u>Sky exposure plane</u>			
				Slope over <u>zoning lot</u> (expressed as a ratio of vertical distance to horizontal distance)			
<u>on narrow street</u>	<u>on wide street</u>			<u>Vertical distance</u>	<u>Horizontal distance</u>	<u>Vertical distance</u>	<u>Horizontal distance</u>
				<u>On narrow street</u>		<u>On wide street</u>	
20	15	85 feet or six stories, whichever is less	85	2.7 to 1	5.6 to 1		C4-2[A]

\* \* \*

33-442

In other Commercial Districts

\* \* \*

ALTERNATE REQUIRED FRONT SETBACKS

Depth of optional front open area (in feet)		Height above street line (in feet)	<i>Alternate sky exposure plane</i>			
			Slope over zoning lot (expressed as a ratio of vertical distance to horizontal distance)			
on narrow street	on wide street		On narrow street		on wide street	
			Vertical distance	Horizontal distance	Vertical distance	Horizontal distance
15	10	85	* * *	3.7 to 1	7.6 to 1	C4-2[A]F

34-112

Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5, or C6, Districts.

\* \* \*

APPLICABLE RESIDENCE DISTRICT

\* \* \*

R8                      C4-2[A]F

\* \* \*

35-23

Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6, Districts.

\* \* \*

APPLICABLE RESIDENCE DISTRICT

\* \* \*

R8                      C4-2[A]F

\* \* \*

35-412

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

\* \* \*

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

Commercial  
 use

Community  
 facility use

\* \* \*

17      15      C4-2[A]F

74-93

SPECIAL COMMERCIAL [-RESIDENTIAL] DEVELOPMENTS IN  
 [CERTAIN] COMMERCIAL DISTRICTS

Within the boundaries of Community Planning Board #6, Borough of Queens, for *residential and commercial developments or enlargements* on two or more zoning lots [in single ownership,] **in more than one block, which zoning lots, as defined in Section 12-10, each have single fee ownership or equivalent ownership arrangements for all lots comprising the development or enlargement,** which are contiguous or would be contiguous but for their separation by a *street*, and located partially in a C4-2 District [,] **and** partially in a [C4-2A] C4-2F District, [partially in a R8 District and partially in a C2-2 District mapped within an R8 District,] the City Planning Commission may permit upon application:

(a) modification of the restriction on the elevation of roof areas which otherwise would qualify as required *open space*, provided, that such *open space* is at least two and one-half feet below the sill level of legally required windows opening on such roof areas;

(b) modification of the restriction on location of floors occupied by non-*residential uses* as set forth in Section 32-422 (Location of floors occupied by non-*residential uses*), provided that the layout and design of the *development* provided a suitable separation between *residential* and non-*residential uses*;

(c) modification of the applicable district regulations pertaining to *yards*, spacing between *buildings*, height and setback regulations in order to achieve good

design objectives and to permit adequate access of light and air to surrounding *streets* and properties;

(d) modification of applicable district regulations pertaining to minimum distance between legally required windows and *lot lines* adjoining a *public park* where an open unobstructed equivalent area comprising the *zoning lot* and *public park* is provided;

(e) *accessory group parking facilities* subject to the applicable provisions of Section 74-53 (Accessory Group Parking Facilities for Uses in Large Scale Residential Development or Large Scale Community Facility Developments), to be located anywhere within the *development without regard for zoning lot lines*;

(f) *accessory off-street parking spaces* to be provided in a *public parking garage* within the *development for uses* not located on the same *zoning lot*;

(a) **modification of applicable district regulations pertaining to the accessory off-street parking requirements, where the number of required off-street parking spaces is generated by the floor area of any interior pedestrian circulation system;**

(b) **accessory off-street parking spaces to be provided in a public parking garage, to be located anywhere within the development or enlargement, without regard for zoning lot lines, for uses not located on the same zoning lot;**

(c) **a special permit pursuant to the provisions of Section 74-512 permitting a public parking garage with a capacity not exceeding 2,700 parking spaces;**

[(g)] (d) any closed and demapped air space above a *street* to be considered as a part of the *development or enlargement* and to be used for **automobile ways**, for enclosed pedestrian ways [and] or retail *uses*; provided the Commission finds that:

- (i) [the air space building] **each bridge** over the *street* bed utilizes only unused *floor area* from an adjoining *zoning lot* within the *development or enlargement* and that no *floor area* credit is generated from the demapped air space;
- (ii) [the air space building] **each bridge** adjoins *zoning lots* which are wholly within the *development or enlargement*;
- (iii) the *curb levels* of the adjoining *zoning lots* are not affected by the closing and demapping of such air space;
- (iv) all *street* frontages of the *zoning lots* under [the air space building] **each bridge** are provided with [fenestration or natural lighting along a substantial portion of such frontages] **satisfactory lighting**; and

(v) a landscaped *open or enclosed space* for public use at *street* level, linked with the pedestrian circulation system, which is at least equivalent to the *street* area covered by the [air space building] bridges, with said enclosed space a minimum area of 5,000 square feet; a minimum width of 40 feet; a minimum depth of 60 feet; a minimum ceiling height of 30 feet and a maximum ceiling height of 75 feet, is provided in one location within the *development or enlargement* and such *open or enclosed space* is maintained with planting and seating facilities, by the owner of the *development or enlargement* or his designee and said enclosed space to be subject to such other requirements as the Commission may deem appropriate[.];

(e) automobile service establishments, including: automobile, tire battery, muffler and accessories establishments, including installation services; automobile glass and mirror shops, including installation services where such use is an integral part of the permitted principal use; automobile seat cover or convertible top establishments, including installation services; but not including automobile laundries, automobile painting establishments, automobile body repair establishments or automobile fuel service stations; and

(f) modification of applicable *bulk* regulations by permitting the total permitted *floor area* for all *zoning lots* within such *development or enlargement* to be distributed without regard to *zoning lot lines*; provided the Commission finds that:

- (1) Such distribution of *floor area* will result in better site planning and will thus benefit both the neighborhood and the City as a whole; and
- (2) Such distribution of *floor area* will permit adequate access of light and air to surrounding *streets* and *properties*.

[(h) the distribution of the total *residential floor area, dwelling units, rooms* or required *open space* on a *zoning lot* within the *development* without regard for district boundary lines;]

The Commission may impose additional conditions and safeguards to improve the quality of the *development* and minimize adverse effects on the character of the surrounding area, including restrictions on permitted *commercial uses, signs* and location of curb cuts to ease vehicular and pedestrian circulation in the area.

Section 74-99 (Lapse of Permit) shall not apply to a special use permit granted for a *development or enlargement* undertaken pursuant to a special permit under this section.

[For the purposes of this Section,;

(1) the tower regulations of Section 23-65 may apply to all *residential and commercial developments or enlargements* or portions thereof, which at any given level in aggregate occupies not more than 40 percent of the *lot area* of a *zoning lot*;

(2) an adjoining *public park* shall not be considered a *street*;

(3) the *zoning lots* within the *development or enlargement* may be *subdivided before, during or after development* and conveyed or disposed of to different owners. Such subdivision shall be deemed not to alter the status of the *zoning lots* upon which the terms, conditions and limitations of the special permit are based. Covenants running with the land which shall permit of public or private enforcement reflecting the terms, conditions and limitations of the approved special permit shall be incorporated in the deed to each parcel conveyed or otherwise disposed of; and

(4) the *bulk* regulations for *mixed buildings* as set forth in Article III, Chapter 5, may apply to a *zoning lot* located partially in a C4-2A District and partially in an R8 District.]

(On October 1, 1986 Cal. No. 92, the Commission scheduled November 12, 1986 for a public hearing).

CD 6

C 860562 ZSQ

**IN THE MATTER OF** an application submitted by Alexanders, Inc., pursuant to Section 197-c and 200 of the New York City Charter and Section 74-93 of the Zoning Resolution, for the **grant of special permits** concerning:

- a) modifications of applicable regulations concerning the number and location of off-street parking spaces;
- b) use of demapped air space as part of the development;
- c) modification of use regulations to permit automobile service establishments; and
- d) modification of applicable bulk regulations to permit distribution of floor area without regard for zoning lot lines;

to facilitate the construction of a commercial development within the area bounded by Horace Harding Expressway, 97th Street, 63rd Road, Queens Boulevard, and Junction Boulevard (Entire Blocks 2080 and 2084), Borough of Queens, CD 6.

Plans for this proposal, to be known as Rego Park Mall, a development of additional retail and office space adjacent to Alexander's existing store in the Rego

Park section of Queens, are on file with the City Planning Commission, and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007.

(On October 1, 1986 Cal. No. 93, the Commission scheduled November 12, 1986 for a public hearing).

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**NOTICE**

On November 12, 1986 at 10:00 a.m. in City Hall, New York a **public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement** concerning a proposed commercial mall development in the Rego Park area of Queens, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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**CD 3**

**C 870112 HDQ**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 106-01 37th Avenue, located on the northerly side of 37th Avenue, between 106th and 107th Streets (Block 1748, Lot 56).

The property to be disposed, 106-01 37th Avenue, is a 3 story heretofore converted Class B Multiple Dwelling with 3 residential units and 1 commercial unit. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The Homesteader's Association of 106-01 37th Avenue applied to this program in response to a request for proposal (RFP). Their application was reviewed competitively based on selection criteria listed in the RFP.

(On October 1, 1986 Cal. No. 94, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 3**

**C 870113 HDQ**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 106-03 37th Avenue, located on the northerly side of 37th Avenue, between 106th and 107th Streets (Block 1748, Lot 55).



The property to be disposed, 106-03 37th Avenue, is a three story heretofore converted Class B Multiple Dwelling with three residential units and one commercial unit. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The Homesteader's Association of 106-03 37th Avenue applied to this program in response to a request for proposal (RFP). Their application was reviewed competitively based on selection criteria listed in the RFP.

(On October 1, 1986 Cal. No. 95, the Commission scheduled November 12, 1986 for a public hearing.)

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## BOROUGH OF MANHATTAN

CD 2

C 850663 GFM

**IN THE MATTER OF** an application submitted by Prosperity Enterprises pursuant to Section 197-c of the New York City Charter for the **grant of a ten year revocable consent** to construct, maintain and use an enclosure on the sidewalk along the Mott Street frontage of 185 Canal Street, approximately 65 feet north of the corner, on the west side of Mott Street, for use as an enclosed waiting area for an elevator which opens directly on to the sidewalk and which will serve as the building's main entrance.

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.

(On October 1, 1986 Cal. No. 96, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 3

C 870103 HDM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 188 East Third Street, located on the southerly side of East Third Street, between Avenues A and B (Block 398, Lot 24).

The property to be disposed is a five story Old-law building with eight residential units and one commercial unit. HPD intends to sell the property to an

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

The Homesteader's Association of 188 East 3rd Street applied to this program in response to a Request for proposal (RFP). Their application was reviewed competitively based on selection criteria listed in the RFP.

(On October 1, 1986 Cal. No. 97, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 3**

**C 870106 HDM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 653 East Fifth Street, located on the northwesterly corner of Avenue C and East Fifth Street (Block 387, Lot 143).

The property to be disposed is a six story Old-law building with eight residential units and two commercial units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The Homesteader's Association of 653 East Fifth Street applied to this program in response to a Request for proposal (RFP). Their application was reviewed competitively based on selection criteria listed in the RFP.

(On October 1, 1986 Cal. No. 98, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 9**

**C 870172 HDM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 619 West 143rd Street, located on the northerly side of West 143rd Street, between Riverside Drive and Broadway (Block 2090, Lot 19).

The property to be disposed, 619 West 143rd Street, is a five story New-law walk-up building with 20 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since June 1, 1980.

(On October 1, 1986 Cal. No. 99, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 10

C 870173 HDM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 124-28 West 134th Street, located on the southerly side of West 134th Street, between Lenox Avenue and Adam Clayton Powell Jr. Boulevard (Block 1918, Lots 50 and 52).

The property to be disposed, 124-28 West 134th Street, is a five story New-law walk-up building with 44 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since October 1, 1979.

(On October 1, 1986 Cal. No. 100, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 10

C 870174 HDM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 258 West 117th Street, located on the southerly side of West 117th Street, between St. Nicholas Avenue and Frederick Douglass Boulevard (Block 1922, Lot 49).

The property to be disposed, 258 West 117th Street, is a 5 story New-law walk-up building with 50 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since December 1, 1985.

(On October 1, 1986 Cal. No. 101, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 10

C 870175 HDM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 320 West 111th Street, located on the southerly side of West 111th Street, between Manhattan Avenue and Frederick Douglass Boulevard (Block 1846, Lot 27).

The property to be disposed, 320 West 111th Street, is a six story New-law walk-up building with 22 residential units and two commercial units. HPD intends to sell the property to an Article XXI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by a community group, under HPD's Community Management program since January 8, 1979.

(On October 1, 1986 Cal. No. 102, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 10

C 870176 HDM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 512 West 156th Street, located on the southerly side of West 156th Street, between Broadway and Amsterdam Avenue (Block 2114, Lot 30).

The property to be disposed is a five story New-law walk-up building with 20 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by a community group, under HPD's Community Management program since October 1, 1983.

(On October 1, 1986 Cal. No. 103, the Commission scheduled November 12, 1986 for a public hearing.)

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**BOROUGH OF STATEN ISLAND****CD 1****860669 BFR**

**IN THE MATTER OF** an application by Snug Harbor Cultural Center to provide **express bus service between the Staten Island Ferry and its facilities located at 1000 Richmond Terrace.**

(On October 12, 1986 Cal. No. 104, the Commission scheduled November 12, 1986 for a public hearing.)

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**BOROUGH OF THE BRONX****CD 3****C 870124 HDX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property, 3531-33 Third Avenue, located on the westerly side of Third Avenue, between East 168th and East 169th Streets (Block 2373, Lot 43).**

The property to be disposed, 3531-33 Third Avenue, is a four story Old-law walk-up building with 12 residential units and three commercial units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since August 1, 1979.

(On October 1, 1986 Cal. No. 80, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 4****C 870177 HDX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property, 100 West 162nd Street, located on the southerly side of West 162nd Street, between Ogden and Woodycrest Avenues (Block 2511, Lot 27).**

The property to be disposed, 100 West 162nd Street, is a five story New-law walk-up building with 13 residential units and two commercial units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by a community group under HPD's Community Management Program, since December 1, 1983.

(On October 2, 1986 Cal. No. 82, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 5

C 870178 HDX

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 240 Echo Place, located on the southerly side of Echo Place, between the Grand Concourse and Anthony Avenue (Block 2809, Lot 22).

The property to be disposed, 240 Echo Place is a six-story New-law elevator building with 43 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since August 1, 1985.

(On October 1, 1986 Cal. No. 83, the Commission scheduled November 12, 1986 for a public hearing.)

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CD 5

C 870179 HDX

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 1711 Davidson Avenue, located on the westerly side of Davidson Avenue, between West 174th and West 176th Streets (Block 2867, Lot 47).

The property to be disposed, 1711 Davidson Avenue, is a six story New-law elevator building with 86 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since April 1, 1985.

(On October 1, 1986 Cal. No. 84, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 5**

**C 870180 HDX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 2414 Creston Avenue, located on the easterly side of Creston Avenue, between East 184th and East 188th Streets (Block 3165, Lot 22).

The property to be disposed, 2414 Creston Avenue, is a five story New-law walk-up building with 29 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since January, 1985.

(On October 12, 1986 Cal. No. 85, the Commission scheduled November 12, 1986 for a public hearing.)

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**CD 7**

**C 870181 HDX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the disposition of city-owned property, 389 East 194th Street, located on the northerly side of East 194th Street, between Decatur and Webster Avenues (Block 3277, Lot 2).

The property to be disposed, 389 East 194th Street, is a five story New-law walk-up building with 15 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The building has been managed and maintained by the Tenant's Association under HPD's Leasing Bureau, since November 1, 1984.

(On October 1, 1986 Cal. No. 86, the Commission scheduled November 12, 1986 for a public hearing.)

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## II. PUBLIC HEARINGS

### BOROUGH OF BROOKLYN

#### Nos. 1, 2, and 3

*(Amendment to the Crown Heights Urban Plan, disposition of City-owned property and a plan and project for the development of 88 low income units by the New York City Housing Authority.)*

#### No. 1

CD 8

C 870038 HUK

#### PUBLIC HEARING:

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15, General Municipal Law (Urban Renewal Law) and Section 197-c of the New York City Charter, **amending the Crown Heights Urban Plan** by adding three rehab sites (Sites 9, 10 and 11) as proposed to be expanded, and located as follows:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>
1511 Sterling Place	1373	54
1506	1379	31
1640	1381	18
1491 St. John's Place	1379	55
1487		59
1483		63

The proposed amendment would facilitate the development of a New York City Housing Authority project providing housing for approximately 88 low-income families in 5 four story buildings to be rehabilitated and one vacant lot to be redeveloped as open space.

(On October 1, 1986, Cal. No. 11, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**



## No. 2

CD 8

C 861217 HOK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority, pursuant to Section 150 of the Public Housing Law of New York State and Section 197-c of the New York City Charter, for a **plan and project**, tentatively known as the St. John's-Sterling Place Rehab, on **three sites within the Crown Heights Urban Renewal Area**, as proposed to be expanded, and located as follows:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>
1511 Sterling Place	1373	54
1506	1379	31
1640	1381	18
1491 St. John's Place	1379	55
1487		59
1483		63

The proposed project would provide housing for approximately 88 low-income families and comprises five four story buildings to be rehabilitated and one vacant lot to be redeveloped as open space.

(On October 1, 1986, Cal. No. 12, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 3

CD 8

C 870039 HDK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property** on three sites within the Crown Heights Urban Renewal Area, as proposed to be expanded, and located as follows:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>
1511 Sterling Place	1373	54
1506	1379	31
1640	1381	18
1491 St. John's Place	1379	55
1487		59
1483		63

The proposed project would provide housing for approximately 88 low-income families and comprises five four story buildings to be rehabilitated and one vacant lot to be redeveloped as open space. The property is to be developed by a developer selected by the New York City Housing Authority.

(On October 1, 1986, Cal. No. 13, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 4 and 5**

*(Disposition of City-owned property and lease of property for the development of transitional housing for 110 homeless families.)*

**No. 4**

**CD 8**

**C 870074 HAK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property** located on the southerly side of St. John's Place, 1604, 1620-28, and 1630-38 St. John's Place, between Buffalo and Ralph Avenues (Block 1387, Lots 13, 24, and 29), for the purpose of providing transitional housing for 110 homeless families.

Approval of three separate matters is requested:

- 1) Designation as an Urban Development Action Area, 1604, 1620-28, and 1630-38 St. John's Place;
- 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.

(On October 1, 1986, Cal. No. 14, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 5**

**CD 8**

**C 870075 HLK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the **lease of property** located on the southerly side of St. John's Place, 1604, 1620-28, and 1630-38 St. John's Place, between Buffalo and Ralph Avenues (Block 1387, Lots 13, 24, and 29), for the purpose of providing transitional housing for 110 homeless families.

(On October 1, 1986, Cal. No. 15, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 6**

**CD 12, 13**

**C 850616 MMK**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation pursuant to Sections 197c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades in Avenue N from East 7th Street to Bedford Avenue to maintain good highway standards, in accordance with Map No. X-2363, dated July 11, 1986 and signed by the Borough President.

(On August 27, 1986, Cal. No. 11, the Commission scheduled September 17, 1986 for a public hearing. On September 17, 1986 Cal. No. 28, the hearing was continued to October 1, 1986. On October 1, 1986 Cal. No. 53 the hearing was continued to October 29, 1986.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 7 and 8**

*(Proposed street elimination and zoning map change to consolidate a site for commercial development.)*

**No. 7**

**CD 12**

**C 850589 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Daniel Rubin Company pursuant to Sections 197-c and 199 of the New York City Charter for **amendment to the City Map** involving the elimination, discontinuance and closing of 151st Place from 135th Avenue to North Conduit Avenue and 135th Avenue from North Conduit Avenue/Baisley Blvd. to 151st Place and the adjustment of legal grades necessitated thereby to enable the development of a two story commercial building, in accordance with Map No. 4617, dated February 29, 1972, revised May 7, 1986 and signed by the Borough President. The map was referred by the Board of Estimate on May 22, 1986, Calendar No. 525.

(On October 1, 1986, Cal. No. 17, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 8

CD 12

C 850590 ZMQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Daniel Rubin Company pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 18d, changing from an R3-2 District to a C4-2 District, property bounded by North Conduit Avenue, Baisley Blvd., 134th Avenue, 151st Place, 135th Avenue and a line 25' east and parallel to the southerly extension of the center line of 151st Place, to enable the development of a two story commercial building as shown on a diagram dated August 4, 1986.

(On October 1, 1986, Cal. No. 16, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 9

CD 14

C 870056 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 two City-owned properties.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
16157	42, 43	S/E/C Beach Channel Drive and B. 102nd Street
16160	20	S/W/C Beach Channel Drive and B. 104th Street

(On October 1, 1986, Cal. No. 18, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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**Nos. 10 and 11**

*[A Housing Quality Special Permit and Zoning Map Amendment for a proposed six-story mixed use building.]*

**No. 10****CD 8****C 851030 ZMQ****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by N.H.E. Realty Company pursuant to Sections 197-c and 200 of the New York City Charter, for **amendment of the Zoning Map**, Section 10d, changing from an R4 and PC District to a C4-2 District property bounded by the southerly street line of the Long Island Expressway, a line 135 feet easterly of the northerly prolongation of the center line of 64th Circle, a line 100 feet southerly of the Long Island Expressway southerly street line, and the northerly prolongation of the Center line of 64th Circle, to allow construction of a proposed 6-story mixed building, as shown on a diagram dated July 21, 1986.

(On October 1, 1986, Cal. No. 19, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 11****CD 8****C 851031 ZSQ****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by N.H.E. Realty Company 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 a housing quality development in a proposed six-story mixed building on property located on the south side of Horace Harding Expressway between **188th Street** and Peck Avenue (Block 7117, Lot 189).

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

(On October 1, 1986, Cal. No. 20, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 12

CD 1

C 850923 MMQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination, discontinuance and closing of a portion of the south east corner of 39th Street and Northern Boulevard to reflect the realignment of the street, in accordance with map no. 4808 dated March 10, 1986 and signed by the Borough President.

(On October 1, 1986, Cal. No. 21, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 13

CD 2

C 861043 PSQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located at 21-10 Borden Avenue between the Pulaski Bridge and the southerly prolongation of 23rd Street (Block 68, Lot 2), for the operation of the Borden Avenue Shelter.

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

(On October 1, 1986, Cal. No. 22, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 14**

**CD 12**

**C 860335 GFM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Lazer Associates pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year revocable consent** to construct, maintain and use an unenclosed platform and stair within an existing fenced areaway along the Broadway frontage of 601 West 156th Street to provide access to a new entrance to offices being created in the basement of the building.

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

(On October 1, 1986, Cal. No. 23, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 15**

**CD 3**

**C 870102 HDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 102 Avenue B, located on the westerly side of Avenue B, between East 6th and East 7th Streets, (Block 402, Lot 39).



The building is a 6-story old-law walk-up with 7 residential units and 2 commercial units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The project is to be funded by the New York State Housing Trust Fund, an HPD Mortgage, New York State Weatherization Funds and Homesteader's contributions.

The Homesteaders Association of 102 Avenue B applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 24, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

**CD 3**

**C 870104 HDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 229 East 7th Street, located on the northwesterly corner of East 7th Street and Avenue C, (Block 390, Lot 37).

The building is a six story old-law walk-up with 12 residential units and three commercial units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The project is to be funded by the New York State Housing Trust Fund, an HPD Mortgage, New York State Weatherization Funds and Homesteader's contributions.

The Homesteaders Association of 229 East 7th Street applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 25, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 17

CD 3

C 870105 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 367-69 East 10th Street, located on the northerly side of East 10th Street, between Avenues B and C, (Block 393, Lot 51).

The building is a six story old-law walk-up with 15 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The project is to be funded by the New York State Housing Trust Fund, a 312 Loan, an HPD Mortgage and Homesteader's contributions.

The Homesteaders Association of 367-69 East 10th Street applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 26, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 18

CD 7

C 870107 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 11 West 107th Street, located on the northerly side of West 107th Street, between Manhattan Avenue and Central Park West (Block 1843, Lot 25).

The building is a five story old-law walk-up with ten residential units. HPD intends to sell the property to an Article XI Housing Development Fund Company for the purpose of providing housing for low and moderate-income families. The project is to be funded by the New York State Housing Trust Fund, Urban Homesteading Assistance Board, an HPD Mortgage and Homesteader's contributions.

The Homesteaders Association of 11 West 107th Street applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 27, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

**CD 7**

**C 870108 HDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 70 West 105th Street, located on the southerly side of West 105th Street, between Columbus and Manhattan Avenues (Block 1840, Lot 57).

The building is a five story old-law walk-up with five residential units. HPD intends to sell the property to an Article XI Housing Development Fund Company for the purpose of providing housing for low and moderate-income families. The project is to be funded by Homesteader's contributions and private financing.

The Homesteaders Association of 70 West 105th Street applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 28, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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CD 11

C 870109 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 1351 Park Avenue, located on the easterly side of Park Avenue, between East 101st and East 102nd Streets (Block 1629, Lot 172).

The building is a five story old-law walk-up with ten residential units. HPD intends to sell the property to an Article XI Housing Development Fund Company for the purpose of providing housing for low and moderate-income families. The project is to be funded from the New York State Housing Trust Fund, Catholic Charities, an HPD Mortgage and Homesteader's contributions.

The Homesteaders Association of 1351 Park Avenue applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 29, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

CD 11

C 870110 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 2123 First Avenue, located on the westerly side of First Avenue, between East 110th and East 109th Streets (Block 1681, Lot 24).

The building is a four story old-law walk-up with five residential units and one commercial unit. HPD intends to sell the property to an Article XI Housing Development Fund Company for the purpose of providing housing for low and moderate-income families. The project is to be funded from the New York State Housing Trust Fund, Catholic Charities, an HPD Mortgage and Homesteader's contributions.

The Homesteaders Association of 2123 First Avenue applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selection criteria listed in the RFP.

(On October 1, 1986, Cal. No. 30, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

**CD 11**

**C 870111 HDM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of city-owned property**, 2170 Second Avenue, located on the easterly side of Second Avenue, between East 111th and East 112th Street (Block 1683, Lot 52).

The building is a four story old-law walk-up with six residential units. HPD intends to sell the property to an Article XI Housing Development Fund Company for the purpose of providing housing for low and moderate-income families. The project is to be funded from the New York State Housing Trust Fund, the Harlem Urban Development Corporation, an HPD mortgage and Homesteader's contributions.

The Homesteaders Association of 2170 Second Avenue applied to this program by responding to a request for proposal (RFP). Their application was competitively based on selected criteria listed in the RFP.

(On October 1, 1986, Cal. No. 31, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 23, 24, 25 and 26**

*(An Amendment to the City Map, grant of a special permit, Amendment to the Columbus Circle Urban Renewal Plan and disposition of property for a proposed mixed use development at Columbus Circle.)*

**No. 23****CD 4, 5, 7****C 860424 MMM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by The Triborough Bridge and Tunnel Authority pursuant to Section 197-c and 199 of the New York City Charter for an **amendment to the City Map**, Section No. 8c, involving the elimination of an irregularly shaped portion of the westerly side of Eighth Avenue between 58th Street and Columbus Circle to facilitate the construction of a mixed-use development, in accordance with Map No. ACC30114, dated April 23, 1986, and signed by the Borough President. The map was referred by the Board of Estimate on May 22, 1986, (Calendar No. 346).

(On October 1, 1986, Cal. No. 32, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 24****CD 4, 5, 7****C 860777 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Boston Properties pursuant to Sections 197-c and 200 of the New York City Charter and Section 81-53 of the Zoning Resolution for the **grant of special permit** for a floor area bonus for subway station improvements related to a proposed mixed use Development on property generally bounded by 58th and 60th Streets and Columbus Circle (Block 1049, Lot 29).

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

(On October 1, 1986, Cal. No. 33, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

**CD 4, 5, 7**

**C 861071 HUM**

**PUBLIC HEARING:**

**IN THE MATTER OF** Amendment to the Columbus Circle Urban Renewal Plan, for the Columbus Circle Urban Renewal Area, 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 proposed amendment permits "Commercial/mixed use Development" on parcel one of the plan. This parcel comprises Lot 29 in Block 1049 and is bounded by 8th Avenue, Columbus Circle, Broadway, West 60th Street, the westerly lot line of lot 29 and West 58th Street. The uses permitted in this parcel include but are not limited to offices, retail stores, restaurants, theatres, services establishments, public parking, residences, hotels and accessory or related uses.

The office building known as 10 Columbus Circle, the underground garage and portions of the Coliseum structure shall be retained and integrated into the new construction.

(On October 1, 1986, Cal. No. 34, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

CD 4, 5, 7

C 861072 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** the disposition of parcel one of the Columbus Circle Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The property proposed for disposition comprises Lot 29 in Block 1049, and is bounded by 8th Avenue, Columbus Circle, Broadway, West 60th Street, the westerly line of lot 29 and West 58th Street.

The proposed disposition consists of the transfer of the City's and the Triborough Bridge and Tunnel Authority's interests in the site to Boston Properties, and then to an assignee of Boston Properties, pursuant to a non-recordable Purchase and Sales Agreement dated as of September 30, 1985.

(On October 1, 1986, Cal. No. 35, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

On October 29, 1986 at 10:00 a.m. in the Board of Estimate Chamber, City Hall, New York, New York, **a public hearing is being held by the Triborough Bridge and Tunnel Authority (the "TBTA") to receive comments relating to the Draft Environmental Impact Statement** concerning proposed actions for the sale of and mixed use development for the New York Coliseum/Columbus Circle site located on the easterly half of the block bounded by 60th Street, Broadway, Columbus Circle, Eighth Avenue, 58th Street and Ninth Avenue and proposed subway station improvements to be made to the 59th Street/Columbus Circle subway station complex, pursuant to the State Quality Review Act ("SEQRA").

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## No. 27

CD 3

C 870066 PPM

**PUBLIC HEARING:**

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
378	28,29	742-44 East 9th Street

(On October 1, 1986, Cal. No. 36, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 28

CD 10

C 870114 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the **disposition of City-owned property**, (13, 15, 17, 19 and 21 West 118th Street), within the Milbank-Frawley Urban Renewal Area, located on the northerly side of West 118th Street, between Lenox and 5th Avenues, (Block 1717, Lots 23 thru 27).

The proposed project comprises three old-law walk-up buildings to be rehabilitated and two adjoining lots to be redeveloped as open space. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing a 34 unit shelter for homeless families.

(On October 1, 1986, Cal. No. 37, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 29

CD 11

C 870122 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the **disposition of City-owned property**, 2232 First Avenue, located on the easterly side of First Avenue between East 114th and East 115th Streets, (Block 1708, Lot 48).

The building is a four story old-law walk-up with eight residential units and one commercial unit. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The Tenant Association of 2232 First Avenue has managed and maintained the building since September 1, 1982.

(On October 1, 1986, Cal. No. 38, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 30

CD 9,10,12

C 870134-136 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 12 City-owned properties..**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870134 PPM	9	3
870135 PPM	10	8
870136 PPM	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 October 1, 1986, Cal. No. 39, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 31**

**CD 12**

**C 870137 PPM**

**PUBLIC HEARING:**

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

**BLOCK**

**LOT**

**LOCATION**

2110

105

467 West 163rd Street

(On October 1, 1986, Cal. No. 40, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 32**

**CD 10**

**C 861205 HDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property**, 2262, 2264, and 2266 Seventh Avenue, located on the westerly side of Frederick Douglass Jr. Boulevard, between West 133rd and 134th Streets, (Block 1939, Lots 129, 30 and 31).

The three buildings are four story old-law walk-ups with ground floor commercial. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing a 12 unit transitional shelter for 50 homeless young adult males.

(On October 1, 1986, Cal. No. 41, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 33**

**CD 7**

**N 861221 ZAM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Harkness Apartment Owners Corp. pursuant to Section 82-14 of the Zoning Resolution for the **grant of an authorization** for the modification of the design of an existing covered plaza previously approved by special permit (C 780082 ZSM) on property located at 61 West 62nd Street between Broadway and Columbus Avenue (Block 1115, Lots 1 and 7) in the Special Lincoln Square District.

Plans for this proposed modification of a covered plaza are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, NY 10007.

(On October 1, 1986, Cal. No. 42, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## CITYWIDE

No. 34

CD 1

C 840002 ZRY

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning for an **amendment to the Zoning Resolution** pertaining to Residential Plazas (Article II, Chapter 7). The proposed amendment includes changing the approval process from as-of-right to a Chairman's certification, elimination of the option to provide non-contiguous residual space and clarification of existing requirements to better promote compliance with the intent of the text.

Matter in **bold type** is new

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

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

### Chapter 7 Special Urban Design Guidelines—Residential Plazas

\* \* \*

#### 27-01 Applicability of this Chapter

The provisions of the Chapter shall apply to all *developments* constructed after the effective date of this Chapter **or applicable amendment thereto** containing a *plaza* which qualifies for a *floor area* bonus under the provisions of Sections 23-16 and 24-14 (Floor Area Bonus for Plaza). However, this Chapter shall not apply within Special Purpose District except where permitted within such Special Purpose District, nor shall it apply to any *development* for which the Commission has granted a special permit pursuant to Section 74-95 (Housing Quality Developments) except as otherwise set forth therein.

[An application to the Department of Buildings for a permit respecting any new *development* shall include a plan and a section drawn to a scale of at least one eighth inch to a foot of the new *building* and detailed landscaped plan of the *residential plaza* and such other necessary information as may be required by the Commissioner of Buildings.]

**No foundation permit shall be issued by the Department of Buildings for any *development* which includes a *residential plaza* without prior certification by the**

**Chairman of the City Planning Commission of detailed design plans showing all required features of the proposed *residential plaza*.**

\* \* \*

### **27-10 Primary Space**

A *primary space* shall consist of at least 60 percent of the total area of a *residential plaza* and shall be directly accessible to the public from the public sidewalk.

*Zoning lots* having a maximum *lot area* of 20,000 square feet shall aggregate such *primary space* in one location.

For *zoning lots* having a *lot area* in excess of 20,000 square feet, such *primary space* may be located in more than one location on the *zoning lot* provided that the area of at least one *primary space* is not less than 4,000 square feet[,] and provided further that each *primary space* shall meet the requirements of this chapter.

\* \* \*

### **27-111 Size and proportions**

\* \* \*

A *primary space* having only one *narrow street* frontage, and a *primary space* which links two *streets* which are parallel or within 45 degree of being parallel to each other, shall be permitted only when one of the adjacent *buildings* on the *zoning lot* of the *development* [or on a *zoning lot* sharing a common *side lot line* with the *zoning lot* of the *development* abutting the *primary space*] is not more than 65 feet in height or 5 floors, whichever is less, before a 10 foot setback is provided. Such restrictions shall be waived for a *primary space* of more than 80 feet in width measured with or without adjoining *residual space*.

### **27-112 Orientation**

All *developments* shall provide southern exposure where possible to provide maximum sunlight in *primary space*. Other exposures are permitted only when southern exposure is not possible.

Following are the types of orientation of different *primary spaces* based upon the size and location of the *zoning lot*:

(a) Southern exposure, A *street line* of the *zoning lot* which has exposure to sunlight in any direction from south to west;

(b) Eastern exposure, A *street line*, [125 feet or more in length,] of the *zoning lot* which has exposure to sunlight in any direction from east to south;

(c) Western exposure, A *street line*, [125 feet or more in length,] of the *zoning lot* which has exposure to sunlight in any direction from west to north.

(d) Northern exposure: A *street line* of the *zoning lot* which has exposure to sunlight in any direction from north to east [or a *street line* less than 125 feet in length, of the *zoning lot* has exposure to sunlight in any direction from east to south or west to north.]

\* \* \*

### 27-113 Access

All *primary spaces* shall be accessible directly from an adjoining public sidewalk along at least 50 percent of the total *street frontage*[,] and shall be free of obstruction for such entire length to a minimum depth of ten feet measured perpendicular to the *street line*, except as provided below. Driveways or vehicular accessways included as part of the minimum dimension calculated, may not be counted as providing access.

All *primary spaces* shall be accessible to the public at all times, except that for a *primary space* having only one *narrow street* frontage, or a *primary space* which links two *streets* that are parallel or are within 45 degrees of being parallel, access may be restricted between the hours of 8:00 p.m. or dark whichever is later and 8:00 a.m. Such access may be restricted by the use of horizontal railings and/or vertical bars of a maximum 1½ inch thickness and lockable gates. The railings when placed along the perimeter of the *primary space* shall occupy not more than 50 percent of the street frontage of the *primary space*, and shall not be higher than 8'0". Gates, when placed along the perimeter of the *primary space*, when open during hours of accessibility, shall allow access along at least 50 percent of the *street frontage* of the *primary space* or 40 feet, whichever is less, and shall not be higher than 8 feet. Such gates shall remain unlocked between the hours of 8:00 a.m. and 8:00 p.m. or dark whichever is later. In order to allow maximum visibility from the public sidewalk, the bars of any horizontal railing and/or vertical bars and gate shall be at least 5" apart and no more than 1½ inches thick. Spikes, pointed railings or other sharp objects shall not be placed anywhere within the *primary space*, except that such railings as permitted above may be pointed. Enclosures designed without horizontal railings and/or vertical bars may be permitted provided the City Planning Commission certifies to the Commissioner of Buildings that such design will enhance the quality and visual access of the *primary space*.

\* \* \*

### 27-124 Drinking fountain

All *primary spaces* shall provide at least one operable drinking fountain.

\* \* \*

### 27-136 Fountains [and pools]

An ornamental fountain [or a reflecting pool] occupying an area not less than 300 square feet for the *primary space* for each *zoning lot*.

\* \* \*

### 27-14 Optional Amenities

The *primary space* may also include additional numbers of the amenities mentioned above and other amenities such as arbors, trellises, litter receptacles, outdoor furniture, light stands, flag poles, public telephones, awnings, [canopies,] bollards, subway station entrances, and drinking fountains which are operable by wheel chair users.

**Canopies shall not be permitted in a *primary space*. In no case shall an arbor, trellis or awning used to articulate a *building* entrance be permitted to project more than ten feet from the *building* line.**

### 27-20 Residual Space

*Residual space* shall be contiguous to a *primary space* and shall [about a public sidewalk or a *primary space* and shall] be developed either as a [landscaped] visual *residual space* [amenity] or as a usable *residual space* [for the general public] in accordance with the provisions of this chapter. Not more than 40 percent of the total area of a *residential plaza* on a *zoning lot* shall be developed as *residual space*. **In no event shall the open area located between existing *buildings* remaining on the *zoning lot* qualify as *residual space* unless the minimum length of any dimension drawn perpendicular to the perimeter of such open area is at least 30 feet. All *residual spaces* shall conform to the standards set forth in Sections 27-115 (Elevation), 27-116 (Treatment of adjoining walls), 27-117 (Lighting), 27-118 (Paving).**

### 27-21 Visual Residual Space

**A visual *residual space* of a *residential plaza* shall have its longest perimeter dimension contiguous to a *primary space* and such dimension shall be at least ten feet. The length of such dimension shall be at least twice any other dimension drawn perpendicular to it. However, if such visual *residual space* is also contiguous to a *street line* then the longest perimeter dimension shall be along the *street line* and shall be at least twice any other dimension drawn perpendicular to the *street line*.**

The total area of the visual *residual space* shall be landscaped, except for the entrance paths to the *building* which paths may not occupy more than 30 percent of such visual *residual space*.



The visual *residual space* shall be landscaped with trees, planters or planting beds with flowers and shrubs, ivy, grass or similar ground cover, ornamental fountains, reflecting pools, artwork or other plants, sculpture or unenclosed pavilions when such unenclosed pavilion is extended from an adjoining *northern plaza*.

The visual *residual space* may be enclosed only along a *street line* with railings or fences for safety and maintenance.

### **27-22 Usable Residual Space**

A usable *residual space* of a *residential plaza* shall have its longest perimeter dimension contiguous to a *primary space* and such dimension shall be at least ten feet. The length of such dimension shall be at least twice any other dimension drawn perpendicular to it. However, if such *residual space* is also contiguous to a *street line* and shares a common *street line* with a *primary space* then the proportional requirements above shall not apply. A usable *residual space* must be visible from all points along the common line with the *primary space* or visible from the abutting *street line* for that portion of the usable *residual space* whose width along the *street line* is equal to twice its depth perpendicular to the *street line*.

The total area occupied by amenities shall not exceed 50 percent of total usable *residual space* of the *residential plaza*.

All usable *residual space* shall provide seating in accordance with the provisions of Section 27-121 (Seating) or Section 27-321 (Seating) when the *zoning lot* provides a *northern plaza*. In addition, a usable *residual space* shall provide at least one of the amenities listed in Sections 27-221 through 27-225.

\* \* \*

### **27-225 Fountains [and pools]**

An ornamental fountain [or a reflecting pool] occupying an area not less than 300 square feet, for the usable *residual space* for each *zoning lot*.

\* \* \*

### **27-333 Fountains [and pools]**

An ornamental fountain [or a reflecting pool] occupying an area not less than 300 square feet for each *northern plaza*.

### **27-42 [Plaque]**

#### **Entry and Information Plaques**

Entry and information plaques shall be provided for the *residential plaza* in accordance with the following requirements.

### A. Entry Plaque

The entry plaque shall be located at each *street* frontage or point of pedestrian entry to the *residential plaza*. No more than two entry plaques per *residential plaza* need be provided. The entry plaque shall consist of:

- 1) a symbol which is:
  - a) at least 14 inches square in dimension;
  - b) a white background;
  - c) a grid of four (4) straight lines no greater than  $\frac{1}{8}$ " thick and green in color;
  - d) a tree shaped symbol, forest green in color.
- 2) lettering at least two (2) inches in height stating "OPEN TO PUBLIC" with the days and hours of operation of the *residential plaza*. This lettering shall be located within nine inches of each symbol.
- 3) the International Symbol of Access for the Handicapped, at least three (3) inches square.
- 4) permanent materials that retain a high degree of contrast, and that are easily legible.

The entry plaque shall be mounted with its center five (5) feet above the elevation of the nearest walkable pavement on a wall or permanent free standing post. It shall be placed so the symbol is obviously and directly visible, without any obstruction along every line sight from all paths of pedestrian access to the *residential plaza* in a position that clearly identifies the entry to the *residential plaza*.

### B. Information Plaque

The information plaque shall be located in a highly visible location within *primary space* of the *residential plaza* with a surface area of not less than two (2) feet square constructed from the same permanent materials as the symbol with clear lettering not less than 1½ inches in height in a visible location consisting of:

- 1) A list of the type and quantity of all the following amenities which are required in the *residential plaza*
  - a) trees;
  - b) movable seating;
  - c) permanent seating;
  - d) artwork;
  - e) any additional amenities required by the City Planning Commission.

2) The name of the current owner of the building and the name, address and phone number of the person designated to maintain the *residential plaza* where he or she can be reached between the hours of 9:00 a.m. and 5:00 p.m.

3) The statement: "Complaints regarding this residential plaza may be addressed to the Department of City Planning or the Department of Buildings of the City of New York."

4) The statement: "This residential plaza is accessible to the physically handicapped."

\* \* \*

#### **27-44 Performance Bond**

Prior to obtaining any Certificate of Occupancy from the Department of Buildings, the *building* owner shall post to the Comptroller of the City of New York, a performance bond, City Securities, or fixed income securities at the Comptroller's discretion to insure the mandatory tree planting, movable seating, bicycle parking facilities, drinking fountain, [plaque,] **entry and information plaques** and the litter-free maintenance of the *residential plaza*, including the replacement of such trees, bicycle parking facilities and plaques and movable seating during the life of the *development*.

The value of the bond, City securities or fixed income securities if rendered prior to January 1, 1991 shall be at a rate of **\$600** per required tree, **\$150** per movable chair, and **\$150** per 1,000 square feet of *residential plaza* for litter removal as set forth in this Section.

\* \* \*

(On October 1, 1986, Cal. No. 43, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

**BOROUGH OF STATEN ISLAND****Nos. 35 and 36**

*(Site Selection, special permit and authorizations to facilitate the development of the Mayflower Avenue Pumping Station Facility.)*

**No. 35****CD 3****C 860585 PSR****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Bureau of Water Pollution Control of the New York City Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for the **selection of City-owned property** located on the southeast corner of Arthur Kill Road and East Service Road (West Shore Expressway) (Block 6169, Part of Lot 37), to facilitate the construction of the Mayflower Avenue Pumping Station Facility.

(On October 1, 1986, Cal. No. 44, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

**No. 36****CD 3****C 860586 ZSR****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Bureau of Water Pollution Control of the New York City Department of Environmental Protection pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-734 of the Zoning Resolution for the **grant of a special permit** to allow a municipal sewage pumping station in a Residence District and also for the grant of authorizations pursuant to Section 107-08 to allow the subdivision of Block 6169, Lot 37 into two zoning lots, Section 107-64 to allow the removal of trees of six inch caliper or more, and Section 107-65 to allow the modification of the existing natural topography on property located on the southeast corner of Arthur Kill

Road and East Service Road (West Shore Expressway) (Block 6169, Part of Lot 37).

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

(On October 1, 1986, Cal. No. 45, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 37**

**CD 2**

**C 850708 MMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application 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 grade changes and the elimination of permanent slope easements in Major Avenue between Hastings Street and Florida Avenue to facilitate street improvements consisting of the demolition of the bridge over the abandoned B&O (S.I.R.T.) railroad and the reconstruction of the roadway, in accordance with Map No. 4079, dated August 6, 1986, and signed by the Borough President.

(On October 1, 1986, Cal. No. 46, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF THE BRONX**

**Nos. 38 and 39**

*(Disposition of City-owned property and lease of property for the proposed development of transitional housing for 124 homeless families.)*

**No. 38**

**CD 1**

**C 870070 HAX**

**PUBLIC HEARING:**

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

Approval of three separate matters is requested:

- 1) The Designation as an Urban Development Action Area, City-owned property located on the northeasterly corner of Nelson Avenue and Featherbed Lane, 1601-1605 Nelson Avenue (Block 2876, Lot 55).
- 2) An Urban Development Action Area project for such project; and
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD) and the Human Resources Administration (HRA).

This vacant six-story building is proposed to be reconstructed as Transitional Housing for 124 homeless families.

(On October 1, 1986, Cal. No. 1, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 39

CD 5

C 870071 HLX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter for the **lease of property** located on the northeasterly corner of Nelson Avenue and Featherbed Lane. **1601-1605 Nelson Avenue** (Block 2876, Lot 55), for the purpose of providing transitional housing for 124 homeless families.

(On October 1, 1986, Cal. No. 2, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 40 and 41**

*(Disposition of City-owned property and lease of property for the development of transitional housing for 60 homeless families.)*

**No. 40**

CD 1

C 870072 HAX

**PUBLIC HEARING:**

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

Approval of three separate matters is requested:

- 1) The Designation as an Urban Development Action Area, City-owned property located in the southeasterly corner of Grand Avenue and Evelyn Place; **2294-6 Grand Avenue** (Block 3198, Lot 1).
- 2) An Urban Development Action Area project for such property; and
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD) and the Human Resources Administration.

This vacant six-story building is proposed to be reconstructed as Transitional Housing for 60 homeless families.

(On October 1, 1986, Cal. No. 3, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 41**

**CD 1**

**C 870073 HLX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter for the **lease of property** located on the southeasterly corner of Grand Avenue and Evelyn Place, **2294-6 Grand Avenue** (Block 3198, Lot 1), for the purpose of providing transitional housing for 60 homeless families.

(On October 1, 1986, Cal. No. 4, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 42**

**CD 2**

**C 860071 MMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving a change in the legal grades of Tiffany Street between Garrison Avenue and Bruckner Boulevard to facilitate rehabilitation of the Tiffany Street Bridge, in accordance with Map No. 13007.

(On October 1, 1986, Cal. No. 5, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 43

CD 4

C 870065 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 three City-owned properties.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2444	1	231-233 East 161st Street (entire block)
2445	1	910 Sherman Avenue
2445	15	927 Grant Avenue

(On October 1, 1986, Cal. No. 6, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Withdrawn.**

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## No. 44

CD 3

C 870092 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 one City-owned property.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2745	29	1177 Hoe Avenue

(On October 1, 1986, Cal. No. 7, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Withdrawn.**

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## No. 45

CD 9

C 870131 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 one City-owned property.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3749	71	1117 Noble Avenue

(On October 1, 1986, Cal. No. 8, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 46

CD 2

C 860463 MMX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving a change in the legal grades of Longwood Avenue between Bruckner Boulevard and Garrison Avenue to facilitate rehabilitation of the Longwood Avenue Bridge, in accordance with an unnumbered map, dated May 20, 1986, and signed by the Borough President.

(On October 1, 1986, Cal. No. 9, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 47

CD 5

C 870125 HDX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the **disposition of City-owned property, 303 East 188th Street**, located on the northerly side of East 188th Street, between Tiebout Avenue and Elm Place, (Block 3023, Lot 100).

The building is a five story new-law walk-up with eleven residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families.

The Tenant Association has managed and maintained the building under HPD's Leasing Bureau since March 1, 1985.

(On October 1, 1986, Cal. No. 10, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

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No. 48

CD 7

C 870123 HDX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the **disposition of City-owned property** located at 274 East 194th Street on the southerly side of East 194th Street between Briggs and Bainbridge Avenues (Block No. 3293, Lot 52).

This building is a five story new-law walk-up with 19 residential units. HPD intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low income and moderate income families.

The tenant association has managed and maintained the building since November 1, 1984.

(On October 1, 1986, the Commission scheduled October 29, 1986 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**III. REPORTS****BOROUGH OF BROOKLYN****No. 49****CD 3****C 861175 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 50 City-owned properties.**

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

(On September 17, 1986, Cal. No. 10, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 47 the hearing was closed.)

**For consideration.**

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**No. 50****CD 8****C 860835 PLK**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **leasing** of property located at **963 Park Place**, on the north side of Park Place between New York Avenue and Brooklyn Avenue (Block 1235, Lot 58), for the continued operation of a Day Care Center.

(On September 17, 1986, Cal. No. 11, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 48 the hearing was closed.)

**For consideration.**

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## No. 51

CD 3,6,7,8,16, 17

C 870020-025 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 23 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870020 PPK	3	6
870021 PPK	6	2
870022 PPK	7	1
870023 PPK	8	12
870024 PPK	16	1
870025 PPK	17	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 September 17, 1986, Cal. No. 12, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 49 the hearing was closed.)

**For consideration.**

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 No. 52

CD 1

C 870050 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 2 City-owned properties.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2450	28	375 South 5th Street
3052	5	142 Manhattan Avenue

(On September 17, 1986, Cal. No. 12, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 50 the hearing was closed.)

**For consideration.**

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## No. 53

CD 4,5,8

C 870052-054 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 47 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870052 PPK	4	39
870053 PPK	5	6
870054 PPK	8	2

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

(On September 17, 1986, Cal. No. 14, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 51 the hearing was closed.)

**For consideration.**

## No. 54

CD 7

C 860956 PLK

**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 a long term lease of property located at **4917 Fourth Avenue, Block 783, Lot 1**, consisting of 9,293 square feet of floor space on a 10,020 square feet lot, for a pre-school **day care center.**

(On August 27, 1986, Cal. No. 8, the Commission scheduled September 17, 1986 for a public hearing. On September 17, 1986, Cal. No. 25, the hearing was continued to October 1, 1986. On October 1, 1986, Cal. No. 52 the hearing was closed.)

**For consideration.**

## No. 55

CD 2

C 861147 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 City-owned properties** consisting of two stores within the municipal parking garage at Livingston and Bond Street (Block 166, Lot 1).

(On August 27, 1986, Cal. No. 9, the Commission scheduled September 17, 1986 for a public hearing. On September 17, 1986, Cal. No. 26 the hearing was closed. On October 1, 1986, Cal. No. 74 the item was laid over.)

**For consideration.**

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**BOROUGH OF QUEENS**

## No. 56

CD 13

C 860366 MMQ

**IN THE MATTER OF** an application submitted by M & S Homes pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving: 1) a change in the lines of 141st Rd., narrowing the street approximately five (5) feet on its northerly side at 119th Street and (2) realignment of 141st Rd. from west of 219th Street to its intersection with Springfield Blvd., and the adjustment of legal grades necessitated thereby, so that three dwellings would not be located within the bed of 141st Rd. and to improve the traffic flow at the intersection of 141st Rd. and Springfield Blvd., all in accordance with Map No. 4818, dated June 19, 1986 and signed by the Borough President.

(On September 17, 1986, Cal. No. 15, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 54 the hearing was closed.)

**For consideration.**

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## No. 57

CD 12

C 861032 PPQ

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

<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
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12

30

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 September 17, 1986, Cal. No. 16, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 55 the hearing was closed.)

**For consideration.**

## No. 58

CD 12

C 861167 PPQ

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 **Murf's Equipment and Truck Repair**. 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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10155

52

9414 Merrick Blvd.

(On September 17, 1986, Cal. No. 17, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 56 the hearing was closed.)

**For consideration.**

## No. 59

CD 14

C 860464 ZMQ

IN THE MATTER OF an application submitted by the Queens Office of the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section 30c, establishing within an existing R5 District, a C1-2 District bounded by Beach Channel Drive, Beach 53rd Street, Rockaway Beach Boulevard and Beach 54th Street, to encourage the development of new retail facilities, as shown on a diagram dated July 21, 1986.

(On September 17, 1986, Cal. No. 18, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 57 the hearing was closed.)

**For consideration.**

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## No. 60

CD 3, 12

C 870026-027 PPQ

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 9 City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870026 PPQ	3	1716	53	33-25 101st Street
870027 PPQ	12	10149	49	108-20 Union Hall
870027 PPQ	12	10224	13	170-08 Liberty Avenue
870027 PPQ	12	10315	111	180-23 Linden Blvd.
870027 PPQ	12	10332	1	104-11 177th Street
870027 PPQ	12	10439	14	189-28 Mangin Avenue
870027 PPQ	12	10332	53	104-09 177th Street
870027 PPQ	12	11969	27	114-46 140th Street
870027 PPQ	12	12379	58	120-52 165th Street

(On September 17, 1986, Cal. No. 19, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 58 the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN****No. 61****CD 11****C 861190 HDM**

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

The property to be disposed, 207-209 East 105th Street (Block 1655, Lot 5), is a six-story New Law walk-up building with 28 residential and 2 commercial 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 tenant association of the building has had management responsibilities through HPD's Leasing Bureau since November 1, 1982.

(On September 17, 1986, Cal. No. 20, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 59 the hearing was closed.)

**For consideration.**

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**No. 62****CD 2****C 831931 ZSM**

**IN THE MATTER OF** an application, pursuant to Section 74-782 of the Zoning Resolution from Shael Shapiro, architect, for the **grant of a Special Permit** to modify Section 42-14D1(b) to permit conversion to Joint Living-Work Quarters, for Artists of two units covering the entire 2nd floor of a building with lot coverage exceeding 5,000 square feet. The building is located on the north side

of Spring Street between Wooster and Greene Streets (**139 Spring Street**) within the SoHo M1-5A district.

(On August 27, 1986, Cal. No. 1, the Commission scheduled September 17, 1986 for a public hearing. On October 1, 1986, Cal. No. 60 the hearing was closed.)

**For consideration.**

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## **BOROUGH OF STATEN ISLAND**

**No. 63**

**CD 1**

**C 850701 PSR**

**IN THE MATTER OF** an application submitted by the NYC Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for the **selection and acquisition** of a 30-foot wide sewer access easement in real property adjacent to the west line of Bodine Creek, extending from the south line of Lot 501 in Block 185 (within the mapped lines of Richmond Terrace) to the South line of the S.I.R.T. right-of-way and a sewer easement in the bed of Bodine Creek for the entire width of the creek bed extending from Richmond Terrace approximately 410 feet north, to facilitate the construction and maintenance of a box sewer and open channel located within the bed of Bodine Creek.

(On September 17, 1986, Cal. No. 1, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 61 the hearing was closed.)

**For consideration.**

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## No. 64

CD 1

C 870028 PPR

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
206	20	300-304 Broadway

(On September 17, 1986, Cal. No. 2, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 62 the hearing was closed.)

**For consideration.**

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**BOROUGH OF THE BRONX**

## No. 65

CD 6

C 870001 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, 2089-91 Arthur Avenue (Block 3069, Lot 24), is a 6-story New Law Walk Up with 64 residential and 5 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell 2089-91 Arthur Avenue 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 the tenant association of the building under the Department of Housing Preservation and Development's Leasing Bureau since July 1, 1980.

(On September 17, 1986, Cal. No. 3, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 63 the hearing was closed.)

**For consideration.**

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## No. 66

CD 5

C 860952 PLX

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **leasing** of property located at **98-108 Featherbed Lane**, on the south side of Featherbed Lane between Shakespeare Avenue and Jesup Avenue (Block 2872, Lots 152 & 396), for the continued operation of a **Day Care Center**.

(On September 17, 1986, Cal. No. 4, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 64 the hearing was closed.)

**For consideration.**

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No. 67

CD 12

C 860954 PLX

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **leasing** of property located at **3757 White Plains Road**, on the west side of White Plains Road between 216th Street and 219th Street (Block 4651, Lots 59, 60, and 62), for the continued operation of a **Day Care Center**.

(On September 17, 1986, Cal. No. 5, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 65 the hearing was closed.)

**For consideration.**

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No. 68

CD 6

C 861191 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, **803-805 East 182nd Street** (Block 3112, Lot 3) is a 5 story new law walk-up building with 44 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an

Article XI Housing Development Corporation for the purpose of providing housing for low and moderate-income families. The tenant association has managed the building through HPD's Leasing Bureau since March 1, 1985.

(On September 17, 1986, Cal. No. 6, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 66 the hearing was closed.)

**For consideration.**

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**No. 69**

**CD 3,12**

**C 870018-019 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 5 City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870018 PPX	3	2614	70	581 East 167th Street
870018 PPX	3	2935	70	655 Jefferson Place
870018 PPX	3	2981	147	1461 Hoe Avenue
870018 PPX	3	2999	37	1427 Longwood Avenue
870019 PPX	12	4672	65	850 East 214th Street

(On September 17, 1986, Cal. No. 7, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 67 the hearing was closed.)

**Close the hearing.**

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CD 1,2,3,4,5,6,9

C 870043-049 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 16 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870043 PPX	1	2
870044 PPX	2	2
870045 PPX	3	6
870046 PPX	4	1
870047 PPX	5	2
870048 PPX	6	2
870049 PPX	9	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 September 17, 1986, Cal. No. 8, the commission scheduled October 1, 1986 for a public hearing. On October 1, 1986, Cal. No. 68 the hearing was closed.)

**For consideration.**

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