

SPECIAL MEETING OF THURSDAY, November 6, 1986 TIME: 8:30 A.M.

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTE
		IN	BoE			
1	C850587	MMQ			Sched. for 11/26/86	
2	C870055	PPQ				
3	C860716	MMQ				
4	C861154	ZSQ				
5	C860725	ZSM				
6	C870203	HDM				
7	C870211	PSM				
8	N870206	ZRM				
9	N870224	ZRM				
10	C840315	BFY				
11	C850363	BFY				
12	C861155	ZSR				
13	C830875	MMR				
14	C851149	MMX				
15	C860044	MMX				
16	C850970	MMX				
17	C851091	MMX				
18	C861152	ZSX				
19	C870132-133	PPK				
20	C870147	PPK				
21	C870330	BDK				
22	C870280-281	PPR			Sched. for 12/10/86	
23	C870258-263	PPX				
24	C870264	PPX				
25	C870222	HUK				
26	C870223	HDK				
27	C870051	PPK				
28	C870255	PPQ				
29	C861032	PPQ				
30	C860939	HOM				
31	N870097	HGM				
32	C870098	HUM				
33	C870099	HDM				
34	C870253	PPM				
35	C870254	PPM				
36	C841002	MMM				
37	C870164	PSM				
38	N870004	ZRM				
	NOTICE					
39	C870072	HAX			Fav. Rpt. Adopt.	
40	C870073	HLX			" " "	
41	C870123	HDX			" " "	
42	C870070	HAX			" " "	
43	C870071	HLX			" " "	
44	C870125	HDX			" " "	
45	C860335	GFM			Laid Over	
46	C870109	HDM			Fav. Rpt. Adopt.	

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

**SPECIAL MEETING
THURSDAY, November 6, 1986
MEETING AT 8:00 A.M.
2 LAFAYETTE STREET
15th Floor Conference Room
New York, New York**



Edward I. Koch, Mayor

City of New York

Prepared by Lory R. Alcala, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

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

SPECIAL MEETING

THURSDAY, November 6, 1986

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**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 26, 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: _____

THURSDAY, November 6, 1986

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, NOVEMBER 26, 1986
STARTING AT 10 A.M. IN CITY HALL, MANHATTAN**

BOROUGH OF QUEENS

No. 1

CD 13

C 850587 MMQ

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 the Grand Central Parkway East Side Service Road (a.k.a. Marcus Avenue) between Little Neck Parkway and 267th Street to facilitate reconstruction of the Grand Central Parkway Service Road, in accordance with Map No. 4794, dated December 10, 1984 and signed by the Borough President.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 2

CD 12

C 870055 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>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870055PPQ	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.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 3

CB 11

C 860716 MMQ

IN THE MATTER OF an application submitted by the Department of Parks pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the layout of a park addition within the area generally bounded by 244th Street, 43rd Avenue, 243rd Street, Depew Avenue, 40th Avenue, 247th Street and a line about 200 feet south of 43rd Avenue, along with the elimination of 40th Avenue from 247th Street to a point about 200 feet westerly therefrom, 43rd Avenue from 244th Street to a point about 115 feet west of 247th Street, and the discontinuing and closing of 40th Avenue from 243rd Street to 247th Street, 43rd Avenue from 244th Street to 246th Street, and the elimination, discontinuing and closing of 243rd Street from 40th Avenue to Depew Avenue, 246th Street from 40th Avenue to 43rd Avenue, including the layout of a sewer easement to preserve tidal wetlands in their natural state, in accordance with Map No. 4791, revised July 25, 1986 and signed by the Borough President. The map was referred by the Borough President on July 25, 1986.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 4

CD 14

C 861154 ZSQ

IN THE MATTER OF an application submitted by the New York City Housing Authority (NYCHA) pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-67 of the Zoning Resolution for the **grant of a Special Permit** for a Police Service Area (PSA) Facility located in Arverne Houses on property located on the southwest corner of Beach Channel Drive and Beach 54th Street, (Block 15892, Lot 1).

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

Resolution for adoption scheduling November 26, 1986 for a public hearing.

BOROUGH OF MANHATTAN**No. 5****CD 5****C 860725 ZSM**

IN THE MATTER OF an application submitted by Robert H. Arnow pursuant to Sections 197-c and 200 of the New York City Charter and Sections 81-231 and 81-232 of the Zoning Resolution for the **grant of special permit** for the placement of a kiosk and other park-like appurtenances, and the operation of an open air cafe on an existing public plaza on property located on the east side of Sixth Avenue between West 42nd Street and West 43rd Street (Block 1258, Lot 9).

Plans for this proposed kiosk and open air cafe are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street, New York, NY 10007.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 6**CD 12****C 870203 HDM**

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

The property proposed to be disposed is located on the westerly side of Amsterdam Avenue between West 172nd and West 173rd Streets, 2264 and 2266 Amsterdam Avenue (Tax Block 2129, Lots 49 and 46). The property is proposed to be disposed for the purpose of constructing a five-story, 21-unit residential building for occupancy by chronically ill mental patients. Fountain House, Inc., a community-based comprehensive psychiatric rehabilitation program serving chronically ill patients, is to sponsor the project.

This application was submitted by the Department of Housing Preservation and Development on August 29, 1986.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 7

CD 2

C 870211 PSM

IN THE MATTER OF and application submitted by the Human Resources Administration pursuant to Section 197-c of the New York Charter for the selection and acquisition of property located at 178 and 180 Christopher Street (Block 604, Lots 3 and 6), to open a Residence Center for homeless persons with Acquired Immune Deficiency Syndrome (AIDS). Plans for this proposed Residence Center are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 8

CD 1, 2

N 870206 ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution, relating to Sections 12-10, 42-01, and 111-01, changing the definition of "Joint Living-Work Quarters for Artists" to permit non-artist residents to remain in occupancy, and deleting duplicative language.

Matter in **bold type** is new, to be added.

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

Matter in italics is defined in Section 12-10.

Section 12-10 (DEFINITIONS)

* * *

Joint Living-Work Quarters for Artists

A "joint living-work quarters for artists" consists of one or more *rooms* in a non-residential building, on one or more floors, [which are arranged and designed for use by, and are used by not more than four non-related *artists*, or an *artist* and his family maintaining a common household,] with lawful cooking space and sanitary facilities meeting the requirements of the Housing Maintenance Code, [and including adequate working space reserved for the *artist* or *artists* residing therein.

occupied:

- a. and arranged and designed for use by, and used by, not more than four non-related *artists*, or an *artist* and his household, and including adequate working space reserved for the *artist* or *artists* residing therein;
- b. by any household residing therein on September 15, 1986 whose members are all unable to meet the *artist* certification qualifications of the Department of Cultural Affairs that registers with the Department of Cultural Affairs prior to (nine months from the effective date of this amendment); or
- c. by any person who by virtue of a relationship to a person described in subparagraph (a) or (b) is entitled to possession.

An *artist* is a person so certified by the New York City Department of Cultural Affairs.

Regulations governing *joint living-work quarters for artists* are set forth in Article I Chapter 5, Section 42-14D (Use Group 17—Special Uses), 43-17 (Special Provisions for Joint Living-work Quarters for Artists), [74-18 (Modification by Special Permit of the City Planning Commission of Uses in M1-5A and M1-5B Districts)], 74-78 (Conversions of Non-Residential Buildings), 42-141 (Modification by Certification of the City Planning Commission of Uses in M1-5A and M1-5B Districts) and Article XI Chapter 1 (Special Lower Manhattan Mixed Use District).

[42-01

Definitions (repeated from Section 12-10)

Artist

An "*artist*" is a person so certified by the New York City Department of Cultural Affairs.

Joint Living-Work Quarters for Artists

A "joint living-work quarters for artists" consists of one or more *rooms* in a non-residential building, on one or more floors, which are arranged and designed for use by, and are used by not more than four non-related *artists*, or an *artist* and his family maintaining a common household, with lawful cooking space and sanitary facilities including the requirements of the Housing Maintenance Code, and including adequate working space reserved for the *artist* or *artists* residing therein. An *artist* is a person so certified by the New York City Department of Cultural Affairs. Regulations governing *joint living-work quarters for artists* are set forth in Section 42-14D (Use Group 17—Special Uses) and 43-17 (Special Provisions for Joint Living-Work Quarters for Artists), 74-78 (Modification by Special Permit of the City Planning Commission of Uses in M1-5A and M1-5B Districts) and 42-141 (Modification by City Planning Commission special permit of *uses* in M1-5A and M1-5B Districts).]

111-01 Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in Section 111-01 (Definitions).

Special Lower Manhattan Mixed Use District (repeated from Section 12-10).

The Special Lower Manhattan Mixed Use District is a Special Purpose District designated by the letters "LMM," in which special regulations set forth in Article XI Chapter 1 apply. The LMM District and its regulations supplement or supersede those of the districts on which it is superimposed.

Loft Dwelling (Repeated from Section 12-10).

A "loft dwelling" is a *dwelling unit* in the Special Lower Manhattan Mixed Use District, in a *building* designed for non-residential use erected prior to December 15, 1961. Regulations governing *loft dwellings* are set forth in Article XI Chapter 1 (Special Lower Manhattan Mixed Use District).

[Joint Living-Work Quarters for Artists (Repeated from Section 12-10).

A "joint living-work quarters for artists" consists of one or more *rooms* in a non-residential building, on one or more floors, which are arranged and designed for use by, and are used by not more than four non-related *artists*, or, an *artist* and his family maintaining a common household, with lawful cooking space and sanitary facilities including the requirements of the Housing Maintenance Code, and including adequate working space reserved for the *artist* or *artists* residing therein. An *artist* is a person so certified by the New York City Department of Cultural Affairs. Regulations governing *joint living-work quarters for artists* are set forth in Section 42-14D (Use Group 17—Special Uses), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists), 74-78 (Conversion of Non-Residential Buildings) and 42-141 (Modification by certification of the City Planning Commission of *uses* in M1-5A and M1-5B Districts), and Article XI Chapter 1 (Special Lower Manhattan Mixed Use District).]

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 9

(Proposed zoning text change for Special Midtown District)

CD 5

N 870224 ZRM

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter for an amendment to the Zoning Resolution, relating to Article VIII, Chapter 1, Special Midtown District.

Matter in **bold type** is new

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

Matter in *italics* is defined within the Zoning Resolution

81-00 GENERAL PURPOSES

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

(a) To strengthen the business core of Midtown Manhattan by improving the working and living environments.

(b) To stabilize the East Side of Midtown Manhattan and provide direction and incentives for expansion to the west and to the south.

(c) To control the impact of buildings on the access of light and air to the streets and avenues of Midtown.

(d) To link future Midtown growth and development to improved pedestrian circulation, improved pedestrian access to rapid transit facilities, and avoidance of conflicts with vehicular traffic.

(e) To preserve the historic architectural character of development along certain streets and avenues and the pedestrian orientation of ground floor uses, and thus safeguard the quality that makes Midtown vital.

(f) To continue the historic pattern of relatively low building bulk in midblock locations compared to avenue frontages.

(g) To improve the quality of new development in Midtown by fostering the provision of specified public amenities in appropriate locations.

(h) To preserve, protect and enhance the character of the Theatre Subdistrict as the location of the world's foremost concentration of legitimate theatres.

(i) To preserve, protect and enhance the scale and character of Times Square, the heart of New York City's entertainment district, and in particular its unique ambiance, lighting, and large electric signs.

(j)(i) To preserve, protect and enhance the character of Fifth Avenue as the showcase of New York and national retail shopping.

(k)(j) To preserve the midblock area around the Museum of Modern Art for its special contribution to the historic continuity, function and ambiance of Midtown.

(l)(k) To provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or "negotiated zoning."

(m)(l) To promote the most desirable use of land and building development in accordance with the district plan for Midtown and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

81-23

Floor Area Bonus for Urban Plazas

The provisions in the definition of an *urban plaza* as set forth in Section 12-10 (DEFINITIONS) shall not apply to new urban plazas in the *Special Midtown District*. In their stead the provisions of this Section shall apply.

Except as set forth in this Section, within the *Special Midtown District*, for each square foot of an urban plaza provided on a *zoning lot*, which urban plaza meets the standards set forth in this Section, the basic maximum *floor area* permitted on that *zoning lot* under the provisions of Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings) may be increased by 6 square feet, provided that in no case shall such bonus *floor area* exceed a *floor area ratio* of 1.0.

This section shall be applicable in all underlying districts throughout the entire *Special Midtown District*, except that:

1. There shall be no *floor area* bonus for an urban plaza on *zoning lots* in the C5P District within the Preservation Subdistrict.

2. No *development* or *enlargement* on a *zoning lot* shall receive a bonus for an urban plaza which is within 50 feet of a *street line* of a designated *street* on which retail or *street wall* continuity is required pursuant to Sections 81-42 (Retail Continuity along Designated Streets) or 81-43 (Street Wall Continuity along Designated Streets).

3. No *development* or *enlargement* on a *zoning lot* between 43rd and 50th Streets with *street frontage* on Seventh Avenue and/or Broadway shall receive a bonus for an urban plaza.

81-253

Special Provisions for Theatre, Fifth Avenue and Preservation Subdistricts

The provisions of Section 81-26 (Height and Setback Regulations) and 81-27 (Alternate Height and Setback Regulations) are supplemented and modified by special provisions applying in the Fifth Avenue Subdistrict, as set forth in Section 81-81 (General Provisions) and Section 81-83 (Special Street Wall Requirements)[.] or in the Theatre Subdistrict as set forth in Section 81-71 (General Provisions) and Section 81-75 (Special Street Wall and Setback Requirements).

The provisions of Sections 81-26 and 81-27 are not applicable in the Preservation Subdistrict, where front wall heights and setbacks are regulated by the provisions of Section 81-90 (SPECIAL REGULATIONS FOR PRESERVATION SUBDISTRICT).

81-42

Retail Continuity along Designated Streets

On designated retail *streets* (see Map 3), for any *developments* or *enlargements* fronting on such *streets*, *uses* located on the ground floor level or within 5 feet of *curb level* shall be limited to retail, personal service or amusement *uses* permitted by the underlying zoning district regulations but not including *uses* in Use Groups 6-B, 6-E, 7-C, 7-D, 8-C, 8-D, 9-B, 10-B, 11 and 12-D or automobile showrooms or plumbing, heating or ventilating equipment showrooms. Museums and libraries shall be permitted. A *building's street* frontage shall be allocated exclusively to such *uses* except for lobby space or entrance space, entrance areas to subway station improvements for which bonus *floor area* is granted and *street wall* continuity restrictions waive pursuant to the provisions of Section 81-53, or one or more of the following pedestrian circulation spaces subject to the *street wall* continuity requirements of Section 81-43: relocated subway stairs conforming to the requirements and standards of Section 81-47, corner circulation spaces, corner arcades or building entrance recess areas conforming to the requirements and design standards of section 81-45, or through block connections conforming to the provisions of Section 81-46, paragraph (b).

In no event shall the amount of *street* frontage occupied by lobby space or entrance space or a *building* entrance recess exceed 40 feet or 25 percent of the *building's* total *street* frontage exclusive of any frontage occupied by a relocated subway stair, a corner circulation space, a corner arcade, a through block connection, or the entrance area to a bonused subway station improvement.

Store fronts for the permitted ground floor *uses* shall be not more than 10 feet from the *street line* or, where an arcade is provided with supporting columns at the *street line*, not more than 10 feet from the supporting columns.

Developments or *enlargements* on designated retail *streets* located within the boundaries of the Theatre Subdistrict or the Fifth Avenue Subdistrict shall be subject to the respective subdistrict retail requirements (Section 81-72 and Section 81-82).

All *street* frontages of *developments* or *enlargements* on *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue and/or Broadway shall meet the ground level *use* requirements of Section 81-723 (Required use allocation on wide street frontages and the frontages of certain zoning lots).

81-43

Street Wall Continuity Along Designated Streets

On designated *streets* where *street wall* continuity is required (See Map 3), the surface of the *street wall* of a new *development* or *enlargement*, for the minimum length and height set forth in this Section, shall be within 10 feet of the *street line* or within 10 feet of a permitted arcade's supporting columns at the *street line*, except that on 57th Street, 42nd Street, 34th Street and Fifth Avenue, no *street wall* setback below a height of 85 feet is permitted. The length of the *street wall* subject to setback restrictions shall be at least 80 percent of the length of the *front lot line* along the specified *street*, measured at the specific heights or anywhere above the specific heights indicated on the following table.

The minimum height of a *street wall* subject to the setback restriction shall be as follows:

<u>Length of Zoning Lot Frontage</u>	<u>Minimum Height of a Street Wall Subject to the Setback Restrictions</u>
For <i>zoning lots</i> with frontages of 50 feet or less on the designated <i>street</i>	Four <i>stories</i> or 50 feet above <i>curb level</i> , whichever is less
For <i>zoning lots</i> with frontages of more than 50 feet on the designated <i>street</i>	Six <i>stories</i> or 85 feet above <i>curb level</i> , whichever is less

Developments which are in their entirety no more than two *stories* in height shall be exempt from the minimum *street wall* height requirements.

Pedestrian circulation spaces may be provided to meet the requirements of Section 81-45, 81-46 or 81-47 subject to the setback restrictions of this Section and to the minimum length of the *street wall* subject to such setback restrictions. However, the City Planning Commission may waive such restrictions for a subway entrance area which is part of a subway station improvement for which bonus *floor*

area is granted, in accordance with the provisions of Section 81-53 (Subway Station Improvements).

Below the minimum height of a *street wall* subject to the setback restriction, no recesses of greater than 10 feet in depth are permitted. Recesses of between 2 feet and 10 feet in depth shall be limited in their aggregate area to no more than 30 percent of the area of the *street wall* below the minimum required *street wall* height. The aggregate area of recesses of up to 2 feet in depth shall not exceed 50 percent of the area of the *street wall*. The restrictions on recesses shall not apply to arcades, corner arcades, subway stairs relocated within the *building*, through block connections within the *building* or *building* entrance recess areas within the *building*, where such spaces are provided in accordance with the requirements and design standards of Section 81-45, 81-46 or 81-47 and provided that such spaces shall be subject to a maximum height limit of 30 feet. Any recesses in the *residential* portion of a *building* shall comply with the *outer court* regulations of Section 23-84 (Outer Court Regulations).

No arcades, sidewalk widenings or urban plazas shall be permitted on Fifth Avenue, 42nd Street, 34th Street or 57th Street frontages. **Between 43rd and 50th Streets, no arcades or urban plazas shall be permitted on Seventh Avenue or Broadway and, with the exception of marquees and signs, any area between the Seventh Avenue or Broadway street line and any required street wall below the height of the first required setback, including permitted recesses, shall be open from curb level to the sky in its entirety. Any such area shall be at the same elevation as the adjoining sidewalk, directly accessible to the public at all times and free of all obstructions at ground level, including street trees. On the remaining streets designated for street wall continuity, arcades, if provided, shall be not less than 10 feet in depth and not more than 30 feet high. Arcades shall not be counted towards the recess allowances.**

For zoning lots between 43rd and 50th Streets with street frontage on Seventh Avenue or Broadway the minimum required street wall heights without setback shall be in accordance with Section 81-75 (Special Street Wall and Setback Requirements).

On Fifth Avenue, the minimum required *street wall* height without setback shall be 85 feet and the maximum allowable *street wall* height without setback shall be 125 feet. Above the maximum *street wall* height, a setback of at least 10 feet shall be required. (See Section 81-83.)

[For all *developments* or *enlargements* located on *zoning lots* with frontage along Broadway, that portion of the *street wall* subject to setback restriction shall be located so that its average distance from the Broadway *street line* is not more than ten feet.]

Existing *buildings* on a *zoning lot* shall be included in measurements of the *street wall*. No existing *building* shall be altered such that a *non-compliance* with the provisions of this Section is created, nor shall an existing degree of *non-compliance* with these provisions be increased.

81-44

Curb Cut Restrictions

Along all avenues in Midtown and along 57th, 53rd, 42nd and 34th Streets, no driveway curb cuts for parking facilities or loading berths shall be permitted except for the following:

(a) The Commissioner of Buildings may approve a curb cut where there are no alternative means of access to off-street loading berths from other *streets* bounding the *zoning lot*; or

(b) The City Planning Commission may authorize curb cuts where such curb cuts are needed for required loading berths. Such loading berths must be adjacent to a fully enclosed maneuvering area on the *zoning lot* at least equal in area to the area of the required loading berth and arranged as to permit head-in and head-out truck movements to and from the *zoning lot*. The City Planning Commission will refer such applications to the Department of [Traffic] Transportation for their comment.

Where a curb cut is permitted as indicated above, the maximum width of such curb cut shall be [20 feet] **15 feet for one-way traffic and 25 feet for two-way traffic**. These curb cut requirements shall be in addition to any other applicable City rules or regulations concerning driveway curb cuts.

The above exceptions do not apply to Fifth Avenue[,] or, between 43rd and 50th Streets, to Seventh Avenue or Broadway and no curb cuts shall be permitted [along Fifth Avenue] in these cases. Between 43rd and 50th Streets access to *accessory off-street* loading berths or *off-street* parking facilities shall not be permitted on or within 50 feet of the Seventh Avenue or Broadway *street line*, and *interior lots* with a *street* frontage only on Seventh Avenue or Broadway shall not contain loading berths.

81-45

Provisions of Pedestrian Circulation Space

Within the boundaries of the *Special Midtown District*, except as provided in Section 81-453 (Exemptions from the pedestrian circulation space requirements), all new *developments* or *enlargements* on *zoning lots* of 5,000 square feet or larger and providing more than 70,000 square feet of new *floor area*, shall provide a minimum amount of pedestrian circulation space at the rate provided in Table 1.

TABLE 1

Minimum Pedestrian Circulation Space Requirements	
<u>Lot Size in Square Feet</u>	<u>Minimum Area of Pedestrian Circulation Space</u>
5,000 to 20,000	1 square foot per 350 square feet of new <i>floor area</i>
Above 20,000	1 square foot per 300 square feet of new <i>floor area</i>

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

Each *zoning lot* shall be categorized as either a *corner lot*, *through-lot* or *interior lot*, and pedestrian circulation space shall be provided on each *zoning lot* in at least one of the applicable types or combinations of types outlined in Table 2.

Such pedestrian circulation spaces shall meet the requirements set forth in Section 81-451 (Design standards for pedestrian circulation spaces), Section 81-46 (Through Block Connection) or Section 81-47 (Off-Street Relocation of a Subway Stair). Sidewalk widenings, arcades and corner arcades shall not be subject to the standards set forth in Section 12-10 (DEFINITIONS).

In addition, certain amenities for which bonuses are granted may count toward the minimum area of pedestrian circulation space in accordance with the provisions of Section 81-452 (Bonused amenities qualifying as pedestrian circulation spaces).

Any area of permitted overlap between pedestrian circulation spaces or amenities shall be counted only once toward the minimum area of pedestrian circulation space. Unobstructed access shall be provided between overlapping spaces.

TABLE 2

Lot Type Where Circulation Space May be Provided

<u>Type of Circulation Space (Section 81-45)</u>	Corner	Through	Interior
	<u>Lot</u>	<u>Lot</u>	<u>Lot</u>
Sidewalk Widening	X	X	X
Corner Circulation Space	X		
Arcade	X	X	X
Corner Arcade	X		
<i>Building</i> Entrance Recess Area	X	X	X

Through <i>Block</i> Connection	X	X	
Subway Stair Relocation	X	X	X

No arcades or sidewalk widenings shall be permitted on Fifth Avenue, 42nd Street, 34th Street, or 57th Street frontages or on any *street* frontage within the Preservation Subdistrict. **Between 43rd and 50th Streets, no arcades shall be permitted on Seventh Avenue or Broadway and where pedestrian circulation space is provided along such *street* frontages, *signs* and marquees shall be permitted as exceptions to the requirements of Section 81-451 (Design standards for pedestrian circulation spaces).** Special dimensional requirements for arcades along designated *streets* are set forth in Section 81-43 (Street Wall Continuity along Designated Streets).

81-723

Required use allocation on wide street frontages and the frontages of certain zoning lots

On any *wide street*, at least 80 percent of the ground level frontage on the *wide street* shall be allocated to *uses* indicated in Section 81-722 (Use Group T). Banks and travel bureaus, however, shall not constitute more than 15 percent of the *wide street* frontage of the *zoning lot*.

No single establishment shall have a *wide street* frontage of less than 10 feet or, except in the case of theatres, greater than 40 feet.

Lobby space is permitted on *wide street* frontages provided it does not comprise more than 20 percent of a development's *wide street* frontage. In addition to the 20 percent frontage limitation, a lobby frontage on a *wide street* shall not exceed 40 feet, but need not be less than 15 feet. *Uses* with no *street* frontage and which are accessible only through a lobby shall not be restricted to Use Group T *uses*.

On *zoning lots* between 43rd and 50th Streets with *street* frontage on Broadway or Seventh Avenue, *narrow street* ground level frontages shall meet the requirements of this section for their full length or the first 100 feet from Seventh Avenue or Broadway, whichever is less, except that at least 50 percent of those frontages shall be allocated to *uses* indicated in Section 81-722 (Use Group T).

81-731

Special regulations for signs, transparency, banners and canopies

[The following provisions apply along *wide street* frontages] Within that area of the Theatre Subdistrict whose boundaries are described in Section 81-72 (Use Regulations Modified), **the following provisions apply along *wide street* frontages and, for *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh**

Avenue or Broadway, along *narrow street* frontages for the full length of the frontage of the zoning lot or the first 100 feet from Seventh Avenue or Broadway, whichever is less:

(a) At least 50 percent of the *street wall* surface of a new *development* shall be glazed at the ground floor level with clear **untinted** transparent material and not more than 50 percent of such transparent surface shall be painted or obstructed with *signs*. For the purpose of the glazing requirements, the *building's street wall* surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less.

(b) Below a level of 10 feet above *curb level*, *signs* shall not be permitted on the exterior of any establishment with the exception of theatres.

(c) The display of banners or pennants from the exterior of new or existing *buildings* is prohibited.

(d) Canopies (as defined in Section 692-f 6.0 of the Administrative Code) and *awnings* shall not be permitted on the exterior of any *development*.

For the purposes of this Section, any *signs*, including banners or pennants, which do not comply with the above regulations may be continued for one year after the effective date of this Section, provided that after the expiration of that period such *nonconforming sign* shall terminate; a *sign* which the Chairman of the City Planning Commission certified as an integral part of the *building* shall not be required to terminate.

81-732

Special Times Square signage requirements

The provisions of this Section shall apply to all *developments* and *enlargements* on *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue and/or Broadway in the Theatre Subdistrict.

No *building* permit shall be issued by the Department of Buildings for any *development* or *enlargement* on a *zoning lot* between 43rd and 50th Streets fronting on Seventh Avenue and/or Broadway without prior certification by the Chairman of the City Planning Commission that the *sign* requirements related to *surface areas*, locations and numbers of *signs* set forth in Sub-sections (a) (b) and (c) have been met. An application for this first certification respecting any *development* or *enlargement* shall include, at a scale of 1/16 inch equals 1 foot, drawings comprising a plan, elevations of *narrow streets* and Seventh Avenue and/or Broadway and cross-sections showing setbacks on Seventh Avenue, Broadway and *narrow streets*. These drawings shall show for all the *signs* required under this

Section their *surface areas*, locations and numbers and shall list each requirement and the actual dimensions or areas achieved in the design.

No Temporary Certificate of Occupancy shall be issued by the Department of Buildings for any *development* or *enlargement* on a *zoning lot* between 43rd and 50th Streets fronting on Seventh Avenue and/or Broadway without prior certification by the Chairman of the City Planning Commission that the *sign* requirements related to luminance, animation and legibility set forth in Sub-sections (a) (3) and (a) (7) have been met. An application for this second certification respecting any *development* or *enlargement* shall include for each *sign* which must meet these requirements an elevation at a scale of $\frac{1}{4}$ inch equals 1 foot and relevant detail drawings showing areas within the *sign* meeting the luminance and animation requirements and listing the requirements and the actual levels achieved in the design.

(a) All new *developments* located on *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue and/or Broadway [from 42nd to 48th Streets], shall provide advertising or business [signage consisting of one or more] *signs* meeting all of the following requirements:

[(1) The signage shall have a minimum aggregate *surface area* of 50 square feet for each linear foot of frontage on Broadway or Seventh Avenue and on intersecting crosstown *streets* up to the first 25 linear feet of frontage from either Broadway or Seventh Avenue, provided, however, that if the majority of the signage area is illuminated from within the *sign* itself and contains illuminated flashing words or a flashing product image, the minimum aggregate *surface area* shall be 35 square feet per linear foot of such frontage. If the *zoning lot* has frontage on both Broadway and Seventh Avenue and a third frontage on Times Square, the required minimum *surface area* shall be based on the total length of such three *street* frontages of the *zoning lot*.

(2) *Signs* shall have a lower limit of 20 feet and an upper limit of 150 feet above *curb level*. *Signs* may be located above the level of 150 feet but shall not count toward meeting the minimum *surface area* requirement.

(3) The *signage* shall provide a minimum aggregate illumination level on the entire *signage* surface of 35-foot candles per square foot from dusk until 1:00 A.M. daily.]

(1) At least one *illuminated sign* shall be provided for each ground floor establishment with a *street* frontage on Seventh Avenue, Broadway or a *narrow street* for the full length of the *zoning lot* frontage or the first 100 feet from Seventh Avenue or Broadway, whichever is less. With the exception of theatre *signs*, each *illuminated sign* shall be located directly behind the clear, untinted transparent

material with which the *street wall* is required to be glazed under Section 81-731 (Special regulations for signs, transparency, banners and canopies). There shall be no obstructions between the *sign* and the glazing material.

(2) *Illuminated signs* shall be provided with a minimum aggregate *surface area* of 12 square feet for each linear foot of *street frontage* of the *zoning lot* on Seventh Avenue, Broadway and intersecting *narrow streets* up to the first 40 linear feet of *street frontage* from either Seventh Avenue or Broadway.

No portion of any *illuminated sign* required under this Sub-section shall be located:

(i) below a height of 10 feet above *curb level* or above the top of the *street wall* of the *building* before setback as defined in Section 81-75 (Special Street Wall and Setback Requirements);

(ii) further than 40 feet from the Broadway or Seventh Avenue *street line*.

There shall be a minimum of one *sign* with a *surface area* of not less than 100 square feet for each 25 linear feet, or part thereof, of *zoning lot street frontage* on Seventh Avenue or Broadway.

(3) *Illuminated signs* shall be provided with a minimum aggregate *surface area* of 50 square feet for each linear foot of *street frontage* of the *zoning lot* on Seventh Avenue, Broadway and intersecting *narrow streets* up to the first 40 linear feet of *street frontage* from either Broadway or Seventh Avenue, except that for any one *zoning lot* the required minimum aggregate *surface area* shall not exceed 12,000 square feet.

No portion of any *illuminated sign* required under this Sub-section shall be located:

(i) below a height of 10 feet nor above a height of 120 feet above *curb level*, except that: for a *zoning lot* with *street frontage* on Seventh Avenue, Broadway and a *narrow street* a maximum of 25% of the minimum aggregate *surface area* required under this Sub-section may comprise *signs* located without height limit provided that each such *sign* faces the intersection of 45th Street, Seventh Avenue and Broadway and its surface is at an angle of not less than 60 degrees to a line drawn between the *sign* and the intersection of 45th Street, Seventh Avenue and Broadway at ground level; and for a *zoning lot* with *street frontage* on both Seventh Avenue and Broadway and a third *street frontage* on 47th Street, a minimum of 25% of the minimum aggregate *surface area* required under this Sub-section, or 7,500 square feet, whichever is greater, shall comprise *signs* no portion of which shall exceed 150 feet in height above *curb level*, and each of which shall face the intersection of 45th Street, Seventh Avenue and Broadway and shall have its surface at an angle of not

less than 60 degrees to a line drawn between the *sign* and the intersection of 45th Street, Seventh Avenue and Broadway at ground level;

(ii) further than 40 feet from the Seventh Avenue or Broadway *street line*.

Where a *zoning lot* is located at the intersection of Seventh Avenue or Broadway and one or more *narrow streets*, at least 60% of the minimum aggregate *surface area* of signage required under this Sub-section shall be located within 50 feet of the *narrow streets*. Where a *zoning lot* is located at two such intersections, at least 15% of the required *surface area* shall be within 50 feet of each *narrow street*. Where a *zoning lot* is located at three or more such intersections, at least 7% of the required *surface area* shall be within 50 feet of each *narrow street*.

There shall be a minimum of one *illuminated sign* with a *surface area* of not less than 1,000 square feet for each 50 linear feet, or part thereof, of *street frontage* on Seventh Avenue or Broadway, except that for any one *zoning lot* no more than five *signs* shall be required. At least 50% of the required minimum aggregate *surface area* shall comprise *signs* meeting at a minimum the following requirements:

(i) a minimum of 25% of the *surface area* of the *sign* shall attain a luminance of at least 250 footcandles by means of electric lamps, such as neon tubes, incandescent lamps or cathode ray tubes, which are exposed directly to view.

(ii) a minimum of 50% of additional *sign surface area* shall attain a luminance of at least 150 footcandles by means of luminous surfaces comprising translucent material lit from behind by electric lamps. Alternatively, a minimum of 25% of additional *sign surface area* shall achieve a luminance of at least 250 footcandles by means of electric lamps which are exposed directly to view.

(iii) a minimum of 25% of the *surface area* of the *sign* shall be electrically animated by means of flashing borders, words and/or product images meeting the minimum luminance requirements of sub-paragraphs (i) or (ii). Alternatively, a minimum of 50% of the *surface area* of the *sign* shall be mechanically animated.

(iv) The provisions of Sub-paragraphs (i), (ii) and (iii) may be modified or waived upon certification by the Chairman of the City Planning Commission that the dynamic character and attractiveness of the *sign* or *signs* for which the modification or waiver is granted are assured by the proposed design and operation, and that the signage on the *development* as a whole will produce an effect at least equal to that achieved through the application of Sub-paragraphs (i), (ii) and (iii).

Signs lit by means of indirect illumination and not required to comply with Sub-paragraphs (i), (ii), (iii), or (iv) shall receive a minimum level of illumination across their entire *surface area* of 75 foot candles.

(4) One illuminated marquee and one illuminated projecting identification *sign* is required for each theatre on a *zoning lot*. A group of motion picture theatres under single ownership and operation shall be treated as one theatre for the purposes of this requirement. Each required marquee shall have a minimum area in plan of 500 square feet and each projecting identification *sign* shall have a minimum *surface area* of 200 square feet. Marquees and identification *signs* may count towards meeting the minimum aggregate *surface area* requirements of Sub-sections (3) or (4), provided that they comply with the locational requirements therein.

(5) *Signs* which do not meet the locational requirements of Sub-sections (3) or (4) are permitted, but shall not count towards meeting minimum aggregate *surface area* requirements.

(6) Required minimum aggregate *surface areas* of signage for *zoning lots* with *street* frontage on both Seventh Avenue and Broadway shall be calculated by including both those *street* frontages and any *narrow street* frontages up to the first 40 linear feet of *street* frontage from either Seventh Avenue or Broadway.

(7) All required *illuminated signs* shall remain lit from dusk until 1:00 a.m. daily. *Signs* comprising at least 50 percent of the minimum aggregate *surface area* required under Sub-section (3) shall be legible from a minimum distance of 200 feet during daylight hours.

(b) For *enlargements* which add *floor area* amounting to a *floor area ratio* of at least 1.0, the *sign* requirements of this Section shall apply as follows:

(1) If the *enlargement* [adds] involves an increase in *floor area* [on the top of an existing *building*], [the] minimum aggregate *surface areas* of [the] required signage shall be determined in the same manner as for new *developments* on the basis of the length of the *zoning lot's* frontage as set forth in paragraphs (a) [(1)] (2), (3), and (6).

[(2)] For an *enlargement* which adds to the *lot coverage*, of an existing *building*, the minimum aggregate *surface area* of the required signage shall be determined in the same manner as for new *developments*, except that the *surface area* shall be based on the length of the frontage of the enlarged portion of the *building* on the *streets* as set forth in paragraph (a) (1).]

[(3)](2) [Location requirements and minimum illumination level of] All other requirements for *signs* required for *enlargements* shall be as provided for new *developments* in paragraphs (a)(1), (2), (3), (4), (5), (7) and (8).

[(4)] Notwithstanding the provisions of subparagraphs (1), (2) or (3), on application the Chairman of the City Planning Commission may authorize by

certification a modification or waiver of such signage requirements for *enlargements* upon the applicant's showing of compelling necessity.]

(3) The provisions of Sub-paragraphs (1) or (2) may be modified or waived upon certification by the Chairman of the City Planning Commission that such modification or waiver results from compelling necessity.

(c) *Zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue and/or Broadway containing existing *buildings* to remain shall meet the requirements of Sub-section (a) for *developments* or Sub-section (b) for *enlargements* on the basis of the configuration and *street* frontages of the entire *zoning lot*.

There shall be no reduction in the aggregate *surface area* of *signs* on any existing *buildings* to remain. A *non-conforming sign* may be structurally altered, reconstructed, or replaced in the same location and position, provided that such structural alteration, reconstruction, or replacement does not result in the creation of a new *non-conformity* or an increase in the degree of *non-conformity* of such *sign*.

81-75

Special Street Wall and Setback Requirements

Developments or *enlargements* located on *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue or Broadway shall comply with the requirements of this Section, and, in all other respects related to height and setback, with the provisions of Sections 81-25 (General Provisions Relating to Height and Setback of Buildings), 81-26 (Height and Setback Regulations—Daylight Compensation) and 81-27 (Alternate Height and Setback Regulations—Daylight Evaluation).

With the exception of *signs*, no obstructions are permitted to penetrate the mandatory *street wall* height limits or setback requirements for *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue or Broadway set forth in this Section.

(a) With the exception of *buildings* located on *zoning lots* between Seventh Avenue and Broadway, *buildings* located on *zoning lots* between 43rd and 50th Streets with *street* frontage on Seventh Avenue or Broadway shall meet the following requirements:

(1) The *street wall* of any such *building* shall have a minimum *street wall* height before setback of 50 feet above *curb level* on all *street* frontages. Between a height of 50 feet and 60 feet above *curb level*, a *street wall* may extend vertically without setback.

(2) Above the permitted *street wall* height before setback the *street wall* of any such *building* shall be set back at least 15 feet along all *narrow street* frontages of the *zoning lot*.

(3) For *zoning lots* greater than 15,000 square feet in area, above the permitted *street wall* height before setback the *street wall* of any such *building* shall be set back at least 50 feet along the Seventh Avenue or Broadway *street* frontage of the *zoning lot*. Alternatively, above the permitted *street wall* height before setback the *street wall* shall be setback back at least 60 feet along the Seventh Avenue or Broadway *street* frontage of the *zoning lot*, except that a portion of the *building* at least 50 feet from the *street line* of any *narrow street* and with aggregate area not exceeding 10 square feet for each linear foot of *zoning lot street* frontage on Seventh Avenue or Broadway may extend forward of the 60 foot setback line, provided that no portion is closer than 35 feet to the Seventh Avenue or Broadway *street line*.

(4) For *zoning lots* 15,000 square feet in area or less, above the permitted *street wall* height before setback the *street wall* of any such *building* shall be set back at least 35 feet along the Seventh Avenue or Broadway *street* frontage of the *zoning lot*.

(5) Above the permitted *street wall* height before setback, a portion of any such *building* up to a height of 120 feet above *curb level* may occupy area forward of the setbacks required in Sub-sections (3) or (4) but not closer than 20 feet to the Seventh Avenue or Broadway *street line*, provided that:

(i) 90 percent of any *narrow street street wall* higher than 60 feet above *curb level* and forward of the setbacks required in Sub-sections (3) or (4) is covered with *signs*.

(ii) 90 percent or 6,000 square feet, whichever is less, of any Seventh Avenue or Broadway *street wall* higher than 60 feet above *curb level* and forward of the setbacks required in Sub-sections (3) or (4) is covered with *signs*.

(6) For the purposes of this Section, *signs* are permitted as exceptions to the special *street wall* and setback requirements contained herein, except that no *sign* may be located closer than 10 feet to the Seventh Avenue or Broadway *street wall* before setback.

(b) The *street wall* of any *building* on a *zoning lot* between 43rd and 50th Streets and between Seventh Avenue and Broadway shall have a minimum *street wall* height of 50 feet above *curb level* on all *street* frontages.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

CITYWIDE

No. 10

CD 6, 7, 10K, 1, 2, 4, 5M

C 840315 BFY

IN THE MATTER OF an application by Metro Apple Express, Inc. to provide **franchise express bus service** between Bay Ridge and Sunset Park and Manhattan's Central Business District.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 11

CD 2, 6; 7, 10, 11, 12K 1, 2, 4, 5M

C 850363 BFY

IN THE MATTER OF an application by Metro Apple Express, Inc. to provide **franchise express bus service** between Borough Park, Dyker Heights, New Utrecht and Manhattan Central Business Districts, and between Bay Ridge and Sunset Park and downtown Brooklyn.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 12

CD 2

C 861155 ZSR

IN THE MATTER OF an application submitted by the New York City Housing Authority (NYCHA) pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-67 of the Zoning Resolution for the **grant of a Special Permit** for a Police Service Area (PSA) facility located in South Beach Houses on property bounded by Lamport Boulevard, McClean Avenue, Kramer Street and Parkinson Avenue, (Block 3243, Lot 100).

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

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 13

CD 3

C 830875 MMR

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Chapter and Charter 15, Title E of the Administrative Code for an **amendment of the City Map** involving the following changes:

1. the establishment of an addition to Bloomingdale Park within the area generally bounded by Bloomingdale Road, Hargold Avenue (a street of record), Veterans Road East (West Shore Expressway), a line roughly parallel to Sharrotts Road and located approximately 700 feet southerly therefrom, a line roughly parallel to Bloomingdale Road and located approximately 730 feet westerly therefrom, and Ramona Avenue;

2. the elimination of the lines and grades of Ramona Avenue, including the tick marks for Canas Street and Gladwin Street, and its northerly extension, Mentor Street, from Bloomingdale Road to Sharrotts Road, including the Mentor Street tick marks in the north line of Sharrotts Road;

3. the modification of the lines and grades of Sharrotts Road from Veterans Road East to Mentor Street; and

4. the discontinuance and closing and the removal of the delineation of several record streets: Bromley Avenue, Gladwin Street and Gaynor Street, located within the southerly portion of the park addition

to facilitate the enlargement of Bloomingdale Park, in accordance with Map No. 4076, dated May 19, 1986 and signed by the Borough President and the Commissioner of Parks. The Map was referred to the City Planning Commission on August 21, 1986 by the Borough President of Staten Island.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

BOROUGH OF THE BRONX**No. 14****CD 10****C 851149 MMX**

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 Merry Avenue between La Salle Avenue and Crosby Avenue to facilitate reconstruction of Merry Avenue, in accordance with Map No. 13004, dated November 15, 1985 and signed by the Borough President.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 15**CD 12****C 860044 MMX**

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 East 167th Street between Boston Road and Webster Avenue to facilitate reconstruction of East 167th Street, in accordance with Map No. 13008, dated May 16, 1986, and signed by the Borough President.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 16**CD 2****C 850970 MMX**

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 and Chapter 15, Title E of the Administrative Code for an **amendment of the City Map** involving the elimination, discontinuance and closing of East 156th Street and the East 156th Street Bridge between Bruckner Boulevard

and Garrison Avenue in relation to the demolition of the East 156th Street Bridge, in accordance with Map No. 13010, dated June 9, 1986, revised August 8, 1986, and signed by the Borough President. The map was referred to the City Planning Commission on August 20, 1986 by the Borough President of The Bronx.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 17

CD. 12

C 851091 MMX

IN THE MATTER OF an application submitted by Regina Weisfelner 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 Steenwick Avenue on its easterly side from the intersection of Boston Road to a point 227 feet southerly thereto, thereby narrowing portion of the subject street from its present width of 80 feet to a width of 60 feet in order to permit the development of an auto service establishment on the abutting property according to Map No. 13005, dated January 3, 1986 and signed by the Borough President.

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 18

CD 12

C 861152 ZSX

IN THE MATTER OF an application submitted by the New York City Housing Authority (NYCHA) pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-67 of the Zoning Resolution for the **grant of a Special Permit** for a Police Service Area (PSA) facility located in the Edenwald Houses on property located on the north side of East 229th Street between Laconia Avenue and Schieffelin Avenue, (Block 4905, Lot 1).

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

Resolution for adoption scheduling November 26, 1986 for a public hearing.

BOROUGH OF BROOKLYN**No. 19****CD 2, 3****C 870132-133 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 13 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870132PPK	2	1
870133PPK	3	12

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

Resolution for adoption scheduling November 26, 1986 for a public hearing.

No. 20**CD 4****C 870147 PPK**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of 34 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870147 PPK	4	34

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

Resolution for adoption scheduling November 26, 1986 for a public hearing.

CD 1

C 870330 BDK

IN THE MATTER OF an application submitted by the Office of Business Development pursuant to Section 25-404 of the Administrative Code of the City of New York (Business Improvement Districts) of the **District Plan for the Graham Avenue Business Improvement District.**

Resolution for adoption scheduling November 26, 1986 for a public hearing.

**IA. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 10, 1986
STARTING AT 10 A.M. IN CITY HALL, MANHATTAN**

BOROUGH OF STATEN ISLAND

No. 22

CB 2, 3

C 870280-281 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 six City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870280 PPR	2	3329	17, 18, 20, 21, 23, 24, 26	Between Burgher Avenue and Evergreen Avenue N/S of South Railroad Avenue
870281 PPR	3	6321	75	S/E/C South Railroad Avenue and Estelle Place
		7764	10	N/E/C Page Avenue and Estelle Place
		7764	40	S/E/C Page Avenue and Estelle Place
		7764	16, 34, 36	S/S Estelle Place bet. Page Avenue and Powers St.
		7764	21, 24, 26, 28	W/S Powers Avenue bet. Estelle Place and Academy Avenue

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

Resolution for adoption scheduling December 10, 1986 for a public hearing.

BOROUGH OF THE BRONX**No. 23****CD 1, 2, 3, 5, 6, 7****C 870258-263 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 24 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870258PPX	1	1
870259PPX	2	2
870260PPX	3	5
870261PPX	5	3
870262PPX	6	12
870263PPX	7	1

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

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 24**CD 8****C 870264 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 one City-owned property.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2215	181	N/S Terrace View Avenue 390 Feet W/O Marble Hill Avenue

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

Resolution for adoption scheduling December 10, 1986 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 25 and 26

(First amendment to the Essex-Linwood Urban Renewal Plan and Disposition of City-owned property.)

CD 5

C 870222 HUK

IN THE MATTER OF the *first amendment to the Essex-Linwood Urban Renewal Plan* for the Essex-Linwood Urban Renewal Area, pursuant to Section 505 of the General Municipal Law, Urban Renewal Law, of the State of New York and the Uniform Land Use Review Procedures.

The amended plan provides for the acquisition of blocks 4068 and 4082, which are described as follows:

Block 4068 The entire block bounded by Essex Street, Blake, Shepherd and Dumont Avenues.

Block 4082 The entire block bounded by Linwood Street, New Lots Avenue, Elton Street and Dumont Avenue.

This application was submitted by the Department of Housing Preservation and Development on September 5, 1986.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 26

CD 5

C 870223 HDK

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

The property to be disposed comprises blocks 4068 and 4082 as follows:

Site 1: Block 4068 The entire block bounded by Essex Street, Blake, Shepherd and Dumont Avenues.

Site 4: Block 4082 The entire block bounded by Linwood Street, New Lots Avenue, Elton Street and Dumont Avenue.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 27

CD 3

C 870051 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.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
	3	50

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

Resolution for adoption scheduling December 10, 1986 for a public hearing.

BOROUGH OF QUEENS

No. 28

CD 5

C 870255 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 one City-owned property.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2596	15	5335 72nd Street (Maspeth Town Hall)

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 29

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

Resolution for adoption scheduling December 10, 1986 for a public hearing.

BOROUGH OF MANHATTAN**Nos. 30, 31, 32 and 33**

(A proposed New York City Housing Authority Plan and Project, Lower East III Urban Renewal Plan and disposition of City-owned property for proposed housing for low-income families.)

No. 30

CD 3

C 860939 HOM

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

The **proposed New York City Housing Authority Plan and Project**, tentatively known as East 8th Street-Avenue C, consists of the development of approximately 56 units of low-rise housing for low-income families on the central portion of the block bounded by East 9th Street, Avenue D, East 8th Street and Avenue C, Site 1 within the Lower East Side III Urban Renewal Area (Tax Block 378, Lots 14 through 17, 19, 20, 21, 23, 24, 26, 27, 46, 48 through 56, 59, 60, 62).

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 31

CD 3

N 870097 HGM

IN THE MATTER OF the designation of an area as appropriate for urban renewal pursuant to Section 504, Article 15 of the General Municipal (Urban Renewal) Law of New York State. The area proposed for designation comprises the central portion of the block bounded by East 8th Street, Avenue C, East 9th Street and Avenue D (Tax Block 378, Lots 14, 15, 16, 17, 19, 20, 21, 23, 24, 26, 27, 46, 48 through 56, 59, 60 and 62.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 32

CD 3

C 870098 HUM

IN THE MATTER OF the Lower East III Urban Renewal Plan for the Lower East Side III Urban Renewal Area pursuant to Section 505, Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The Lower East Side III Urban Renewal Area consists of a central portion of the block bounded by East 9th Street, Avenue D, East 8th Street and Avenue C (Tax Block 378, Lots 14 through 17, 19, 20, 21, 23, 24, 26, 27, 46, 48 through 56, 59, 60, 62), designated Site I with a land use control of "Residential" within the Lower East Side III Urban Renewal Plan. The urban renewal plan would facilitate the development of approximately 56 units of housing for low-income families by the New York City Housing Authority on Site 1.

This application was submitted by the Department of Housing Preservation and Development on July 29, 1986.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 33

CD 3

C 870099 HDM

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

The property proposed for disposition consists of a central portion of the block bounded by East 9th Street, Avenue D, East 8th Street and Avenue C, Site 1 within the Lower East Side III Urban Renewal Area (Tax Block 378, Lots 14 through 17, 19, 20, 21, 23, 24, 26, 27, 46, 48 through 56, 59, 60, 62). The property would be disposed to a turnkey developer to be selected by New York City Housing Authority for development of approximately 56 units of housing for low-income families.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

 No. 34

CD 9

C 870253 PPM

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>TYPE OF ACTION PROPOSED</u>
1952	61	151-53 Morningside Avenue	Unrestricted disposition approval, is requested for eventual sale to the U.S. Postal Service.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 35

CD 1

C 870254 PPM

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
29	73	38-44 Beaver Street

Resolution for adoption scheduling December 10, 1986 for a public hearing.

Nos. 36, 37 and 38

(Amendment to the City Map and the Zoning Resolution and site selection for the relocation of Stuyvesant High School to allow development of the north portion of the Battery Park City Special Zoning District.)

No. 36

CD 1

C 841002 MMM

IN THE MATTER OF an application submitted by the Battery Park City Authority pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map showing the following changes:

Matter in **bold type** is new.

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

Matter in *italics* is defined within the Zoning Resolution.

1. The establishment of the lines and grades of the following streets located between West Street and the Hudson River:

a) North End Avenue, primarily at a width of 100 feet, between North Cove and Chambers Street;

b) The northwesterly extension of Vesey Street, at width of 100 feet, from West Street to North End Avenue;

c) The northwesterly extension of Murray Street, at widths ranging from 90 feet to 64 feet, from the Marginal Street, Wharf or Place to River Terrace;

d) Park Place West, at a width of 64 feet, from the Marginal Street, Wharf or Place to River Terrace;

e) The northwesterly extension of Warren Street at a width of 64 feet, from the Marginal Street, Wharf or Place to River Terrace;

f) the northwesterly extension of Chambers Street, at a width of 68 feet, from the Marginal Street, Wharf or Place to River Terrace;

g) Vesey Place, primarily 55-foot-wide looped street enclosing a small park, located between North End Avenue and North Park at the southerly terminus of River Terrace;

h) River Terrace, primarily at a width of 54 feet from Vesey Place to Chambers Street.

2. The laying out of the following parks:

a) North Park (Approximately 15 acres including North Cove) extending along the U.S. Pierhead line of the Hudson River from the intersection of South End Avenue and Liberty Street to the north boundary of the Battery Park City site (i.e. a line roughly parallel to the westerly prolongation of the south line of Harrison Street and located approximately 260 feet southerly therefrom).

b) A park (approximately .4 acres) bounded by North End Avenue and Vesey Place.

c) A roughly triangular park bounded by the divided segments of Murray Street and the east line of North End Avenue.

d) Three (3) roughly rectangular, 50-foot-wide, park-medians in North End Avenue located respectively between Murray Street and Park Place West (approximately 120 feet long); Park Place West and Warren Street (196 feet long), and Warren Street and Chambers Street (196 feet long).

3. The laying out of a 45-foot-wide, approximately 412 foot long Public Place northerly of Chambers Street, adjacent to Parcel 21 extending from the Marginal Street, Wharf or Place westerly to the north end of North Park, along the north boundary of the Battery Park City site. The laying out of a Public Place at the northern terminus of South End Avenue.

4. The delineation of the following public easements (shown on the alteration map for information purposes only):

a) Newly delineated 15-foot-wide sidewalk easements abutting the west line of the Marginal Street, Wharf or Place and extending across the intervening blocks between Murray Street and Public Place;

b) A newly delineated 10-foot-wide sidewalk easement abutting the northeast line of Vesey Street from the Marginal Street, Wharf or Place to North End Avenue;

c) A newly delineated 10-foot-wide sidewalk easement of irregular configuration extending from the northwest corner of the permanent pedestrian access easement (which accommodates the pedestrian bridge connecting the Battery Park City commercial core with the World Trade Center) to Vesey Street.

d) A previously delineated sidewalk easement of varying width and irregular configuration extending from the south side of the above-mentioned permanent pedestrian access easement, roughly following the west line of the Marginal Street, Wharf or Place, to Liberty Street;

e) A 40-foot-wide sewer easement extending through North Park from Vesey Place to the U.S. Pierhead Line of the Hudson River.

5. The delineation of the following private easements (shown on the alteration map for information purposes only):

A. Battery Park City easements:

a) A 10-foot-wide private maintenance easement within North Park, along its east boundary, in the vicinity of North Cove;

b) A 10-foot-wide private sanitary sewer easement lying adjacent to a portion of the above-noted private maintenance easement, and extending to North End Avenue;

c) A private river water intake easement of varying width extending through the southwesterly terminal portion of North End Avenue and North Park to the U.S. Pierhead Line of the Hudson River;

d) A private river water outfall easement of irregular shape extending from the BPC site through North Park to the northeast corner of North Cove.

Note: Other easements, including a 20-foot-wide water main easement located within the park in the vicinity of North Cove, may also be delineated on the map for information purposes only; furthermore, some of the above listed easements may be omitted from the final map.

to facilitate the development of the North Neighborhood of Battery Park City, Borough of Manhattan, CD 1, in accordance with a map dated August 30, 1985 and last revised on 9-19-86 prepared by Vollmer Associates, which incorporates

the salient features of Manhattan Borough President's Map Acc. No. 30116, which shall be referred to the City Planning Commission in the future.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 37

CD 1

C 870164 PSM

IN THE MATTER OF an application submitted by the New York City Board of Education pursuant to Section 197-c of Charter for the **selection of property** known as Parcel 21, which is currently owned by the Battery Park City Authority and is located on the north side of Chambers Street between River Terrace and West Street, (Chambers Street and River Terrace are streets which are proposed to be established under a related application, C 841002 MMM), within the North Neighborhood of the Special Battery Park City District, as more specifically described in a diagram prepared by the Battery Park City Authority entitled "Project Site and Proposed Uses" and provided by the applicant, to facilitate the development of Stuyvesant High School as part of a 300 unit residential complex.

Resolution for adoption scheduling December 10, 1986 for a public hearing.

No. 38

CD 1

N 870004 ZRM

Chapter 4 Special Battery Park City District

84-00 GENERAL PURPOSES

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

(a) To strengthen the business core of Lower Manhattan by improving the working environment.

(b) To provide major additional space for expansion of office *uses* and their ancillary facilities.

(c) To broaden the regional choice of residence by introducing new housing in the vicinity of the major employment center of Lower Manhattan.

(d) To achieve a harmonious visual and functional relationship with adjacent areas.

(e) To create an environment which will be lively and attractive and provide daily amenities and services for the use and enjoyment of the working population and the new residents.

(f) To take maximum advantage of the beauty of the Hudson River waterfront, thereby best serving the downtown business community, the new residential population and providing regional recreation as well.

(g) To promote the most desirable use of land and direction of building development in the Lower Manhattan area.

84-02

General Provision and Definitions

In harmony with the general purpose and intent of this Resolution and in order to achieve the purpose of the *Special Battery Park City District*, a special set of regulations is established for the *Special Battery Park City District* controlling *use, bulk, accessory* off-street parking facilities, and *accessory* off-street loading facilities. Such regulations are contained in this Chapter and in other provisions of this resolution incorporated in this Chapter by cross-reference.

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), in this Section, or Section 84-03 (District Plan). Where matter in italics is defined both in Section 12-10 (DEFINITIONS) and in this Chapter, the definition in this Chapter shall govern.

84-021

Definitions (repeated from Section 12-10) Special Battery Park City District

The "Special Battery Park *City District*" is a Special Purpose District designated by the letters "BPC" in which special regulations set forth in Article VIII, Chapter 4, apply to all *development, enlargement* and changes of *uses*.

84-022

Incorporation of Appendix 1, Appendix 2 and Appendix 3

Appendix 1 (Battery Park City District Plan), [and] Appendix 2 **and** Appendix 3 (Zone A District Plans) are hereby incorporated as integral parts of the provisions of this Chapter. In the event of an inconsistency or need for clarification between Appendix 1, Appendix 2 **or** Appendix 3 and the written specifications in this Chapter, in each such case the written specifications in this Chapter shall govern.

84-023**Esplanade**

The "esplanade" is a *public park* extending along all waterfront edges of the *Special Battery Park City District*. The *esplanade* is shown in the Battery Park City District Plan in Appendix 1.

84-024**Mandatory Front Building Wall Lines**

"Mandatory front building wall lines" are imaginary lines extending through Zone A of the *Special Battery Park City District* which, except as shown in the Zone A District Plan in Appendix 2.1 and in Appendix 3.1, coincide with *street lines* and with which *building walls* must generally coincide, as provided in Section 84-22. The height of required *building walls* along the *mandatory front building wall lines* shall be 60 to 85 feet or 110 to 135 feet or **150 to 220 feet**, as shown in the Zone A District Plan in Appendix 2.1 and Appendix 3.1, and such walls are hereinafter referred to as "mandatory front building walls."

84-025**Special Height Locations**

"Special Height Locations" are designated areas on certain *zoning lots* in Zone A of the *Special Battery Park City District* upon which a *development* or *enlargement* or portion thereof may be built to a height of up to 400 feet above curb level, except as provided in Section 84-22 and **84-23**. Special height locations are indicated in the Zone A District Plan in Appendix 2.2 and Appendix 3.2.

84-03**District Plan**

The District Plan is set forth in Appendix 1. Each *block* shall be considered a *single zoning lot* for the purposes of the "*Special Battery Park City District*".

84-04**Sub-Districts: Zone A and Zone B [and Zone C]**

In order to carry out the purposes and provisions of this Chapter, the *Special Battery Park City District* is divided into **two** [three] sub-districts: Zone A and Zone B [and Zone C]. The locations and boundaries of the sub-districts are shown on the District Plan in Appendix 1.

84-041**Zone A**

Zone A is designed generally to provide for [high-bulk] residential development with ancillary retail and service uses. Zone A is divided into **seven** [four] sub-

Zones: [Zone] A-1, [Zone] A-2, [Zone] A-3, [and Zone] A-4, A-5, A-6 and A-7. The location and boundaries of the sub-Zones are shown in the Zone A District Plan in Appendix 2 [2.3] and Appendix 3 [3.3].

84-042

Zone B

Zone B is designed to provide for [high-bulk] commercial and mixed development with ancillary retail and service uses, in accordance with the **Large Scale Commercial Development Plan** which is attached as an exhibit to the **Master Lease for Battery Park City dated June 6, 1980 as amended** [Settlement Agreement dated June 6, 1980 between the City of New York, the State of New York, and various agencies and subdivisions thereof.] Alignment of the pedestrian bridge at Liberty Street shall connect or allow for connection at the easterly line of West Street with pedestrian ways to be provided on the southerly side of Liberty Street, as set forth in Chapter 6 "Special Greenwich Street Development District." In addition, the pedestrian bridge at the World Trade Center crossing shall connect or allow for connection with the World Trade Center at the easterly line of West Street. The pedestrian bridges are shown in the Battery Park City District Plan in Appendix 1.

[84-043 Zone C

Zone C is designed generally to provide for high-bulk residential development with ancillary retail and service uses.]

84-10 ZONE A GENERAL DISTRICT REGULATIONS

84-11

General Provisions

Except as expressly modified by the provision of this Chapter, the regulations applying in an R10 district shall apply in sub-Zones A-1, A-2, [and] A-3, A-5, A-6, and A-7 of Zone A of the *Special Battery Park City District*. Notwithstanding any other provision of this Resolution, no *development* may be constructed in sub-Zone A-4 except in accordance with certifications given by the City Planning Commission. *Residential open space* in sub-Zone A-4 shall be subject to the provision of Sections 12-10 and 23-12 of the Zoning Resolution, and for every *room*, there shall be a minimum of 22.0 square feet of *open space*. All other provisions of this Chapter with respect to Zone A shall not apply to *development* or *enlargements* in sub-Zone A-4 **unless otherwise indicated**.

84-12

Use Regulations

In the areas indicated as commercial overlay in the Zone A District Plan in Appendix 2.3 [2.4] and Appendix 3.3 [3.4], the *use* regulations applying in a C2

district shall apply, except as provided in Sections 84-121 (Special Permit Uses) 84-122 (Uses Not Permitted), 84-123 (Uses Along Esplanade), and this Section.

The *uses* permitted hereunder shall be constructed and located so that no exhaust vents or chimneys open onto any *street* or park or onto the *esplanade*.

Notwithstanding any other provisions of this Resolution, the permitted *uses* listed in Use Groups 6, 7, 8; 9, or 14 and the additional *uses* permitted hereunder shall be limited, per establishment, to 10,000 square feet of *floor area* of any *story* and shall not be located above the first *story* ceiling, except that:

- (a) in any *development* containing an *arcade* required in Section 84-13 (Mandatory Arcades), any permitted *use* may be located above the first *story* ceiling and below the second *story* ceiling;
- (b) supermarkets are permitted with no limitation on *floor area*. **Theaters shall comply with the waiting space requirements set forth in Section 32-17; and**
- (c) automobile rental establishments are permitted with a capacity of up to 100 cars.

[Theatres shall comply with the waiting space requirements set forth in Section 32-17]

For *developments* and *enlargements* located in sub-Zone A-4, the City Planning Commission may, upon application, authorize modification of supplementary *use* regulations of Section 32-422 (Location of floors occupied by non-residential uses) provided the following findings are made:

- a) that the non-*residential* uses are located in a portion of the *mixed building* which has separate access to the outside with no opening of any kind to the *residential* portion of the *building* at any *story*; and
- b) that the non-*residential* uses are not located directly over any *dwelling* unit in a *story* below.
- c) That the modifications shall not adversely effect the *residential* character of the area.

84-121

Special permit uses

The following *uses* are permitted only by special permit of the City Planning Commission and the Board of Estimate: [pursuant to the applicable provisions of Article VII, Chapter 4]

Electrical or gas utility sub-stations, open or enclosed pursuant to Section 74-61 [Public utility stations for oil or gas metering or regulating]

[Telephone exchanges or other communications equipment structures]

Public parking [Park] garages [or parking lots] as provided for C5 zones pursuant to Section 74-52.

As a condition precedent to the granting of such special permit, the City Planning Commission shall make a finding that such *use* is located so as to minimize adverse effects on existing or future development in nearby areas or on the use or enjoyment of the *esplanade* or other public facilities.

The following *uses* are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility sub-stations, open or enclosed pursuant to Section 73-14

Public utility stations for oil or gas metering or regulating pursuant to Section 73-15

Telephone exchanges or other communications equipment structures pursuant to Section 73-14

Physical Culture Establishments in sub-Zone A-4 only, pursuant to Section 73-36. However, Physical Culture or Health Establishments located below the level of the first story ceiling shall not be permitted to front on the *esplanade*.

84-122

Uses not permitted

The following uses shall not be permitted:

A. TRANSIENT ACCOMMODATIONS

[Hotels, transient]

Motels or tourist cabins or boatels

B. RETAIL OR SERVICE ESTABLISHMENTS

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors establishments

Exterminators

Funeral Establishments

Lumber stores

Monument sales establishments

Moving or storage offices

Pawn shops

Printing establishments

Refreshment stands, drive-in

Sign painting shops

Taxidermist shops

Trade embalmers

Upholstering shops

Window cleaning contractors establishments, including floor waxing and other similar building maintenance services

C. WHOLESALE ESTABLISHMENTS

Wholesale establishments

D. AUTOMOBILE SERVICE ESTABLISHMENTS

Automobile service stations

Automobile glass and mirror shops

Automobile seat cover or convertible top establishments

Tire sales establishments

E. PUBLIC SERVICE ESTABLISHMENTS

Prisons

84-123

Uses along esplanade

Except as set forth in this Section and in Section 84-12, *uses* fronting on the *esplanade* shall be limited to the *uses* listed in Use Groups 2, 3, and 4 as set forth in Section 22-12 except that in the areas indicated as retail overlay in the Zone A District Plan in Appendix 2.3 [2.4] in the lowest *story*, other than a *basement*, in any *development* the following additional *uses* shall be permitted:

Eating or drinking [places] establishments, as listed in Use Group 6A, set forth in Section 32-15, **provided that they be located in the lowest *story* other than a *basement*. However, in sub-Zone A-7 such *uses* may be at any *story* provided that such *uses* are located below any *story* containing *dwelling units*.**

84-124

Interim uses

On application to and with the permission of the Battery Park City Authority, any open *use* listed in Use Groups 1 through 16, as set forth in Sections 32-11 through 32-25, is permitted if such *use* is an interim *use* which will not obstruct, interfere with, or be incompatible with the general purposes and overall development of the *Special Battery Park City District*, and if such *use* is not prohibited by the Settlement Agreement dated June 6, 1980 between the City of New York, the State of New York and various agencies and instrumentalities thereof. The Authority may prescribe appropriate conditions and safeguards in order to minimize adverse effects on surrounding land *uses*.

84-13

Mandatory Arcades

Any *development* located on a *zoning lot* upon which the Zone A District Plan in Appendix 2.4 [2.5] requires an *arcade* shall contain an *arcade* as defined in Section 12-10, and:

(a) the *arcade* shall extend the full length of the *zoning lot* along the indicated *street lines* or other lines, except where otherwise indicated in the Zone A District Plan; and

(b) the minimum unobstructed depth of the *arcade* shall be 12 feet, and the minimum height of the *arcade* shall be 20 feet above *curb level*.

84-20 MODIFICATIONS OF BULK REQUIREMENTS IN ZONE A

Residential and *community facility* bulk regulations otherwise applicable in R10 Districts are modified in Zone A of the *Special Battery Park City District* to the extent set forth in this Section and Sections 84-21 through 84-23.

The height and setback regulations otherwise applicable in R10 Districts are superseded by the regulations set forth in Sections 84-21, 84-22, and 84-23.

The provisions of Section 23-533 (Required Rear Yard Equivalents), Section 24-11 (Maximum Floor Area Ratio and Percent of Lot Coverage), Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments), and Article VII, Chapter 9 (Special Regulations Applying to Large Scale Community Facility Development) are not applicable.

The provisions of Section 23-70 (Minimum Distance Between Buildings) may be modified by the Battery Park City Authority. Prior to the granting of any such modification, the Authority shall make the following findings:

(a) that such modification will aid in achieving the general purpose and intent of the *Special Battery Park City District* as set forth in Section 84-01;

(b) that such modification will not unduly increase the *bulk* of *buildings*, the density of population, or the intensity of use on any *zoning lot* to the detriment of the occupants of *buildings* on such *zoning lot* or *nearby zoning lots*;

(c) that such modification will not adversely affect the *buildings*, on the *zoning lot* by restricting access to light and air; and

(d) that if an open area is provided at any level, between two *buildings*, it shall have a width of not less than eight feet.

84-21**Floor Area Regulations**

Notwithstanding any other provisions of this Resolution, the permitted *floor area ratio* for any *development* or *enlargement* on a *zoning lot* in sub-Zones A-1 and A-5 shall not exceed 12.0 and in sub-Zones A-2, [and] A-3 and A-6 shall not exceed 8.0. **In sub-Zone A-7 the permitted floor area ratio shall not exceed 10.**

The *bulk* of any *development* or *enlargement* on a *zoning lot* in Sub-Zone A-2 is further limited by the height regulations set forth in Section 84-23 (Limited Height of Buildings).

The *floor area* bonus provisions with respect to R10 Districts shall not apply.

The provisions of Sections 23-22 (Required Lot Area per Dwelling Unit, Lot Area per Room, or Floor Area per Room) shall not apply. For every 300 square feet of *gross residential floor area* provided within any *building*, there shall be no more than one *room*. The minimum *floor area* contained within any *dwelling unit* shall not be less than 550 square feet.

84-22**Required Building Walls**

Where the Zone A District Plan in Appendix 2.1 or Appendix 3.1 shows a requirement for a *development* to be built to a *mandatory front building wall line*, any such *development* except for sub-zone A-7 if used as a *community facility*, shall have a *mandatory front building wall* coincident with and constructed along such *mandatory front building wall line*, which shall rise without setback for a height above *curb level* not less nor more than the amount specified below:

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

(b) With respect to any 110-135 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1, and Appendix 3.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*. **For the parcels fronting on North End Avenue between Murray Street and Park Place West, a setback shall be provided between the 60'-85' height to a depth of 20'.**

(c) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraph (a) or paragraph (b) of this Section and not more than 400 feet, except that for any *development* south of First Place and

east of Battery Place, with a mandatory front *building* wall, the area of which below the level of the second *story* ceiling occupies 100 percent of the frontage along its *mandatory front building wall line*, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.

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

(e) With respect to any 110-135 foot *mandatory front building wall line* shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet.

(f) With respect to any 150-220 foot *mandatory front building wall line* shown in Appendix 3.1, a height of not less than 150 feet nor more than 220 feet; except that the height may not exceed 150 feet for more than 120 feet or 75 percent of the length of a *building's* western property line, whichever is less.

(g) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 3.2 a height of not less than the otherwise applicable amount set forth in Paragraphs e or f of this Section and not more than the height shown in Appendix 3.1 and 3.2.

Subject to the provisions of Section 84-224 (Front Wall Recesses), the mandatory front *building* wall requirements set forth above shall also apply to all *development* along all *street lines* within 50 feet of their intersection with any *mandatory front building wall line*. For the next twenty feet along the *street line*, the mandatory front *building* wall requirements are optional. The height limit of eighty-five feet shall apply along *street lines* or *developments* not subject to the mandatory front *building* wall requirements.

84-221

Front Wall Recesses

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

84-23

Limited Height of Buildings

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

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

(b) Portions of a *building* required to have an exterior wall coincident with a 150-220 foot *mandatory front building wall line*, as provided in Section 84-22 (Required Building Walls), may be built to a height of up to 220 feet above *curb level*.

(c)[b]On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, a *building* may be built to a height of up to 400 feet or above 320 feet above *curb level*. If sub-zone A-7 is used for a *community facility*, any portion of the *zoning lot* may be built to a height of 135 feet above *curb level*.

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

(1) In the *Battery Park City Special District*, the following shall not be considered permitted obstructions and may thus penetrate a maximum height limit:

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

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

iii) Flagpoles and aerials.

iv) Parapet walls not more than four feet high.

v) Wire, chain link or other transparent fences.

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

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

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

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

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

(e) In special height locations in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, no portion of a *building*, including permitted obstructions, shall exceed a height of 450 feet above curb level, except that for any parcel located entirely to the west of North End Avenue and north of Vesey Street, no portion of a *building*, including permitted obstructions, shall exceed a height of 400 feet above curb level.

(f) For the parcel located in sub-Zone A-7, the maximum height of any *building* shall be limited to 140 feet above curb level except that for a portion of the parcel equal to 120 feet in length and measured parallel to North End Avenue, the *building* may rise to 320 feet.

84-30 ZONE A PARKING REGULATIONS AND CURB CUTS

84-31

Accessory Off-Street Parking Spaces

Accessory off-street parking spaces may be provided only for *residential uses* subject to the provisions of this Section [and the applicable provision of Section 25-41 (Purpose of Spaces and Rental to Non-Residents).] **The ownership requirement for *accessory* off-street parking is satisfied by an interest commensurate with the interest of the principal use.** Such *accessory* parking spaces shall be completely enclosed. [and covered and, if above grade level, may be located only in the locations indicated in the Zone A District Plan in Appendix 2.5 [2.6]. No *accessory* off-site parking shall be permitted and] No portion of any *accessory* parking facility may be constructed at a height of more than 23 feet above *curb level*. Except as otherwise provided in this section no *accessory* off-site parking shall be permitted.

Parking facilities *accessory* to *residential uses* on a *zoning lot* shall contain no more than 200 off-street parking spaces or a number of spaces equal to 20 percent of the number of *dwelling units* on such *zoning lot*, whichever is less. The size in square feet of an *accessory [group] off street* parking facility, exclusive of entrance and exit ramps, shall not exceed 200 times the number of parking spaces provided.

Accessory parking facilities shall be constructed so that no exhaust vents open onto any *street* or park or onto the *esplanade* and so that no portion of the facility, other than entrances and exits, is visible from adjoining *zoning lots*, *streets*, or parks or the *Esplanade*.

The City Planning Commission may, upon application, authorize permitted *accessory* off-street parking spaces to be located anywhere within Zone A without regard for *zoning lot* lines, provided that the Commission shall make the following findings:

(a) that the *accessory* off-street parking spaces and required curb cuts are located within sub-zones A-1, A-2 or A-3 for *zoning lots* within sub-zones A-1, A-2 or A-3 or within sub-zones A-5 or A-6 for *zoning lots* in sub-zones A-5 or A-6, as indicated in Appendix 1, 2.5 and 2.6 of the *Battery Park City Special District*;

(b) that such *accessory* off-street parking spaces will be conveniently located in relation to the *residential buildings* to which such off-street spaces are *accessory*, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the *zoning lot* occupied by the *residences* to which they are *accessory*.

(c) that such location of *accessory* off-street parking spaces will permit better site planning;

(d) that the *accessory* off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement; and

(e) that the *accessory* off-street parking facility is located so as to draw a minimum of additional vehicular traffic to and through local *residential streets*.

Whenever off-street parking spaces are authorized to be located without regard to zoning *lot lines* in accordance with the provisions of this Section, the number of spaces generated by each *building* shall be recorded in that *building's* Certificate of Occupancy (Temporary and Permanent). In addition, any Certificate of Occupancy for the *accessory* off-street parking facility shall state the number of parking spaces authorized to be relocated from each *zoning lot*.

84-33

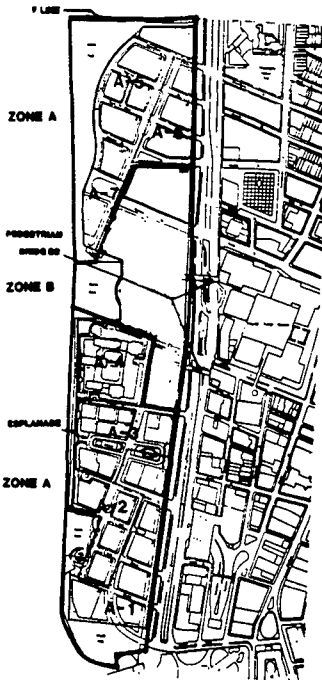
Location of Curb Cuts

Curb cuts are permitted only in the areas or locations indicated in the Zone A District Plan in Appendix 2.6 [2.7] and Appendix 3.5 [3.6]. The aggregate width of all curb cuts provided for any *development* shall not exceed 20 feet except that in sub-zone A-7, if used as a *community facility*, the aggregate width of all curb cuts shall not exceed 50 feet.

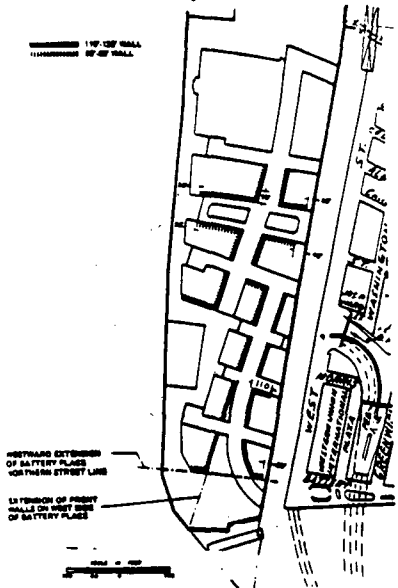
Resolution for adoption scheduling December 10, 1986 for a public hearing.

SPECIAL PURPOSE DISTRICT

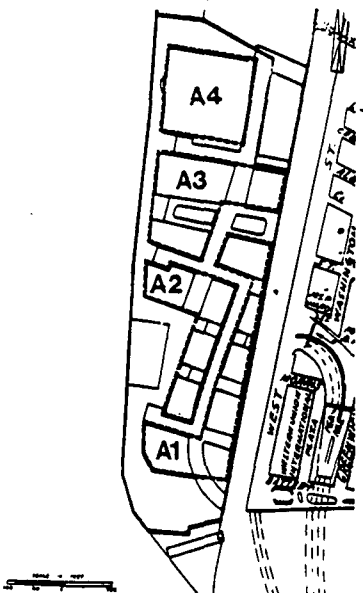
Appendix 1
Special Battery Park City District Plan



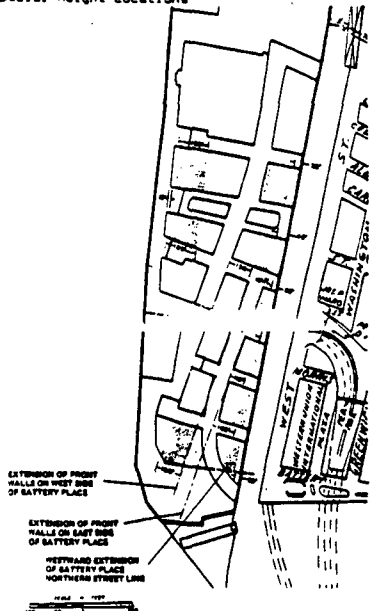
Appendix 2.1
Special Battery Park City District
Mandatory Front Building Walls



Appendix 2
Special Battery Park City District
Zone A South Residential Neighborhood



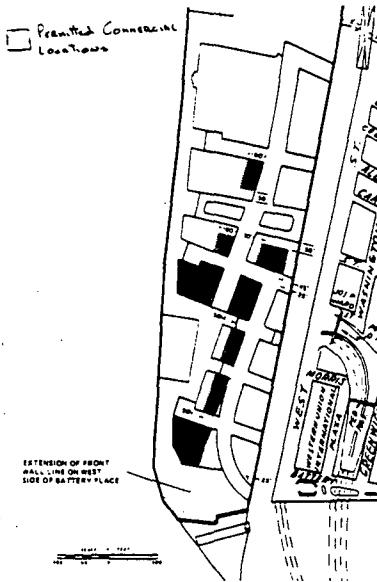
Appendix 2.2
Special Battery Park City District
Special Height Locations



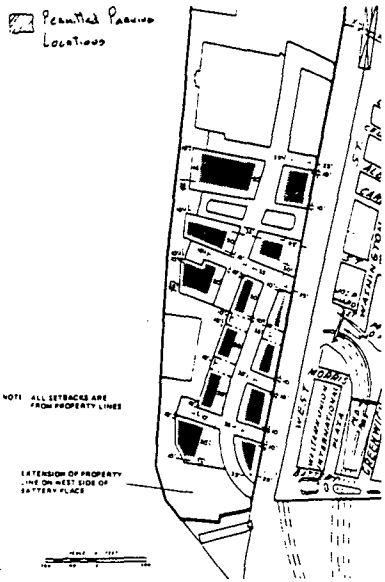
SPECIAL PURPOSE DISTRICT

Special Battery Park City District

Appendix C.3
Special Battery Park City District
Permitted Commercial Locations

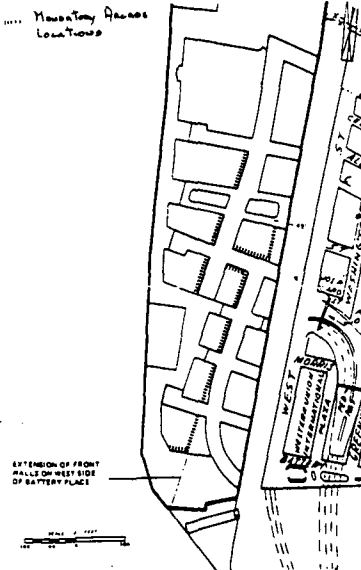


Appendix C.5
Special Battery Park City District
Permitted Parking Locations

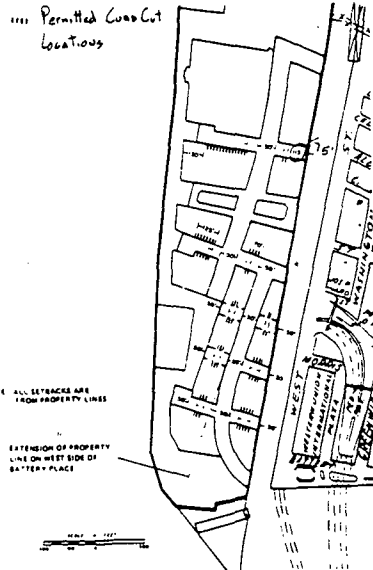


NOTE: ALL SETBACKS ARE FROM PROPERTY LINES

Appendix C.4
Special Battery Park City District
Mandatory Arcades



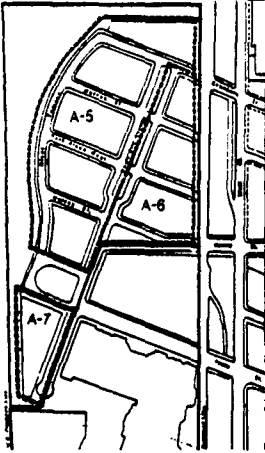
Appendix C.6
Special Battery Park City District
Permitted Curb Cut Locations



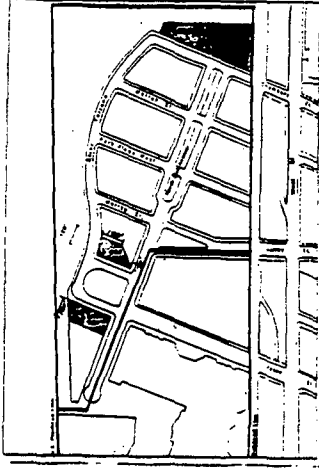
NOTE: ALL SETBACKS ARE FROM PROPERTY LINES

SPECIAL PURPOSE DISTRICT

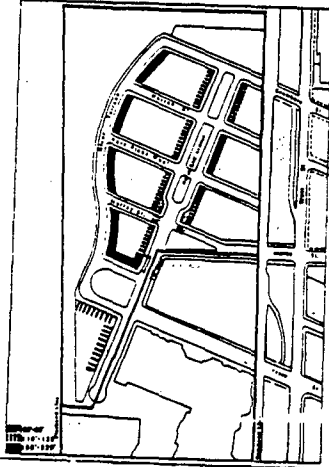
Appendix 3
Special Battery Park City District
Zone A North Residential Neighborhood



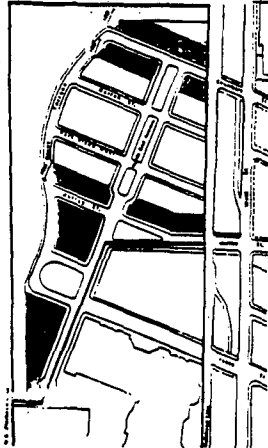
3.2 Special Height Locations



3.1 Mandatory Front Building Walls



Appendix 3.3
Special Battery Park City District
Permitted Commercial Locations

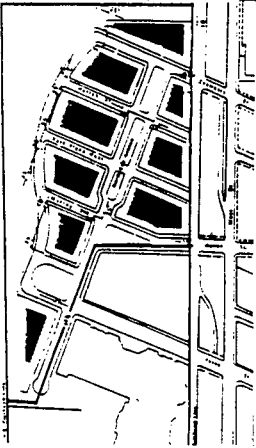


C 87004 ZRM

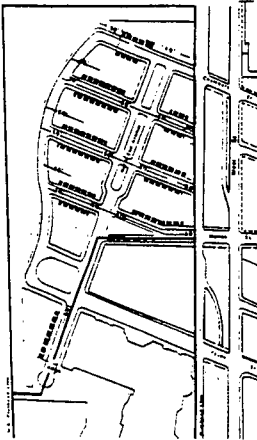
Special Battery Park
City District

SPECIAL PURPOSE DISTRICT

HOODS... 1:4
Special Battery Park City District
Parking Setbacks



HOODS... 1:5
Special Battery Park City District
LIFT OUT LOCATIONS



NOTICE

On December 10, 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 proposal for residential, commercial and community facility development in Lower Manhattan, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Review Act (CEQR).

This hearing will remain open for ten days to receive comments relating to the Draft Environmental Impact Statement.

II REPORTS

BOROUGH OF THE BRONX

Nos. 39 and 40

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

No. 39

CD 1

C 870072 HAX

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. On October 29, 1986, Cal. No. 40 the hearing was closed.)

For consideration.

No. 40**CD 1****C 870073 HLX**

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. On October 29, 1986, Cal. No. 41 the hearing was closed.)

For consideration.

No. 41**CD 7****C 870123 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** 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.

(On October 1, 1986, Cal. No. 79, the Commission scheduled October 29, 1986 for a public hearing. On October 29, 1986, Cal. No. 48, the hearing was closed.)

For consideration.

Nos. 42 and 43

(Actions related to development of transitional housing for 124 homeless families.)

No. 42

CD 1

C 870070 HAX

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. On October 29, 1986, Cal. No. 38, the hearing was closed.)

For consideration.

 No. 43

CD 5

C 870071 HLX

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. On October 29, 1986, Cal. No. 39, the hearing was closed.)

For consideration.

No. 44

CD 5

C 870125 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, 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. On October 29, 1986, Cal. No. 47 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 45

CD 12

C 860335 GFM

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. On October 29, 1986, Cal. No. 14 the hearing was closed.)

For consideration.

No. 46

CD 11

C 870109 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**, 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. On October 29, 1986, Cal. No. 20 the hearing was closed.)

For consideration.

No. 47

CD 11

C 870110 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**, 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. On October 29, 1986, Cal. No. 21 the hearing was closed.)

For consideration.

 No. 48

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. On October 29, 1986, Cal. No. 22 the hearing was closed.)

For consideration.

No. 49

CD 3

C 870102 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**, 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. On October 29, 1986, Cal. No. 15, the hearing was closed.)

For consideration.

No. 50

CD 3

C 870104 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**, 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 3 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. On October 29, 1986, Cal. No. 16, the hearing was closed.)

For consideration.

No. 51

CD 3

C 870105 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**, 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. On October 29, 1986, Cal. No. 17, the hearing was closed.)

For consideration.

No. 52

CD 7

C 870107 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**, 11 West 107th Street, located on the northerly side of West 107th Street, between Manhattan Avenue and Central Park West (Block 1843, Lot 25).

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. 27, the Commission scheduled October 29, 1986 for a public hearing. On October 29, 1986, Cal. No. 18, the hearing was closed.)

For consideration.

No. 53

CD 7

C 870108 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**, 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. On October 29, 1986, Cal. No. 19, the hearing was closed.)

For consideration.

No. 54

CD 11

C 870122 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**, 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. On October 29, 1986, Cal. No. 29, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 55 and 56

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

No. 55

CD 8

C 851030 ZMQ

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. , the Commission scheduled October 29, 1986 for a public hearing. On October 29, 1986, Cal. No. 10, the hearing was closed.)

For consideration.

No. 56

CD 8

C 851031 ZSQ

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. On October 29, 1986, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 57 and 58

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

No. 57

CD 3

C 860585 PSR

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. On October 29, 1986, Cal. No. 35 the hearing was closed.)

For consideration.

No. 58

CD 3

C 860586 ZSR

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. On October 29, 1986, Cal. No. 36 the hearing was closed.)

For consideration.

 No. 59

CD 8

C 870075 HLK

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. On October 29, 1986, Cal. No. 5 the hearing was closed.)

For consideration.

CD 12, 13

C 850616 MMK

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. On October 29, 1986 Cal. No. 6 the hearing was closed.)

For consideration.
