

SPECIAL MEETING OF Tues. December 30, 1986 TIME: 10:02 A.M.

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 860559	MMQ		<i>Jan. Rept. Adopted</i>	Rego Park Mall	
2	C 860560	ZMQ		" " "	" " "	
3	<i>N</i> 860561	ZRQ		" " "	" " "	
4	C 860562	ZSQ		" " "	" " "	
5	C 860255	PPQ		" " "	C.O.P	
6	C 870254	PPM		" " "	C.O.P	
7	C 870253	PPM		" " "	C.O.P	
8	C 870280-	281	PPR	" " "	C.O.P	
9						
10						
11						
12						
13						
14					PRESENT	
15					Chairman <i>Sturz</i>	
16					" <i>Giuliano</i>	
17					" <i>Motley</i>	
18					" <i>Scannell</i>	
19					" <i>Schindler</i>	
20						
21					ADJ. AT: 10:03 A.M.	
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						

SPECIAL MEETING OF THE CITY PLANNING COMMISSION
Held in the 15th Floor Conference Room at
2 Lafayette Street, New York, New York on
Tuesday, December 30, 1986 at 10:02 a.m.

R E P O R T S

Borough of Queens

(Amendments to the City Map, the Zoning Map, Zoning Resolution and the grant of a special permit to allow for the proposed Rego Park Mall)

No. 1

CD 6

C 860559 MMQ

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

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

The elimination, discontinuance and closing of two volumes of air space of 62nd Drive between Junction Boulevard and 97th Street to provide for a pedestrian bridge and a vehicular bridge, the widening of 62nd Drive between Junction Boulevard and 97th Street to improve traffic circulation, along with the modification of various delineated easements, in accordance with Map No. 4822, dated August 6, 1986, and signed by the Borough President.

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

(On October 1, 1986, Cal. No. 90, the Commission scheduled November 12, 1986 for a public hearing. The November 12, 1986 meeting was cancelled and this item was rescheduled for public hearing on November 26, 1986. On November 26, 1986, Cal. No. 48 the hearing was closed. On December 22, 1986, Cal. No. 5 the item was laid over) For consideration.

No. 2

CD 6

C 860560 ZMQ

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

(On October 12, 1986 Cal. No. 91, the Commission scheduled November 12, 1986 for a public hearing. The November 12, 1986 meeting was cancelled and this item was rescheduled for public hearing on November 26, 1986. On November 26, 1986, Cal. No. 49 the hearing was closed. On December 22, 1986, Cal. No. 6, the item was laid over) For consideration.

CD 6

N 860561 ZRQ

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

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

11-12 Establishment of Districts

* * *

C4-2[A]F General Commercial District

* * *

11-20 Interpretation of Provisions

* * *

11-25 District Designations Appended With Letter Suffixes

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

* * *

33-432

In other Commercial Districts

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

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

* * *

33-442

In other Commercial Districts

* * *

ALTERNATE REQUIRED FRONT SETBACKS

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

34-112

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

* * *

APPLICABLE RESIDENCE DISTRICT

* * *

R8 C4-2[A]F

* * *

35-23

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

* * *

APPLICABLE RESIDENCE DISTRICT

* * *

R8 C4-2[A]F

35-412

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

* * *

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

Commercial use	Community facility use
----------------	------------------------

* * *

17 15 C4-2[A]F

74-93

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

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

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

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

(c) modification of the applicable district regulations pertaining to *yards*, spacing between *buildings*, height and setback regulations in order to achieve good design objectives and to permit adequate access of light and air to surrounding *streets* and properties;

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

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

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

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

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

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

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

(i) [the air space building] each bridge over the *street* bed utilizes only unused *floor area* from an adjoining *zoning lot* within the *development* or *enlargement* and that no *floor area* credit is generated from the demapped air space;

(ii) [the air space building] each bridge adjoins *zoning lots* which are wholly within the *development* or *enlargement*;

(iii) the *curb levels* of the adjoining *zoning lots* are not affected by the closing and demapping of such air space;

(iv) all *street* frontages of the *zoning lots* under [the air space building] each bridge are provided with [fenestration or natural lighting along a substantial portion of such frontages] satisfactory lighting; and

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

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

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

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

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

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

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

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

(i) [the air space building] each bridge over the street bed utilizes only unused floor area from an adjoining zoning lot within the development or enlargement and that no floor area credit is generated from the demapped air space;

(ii) [the air space building] each bridge adjoins zoning lots which are wholly within the development or enlargement;

(iii) the curb levels of the adjoining zoning lots are not affected by the closing and demapping of such air space;

(iv) all street frontages of the zoning lots under [the air space building] each bridge are provided with [fenestration or natural lighting along a substantial portion of such frontages] satisfactory lighting; and

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

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

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

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

(On October 1, 1986, Cal. No. 92, the Commission scheduled November 12, 1986 for a public hearing. The November 12, 1986 meeting was cancelled and this item was rescheduled for public hearing on November 26, 1986. On November 26, 1986, Cal. No. 50 the hearing was closed. On December 22, 1986, Cal. No. 7, the item was laid over

For consideration

No. 4

CD 6

C 860562 ZSQ

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

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

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

Plans for this proposal, to be known as Rego Park Mall, a development of additional retail and office space adjacent to Alexander's existing store in the Rego Park section of Queens, are on file with the City Planning Commission, and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007.

(On October 1, 1986, Cal. No. 93, the Commission scheduled November 12, 1986 for a public hearing. The November 12, 1986 meeting was cancelled and this item was rescheduled for public hearing on November 26, 1986. On November 26, 1986, Cal. No. 51 the hearing was closed. On December 22, 1986, Cal. No. 8, the item was laid over.)

For consideration.

No. 5

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)

(On November 6, 1986, Cal. No. 28, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 32, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 6

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

(On November 6, 1986, Cal. No. 35, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 38, the hearing was closed.)

For consideration.

No. 7

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.

(On November 6, 1986, Cal. No. 34, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 37, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 8

CD 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

(On November 24, 1986, Cal. No. 24, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 25, the hearing was closed.)

For consideration.