

R E P O R T S
BOROUGH OF STATEN ISLAND
No. 36

S.I./3

N860466RAR

IN THE MATTER of an application pursuant to Sections 107-64, 107-65, 107-08, and 107-123 from DiFlore, Giacobbe and Associates on behalf of the Ramy Corporation for granting authorizations for Removal of Trees and Modification of Topography and for Certification for Subdivision and Public School Seats at 181, 189 Nippon Avenue, 154, 164, 206 Ramona Avenue, 525, 529, 537, 545, 549, 553, 557, 561 Lamont Avenue, Block 6312, Lots #18, 23, 45, 47, 51, 55, 57, 59, 61, 63, 68, 71 and 73 in order to construct 13 two family detached dwellings.

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

For consideration disposition: Authorization Approved.

No. 37

S.I./3

N860087RAR

IN THE MATTER of an application pursuant to Sections 107-65, and 107-68 of the Zoning Resolutions from Westerleigh Savings F.S.L.A. for granting authorization for modification of topography and modification of group parking at 4523 Amboy Road, Block 5585, Lot 62 in order to construct an extension to the existing Bank building and an additional parking lot.

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

For consideration disposition: Authorization Approved.

No. 38

S.I./3

N861212RAR

IN THE MATTER of an application pursuant to Sections 107-64, 107-65, 107-08 and 107-123 of the Zoning Resolution from Guido Passarelli for granting authorizations for Removal of Trees and Modification of Topography and Certification for Subdivision and Public School Seats at 291 Woodvale Avenue and 220, 215, 210, 200, 195, 190, 180, 170, 160 Vail Avenue, Borough of Staten Island, Block 6749, Lot #1, Block 6744, Lots #180, 175, 100, 97, 93, 90, 87, 85, 42 in order to construct 9 one family homes.

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

For consideration disposition: Authorization Approved.

No. 39

CB 8

N870042ZAX

In the matter of an application pursuant to Section 105-423 of the Zoning Resolution from Mr. and Mrs. Bernard Weiner granting authorization for the removal of one tree at 665 West 248th Street, Borough of the Bronx, Block 5937 Lot 115.

Plans for the proposed development are on file and may be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, Bronx, New York 10458.

For consideration disposition: Authorization Approved.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

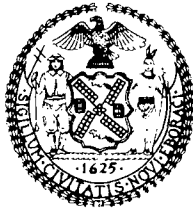
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, January 14, 1987

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



Edward I. Koch, Mayor

City of New York

[No. 1]

Prepared by Lory R. Alcalá, Calendar Officer

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

CITY PLANNING COMMISSION

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

SALVATORE C. GAGLIARDO

R. SUSAN MOTLEY,

DANIEL T. SCANNELL,

DENISE M. SCHEINBERG, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, January 14, 1987

Calendar No. 1

I. Roll Call; approval of minutes	1
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II. Public Hearings	4
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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 January 28, 1987, in City Hall, Room 16, Manhattan, at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No.: _____

Borough _____ Identification No.: _____

CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, January 14, 1987

APPROVAL OF MINUTES OF Regular Meeting of December 10, and Special Meeting of December 22, 1986 and December 30, 1986

I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JANUARY 28, 1987 STARTING AT 10 A.M. IN CITY HALL, MANHATTAN

BOROUGH OF THE BRONX

Nos. 1 and 2

(Disposition of City-owned property and lease of property to facilitate the expansion of a transitional family residence.)

No. 1

CD 2

C 870345 HAX

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

Approval of three separate matters is requested:

1) The designation of the following properties as an Urban Development Action Area:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
2720	52	760 Fox Street
	53	762
2707	78	763

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.

This project involves the expansion of the existing Ruth Fernandez Transitional Family Residence.

Resolution for adoption scheduling January 28, 1987 for a public hearing.

No. 2

CD 2

C 870346 HLX

IN THE MATTER OF an application for the lease of property pursuant to Section 197-c of the New York City Charter.

The property to be leased comprises 760, 762 and 763 Fox Street (block 2720 lots 52 and 53, and block 2707 lot 78 respectively). Upon completion of the rehabilitation of these properties for use as an expansion of the Ruth Fernandez Family Transitional Family Residence, and the issuance of a Certificate of Occupancy, the Human Resources Administration will initiate a 17 year lease with the owner/sponsor of the building.

Resolution for adoption scheduling January 28, 1987 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 3

CD 3

C 840699 PNR

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.

**TYPE OF ACTION
PROPOSED**

BLOCK	LOT	LOCATION	TYPE OF ACTION PROPOSED
7991	3 and 100 (Part Of)	Interior Lot near the intersection of Arthur Kill Road and Barnard Avenue	Release of City's interest in lands now or formerly under the water of Arthur Kill to the upland owner (Richmond Industrial Associates).

Resolution for adoption scheduling January 28, 1987 for a public hearing.

BOROUGH OF QUEENS

No. 4

CD 6

C 850359 ZMQ

IN THE MATTER OF an application submitted by the Forest Hills Lakeview Estates pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No 14A, changing from an R1-2 district to an R6 district property bounded by the Grand Central Parkway Extension, 72nd Road, 112th Street, a line 100 feet northwest of 72nd Road and the centerline prolongation of 72nd Avenue, to **facilitate the construction of a condominium development**, as shown on a diagram dated November 10, 1986.

Resolution for adoption scheduling January 28, 1987 for a public hearing.

II. PUBLIC HEARINGS**BOROUGH OF THE BRONX**

No. 5

CD 12

C 850960 ZMX

PUBLIC HEARING

IN THE MATTER OF an application by Frank Klein, pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 4a, establishing within an existing R4 District, a C2-1 District bounded by Grace Avenue, Bartow Avenue, a line midway between Grace Avenue and Ely Avenue, and a line 100 feet south of Arnow Avenue to facilitate the construction of a motel, as shown on a diagram dated October 20, 1986.

(On December 10, 1986, Cal. No. 2, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 6

CD 7

C 870159 ZMK

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Brooklyn Office of the Department of City Planning pursuant to Section 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section 16d, changing from an R6 District to an R5 District property generally bounded by a line 100 feet west of and parallel to Park Circle, a line 100 feet north of Ocean Parkway, the westerly prolongation of said line, East 5th Street, Vanderbilt Street, Prospect Avenue, the southerly prolongation of the center line of Horace Court, the center line of Horace Court, the northerly prolongation of the center line of Horace Court, 16th Street, a line 100 feet east of Prospect Park West, a line 100 feet east of and parallel to Bartel Pritchard Square, and a line 100 feet south of and then west of Prospect

Park Southwest, to bring the zoning more in line with the existing built form, as shown on a diagram dated October 6, 1986.

(On December 10, 1986, Cal. No. 3, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 16

C 860185 MMK

PUBLIC HEARING

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving:

- a) The varying widening of 70-foot-wide Hopkinson Avenue on its easterly side from a width of 70 feet at a point approximately 60 feet northerly of East New York Avenue to a width of approximately 95 feet at East New York Avenue; and
- b) A change in the legal grades of East New York Avenue between Park Place and Sterling Place and of Hopkinson Avenue between Pitkin Avenue and Eastern Parkway

to facilitate the realignment of Hopkinson Avenue at East New York Avenue and the improvement of these streets to existing or near existing grades, in accordance with Map. No. X-2375, dated May 9, 1986, and signed by the Borough President. This map was referred by the Board of Estimate on June 17, 1986 (Cal. No. 453).

(On December 10, 1986, Cal. No. 4, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 8 and 9

(Grant of ten (10) year renewal of revocable consents.)

No. 8

CD 2

C 860889 GFK

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Watchtower Bible and Tract Society pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year renewal of revocable consent** to continue to maintain and use a bridge across Prospect Street between Adams Street and Pearl Street, which serves as a passageway for employees and facilitates the transfer of publications and materials between buildings.

(On December 10, 1986, Cal. No. 5, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 2

C 860890 GFK

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Watchtower Bible and Tract Society pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year renewal of revocable consent** to continue to maintain and use a bridge across Prospect Street between Pearl Street and Jay Street, which serves as a passageway for employees and facilitates the transfer of publications and materials between buildings.

(On December 10, 1986, Cal. No. 6, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 1

C 870265 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of three (3) City-owned properties.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3088	26,27,28,29	N/S Siegal St., 150 Ft. W/O Graham Avenue
3088	32	N/S Siegal St., 75 Ft. E/O Manhattan Avenue
3088	34	N/S Siegal St., 25 Ft. E/O Manhattan Avenue

(On December 10, 1986, Cal. No. 7, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

 No. 11

CD 4,5,7

C 870267-269 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of twenty-four (24) City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870267PPK	4	9
870268PPK	5	15
870269PPK	7	1

(On December 10, 1986, Cal. No. 8, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 13, 14, 16

C 870275-277 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of ten (10) City-owned properties.

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870275PPK	13	7019	14,15,16	2814-18 West 19th Street
"	"	7058	5,6	2116-18 Mermaid Avenue
"	"	7058	8,9,10,11	2104-12 Mermaid Avenue
"	"	7059	2,3,4,5,6	2116-26 Mermaid Avenue
"	"	7059	8,9,10	2008-12 Mermaid Avenue
"	"	7059	12	2002 Mermaid Avenue
870276PPK	14	5166	51	2203 Clarendon Road
870277PPK	16	1461	26	1710 St. Marks Avenue
"	"	3526	325	446 Mother Gaston Blvd.
"	"	3532	24	48 Sutter Avenue

(On December 10, 1986, Cal. No. 9, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 18

C 870279 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one City-owned property located at 1373 East 95th Street (Block 8241, Lot 20).

(On December 10, 1986, Cal. No. 10, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1, 2

C 870324 PPK

PUBLIC HEARING

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

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870324PPK	1	2269	41	53 Bartlett Street

(On December 10, 1986, Cal. No. 11, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 5

C 870327 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of five (5) City-owned properties.**

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3753	39	605 Sutter Avenue
4198	11	1056 Liberty Avenue
4208	46	2579 Pitkin Avenue
4230	17	2664 Pitkin Avenue
4303	31	752 Miller Avenue

(On December 10, 1986, Cal. No. 12, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 18

C 870252 PPK

PUBLIC HEARING

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>
8218	26	East Side of East 91st Street, 152 Feet South of Avenue J.	Restricted disposition for Cemetery uses only.

(On December 10, 1986, Cal. No. 13, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

 No. 17

CD 13, 17

C 870338-339 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of eight (8) City-owned properties.

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870338PPK	13	6947	243	2621 W. 20th Street
"	"	6947	249	2611 W. 20th Street
"	"	7066	48	3224 Sea Place
870339PPK	17	4630	41	1093 Clarkson Avenue
"	"	4698	17	5024 Church Avenue

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
"	"	4870	19	206 E. 34th Street
"	"	4880	41	4303 Church Avenue
"	"	5128	41	91 Lott Street

(On December 10, 1986, Cal. No. 14, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 18, 19 and 20

(Amendments to the Zoning Map and the City Map and grant of a special permit to facilitate a large scale residential development.)

No. 18

CD 7

C 860294 ZMQ

PUBLIC HEARING

IN THE MATTER OF an application submitted by East Point Developers pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section 7b, changing from an M2-1 District to an R4 District and establishing within the R4 District, a C2-2 District, and establishing within an existing R4 District a C2-2 District on property bounded by 5th Avenue, the easterly line of Hermon A. MacNeil Park and the northern prolongation of the west side line of the former College Place, the U.S. Pierhead line, a line 400 feet easterly of Hermon A. MacNeil Park and the prolongation of the west side line of the former College Place, and a line passing through two points: One on the northerly side of 5th Avenue distant 500 feet easterly of Hermon MacNeil Park, and the other on a line 400 feet easterly of Hermon A MacNeil Park distant 1115' feet southerly of the U.S. Pierhead Line **to facilitate the construction of a large scale development.**

(On December 10, 1986, Cal. No. 15, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 7

C 860295 ZSQ

PUBLIC HEARING

IN THE MATTER OF an application submitted by East Point Developers pursuant to Sections 197-c and 200 of the New York City Charter and Sections 78-34, 78-351, 78-352 and 78-313(f) of the Zoning Resolution for the **grant of a special permit** involving a large scale residential development on property located on the north side of Fifth Avenue, east of College Place (Block 3916, Lots 1, 8, 12, 18).

(On December 10, 1986, Cal. No. 16, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 7

C 860296 MMQ

PUBLIC HEARING

IN THE MATTER OF an application submitted by East Point Developers pursuant to Sections 197-c and 199 of the New York City Charter for **amendment of the City Map** involving the elimination, discontinuance and closing of a portion of College Place, between Fifth Avenue and a line approximately 150 feet of north of Fifth Avenue.

(On December 10, 1986, Cal. No. 17, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 10, 13

C 870340-341 PPQ

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of three (3) City-owned properties.**

<u>ULURP NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
870340PPQ	10	11647	28	114-44 121 Street
870341PPQ	13	13032	119	218-19 137th Avenue
"	"	13342	11	145-94 179th Street

(On December 10, 1986, Cal. No. 18, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 22

CD 12

C 850651 PSM

PUBLIC HEARING

IN THE MATTER OF an application submitted by the New York City Board of Education pursuant to Section 197-c of the New York City Charter for the **selection of city-owned property** located at 180 Wadsworth Avenue, on the northwest corner of Wadsworth Avenue and West 182nd Street (Block 2164, Lot 32), to **facilitate the conversion of the former 34th Police Precinct building to a Middle School** (grades 5 through 8).

(On December 10, 1986, Cal. No. 19, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 7

C 860886 ZSM

PUBLIC HEARING

IN THE MATTER OF an application submitted by Sherwood 70 Associates 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 special permit** involving a Housing Quality Development for the request of transfer of 25767.6 square feet of floor area and 18 dwelling units from the R8B District to the C4-7A District area in the zoning lot, the modification of rear yard and rear yard equivalents in the R8B District portion of the zoning lot, the application of increased floor area ratio from 10 to 12 and reduced lot area per dwelling unit from 90 to 75 square feet on property located on the northwest corner of Broadway and West 70th Street (Block 1142, Lot 1, 61 and 161).

Plans for this proposed 21 story mixed-use building are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007.

(On December 10, 1986, Cal. No. 20, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

 Nos. 24 and 25

(Proposed amendments to the Zoning Map and the Zoning Resolution for the proposed establishment of a new Special Garment Center District.)

No. 24

CD 4,5

C 870242 ZMM

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 8d, establishing a new Special Garment Center District (GC), bounded by West 40th Street, Seventh Avenue, West 38th Street, Broadway, West 35th Street, Seventh Avenue, a line midway

between West 35th Street, and West 34th Street, Eighth Avenue, West 35th Street, and a line 100 feet east of Ninth Avenue.

(On December 10, 1986, Cal. No. 21, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 4,5

N 870241 ZRM

PUBLIC HEARING

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter for an amendment to the Zoning Resolution for the establishment of a new Special Garment Center District.

Matter in **bold type** is new

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

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

11-12

Establishment of the Special Garment Center District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter I, The *Special Garment Center District* is hereby established.

12-10

Special Garment Center District

The "Special Garment Center District" is a Special Purpose District designated by the letters "GC" in which special regulations set forth in Article XII, Chapter I apply. The *Special Garment Center District* appears on the zoning maps superimposed on other districts, and its regulations supplement or supersede those of the districts on which it is superimposed.

[42-55

Additional Regulations for Signs, Banners and Canopies in Certain Manufacturing Districts

The following provisions apply on *wide streets* within the *Manufacturing District* bounded by Broadway, West 38th Street, Seventh Avenue, West 40th Street, a line

150 feet west of Eighth Avenue, West 35th Street, Eighth Avenue a line midway between West 35th and West 34th Street, Seventh Avenue and West 35th Street.

- (a) No *accessory business* or *advertising sign* shall project across the street line of a wide street more than 18 inches for double or multi-faced *signs* or 12 inches for other *signs*.
- (b) No canopies, marquees, or awnings shall be permitted on the exterior of any *building* with the exception of theatres or hotels.
- (c) Where a permit is issued by the Department of Highways for the temporary display of banners/pennants across a *street* (or sidewalk) such banners/pennants shall be removed after 30 days of the issuance of the permit.
- (d) No banners or pennants shall be permanently displayed from the exterior of any *building* unless the design of such banners or pennants has been approved by the Mayor's Fashion Industry Advisory Council.

For the purpose of this Section, any *signs* including canopies, marquees, awnings, banners or pennants which do not conform to the above regulations may be continued for one year after the effective date of this Section, provided that after expiration of that period such non-conforming *signs*, including canopies, marquees, awnings, banners or pennants shall terminate.]

43-01

Applicability of this Chapter

Special regulations applying only in Special Purposes Districts are set forth in Article VIII, IX, X, XI and XII.

Articles XII, Chapter I, Special Garment Center District

121-00 GENERAL PURPOSES

The "Special Garment Center 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 retain adequate wage and job producing industries within the Garment Center;
- (b) To preserve apparel production and showroom space in designated areas of the Garment Center;
- (c) To limit conversion of manufacturing space to office use in designated areas of the Garment Center;
- (d) To promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

121-01

Definitions

Special Garment Center District (repeated from Section 12-10)

The "Special Garment Center District" is a Special Purpose district designated by the letters "GC" in which special regulations set forth in Article XII, Chapter 1 apply. The *Special Garment Center District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement or supersede those of the districts on which it is superimposed.

121-02

General Provisions

In harmony with the general purposes of the *Special Garment Center District* the signage requirements of this Chapter shall apply to all *developments, enlargements, alterations, extensions, and conversions*. The *use regulations* shall apply to all conversions and *extensions*. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.

121-03

District Plan (Appendix A)

The District Plan (Appendix A) for the *Special Garment Center District* shows the Preservation Area, indicated by a "P". Appendix A is hereby incorporated as an integral part of the provisions of this Chapter.

121-10 PRESERVATION AREA

121-11

Special Use Regulations

121-111

Use Group A

Use Group A lists the *uses* which are permitted in the Preservation Area. Conversion to Use Group A *uses* are exempt from the *floor area* preservation requirements of Section 121-113 (Floor area preservation). In the case of conversion of *floor area* to Use Group 6B *use*, Use Group A *uses* may not be used to satisfy the preservation requirement.

In Use Group 6A:

All *uses*

In Use Group 6C:

All *uses* except loan offices, telegraph offices and travel bureaus.

In Use Group 6D:

All *uses*

In Use Group 9A:

Blueprinting or photostating establishments

Musical instrument repair shops

Printing establishments, limited to 2,500 square feet of *floor area* per establishment for production

Typewriter or other small business machine sales, rentals or repairs.

In Use Group 12B:

All *uses*

Additional uses:

Accessory uses

Automobile rental establishments

Public parking lots and public parking garages, pursuant to the provisions of Article I, Chapter 3 (Comprehensive Off-street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7, and 8 in the Borough of Manhattan).

Wholesale establishments, with a minimum of 15 percent of *accessory storage*

Wholesale showrooms

121-112**Use Group B**

Use Group B lists the *uses* which are permitted in the Preservation Area. Conversion to Use Group B *uses* are exempt from the *floor area* preservation requirements of Section 121-113 (Floor area preservation). In the case of conversion of *floor area* to a Use Group 6B *use*, only Use Group B *uses* may be used to satisfy the *floor area* preservation requirements of Section 121-113 (Floor area preservation).

In Use Group 11A:

Art needle work, hand weaving or tapestries

Books, hand binding or tooling

Ceramic products, custom manufacturing

Clothing custom manufacturing or altering for retail

Hair products, custom manufacturing

Jewelry manufacturing from precious metals

In Use Group 16A:

Household or office equipment or machinery repair shops, such as

refrigerators, washing machines, stoves, deep freezers, or air-conditioning units

Tool, die or pattern making establishments or similar small machine shops

In Use Group 16D:

Packing or crating establishments

Trucking terminals or motor freight stations, limited to 20,000 square feet of lot area per establishment

Warehouses

In Use Group 17B:

All Uses:

Additional Uses:

Accessory uses

121-113

Floor area preservation

In the Preservation Area, the conversion of *floor area* to Use Group 6B use after October 6, 1986 is permitted only by certification of the Chairman of the City Planning Commission that *floor area* has been preserved subject to the provisions of Section 121-115 (Certification and other requirements of preservation and conversion) for *uses* specified in Section 121-112 (Use Group B).

The amount of *floor area* to be preserved shall be equal to the amount of *floor area* converted. Such *floor area* may be preserved in the same *building* or in any other comparable *building* in the Preservation Area, subject to the provisions of Section 121-114 (Comparability).

Floor area may not be preserved on portions of floors. If the *floor area* to be preserved includes a fraction of a floor, the next highest number of full floors must be preserved for a permitted *use* in Use Group B. At the time of conversion, *floor area* to be preserved must either be vacant or occupied by a *use* in Use Group B.

121-114

Comparability

Where the *floor area* to be preserved is not located within the *building* to be converted, such *floor area* must be comparable to *floor area* in the *building* to be converted. Comparability, shown by an affidavit from a professional engineer or a registered architect, licensed under the laws of the State of New York, shall exist where the *floor area* to be preserved meets the following criteria:

- a) Elevators: Load and number

(1) Load

Each elevator shall have a minimum load of 2,000 pounds. The total load of all elevators servicing the *floor area* to be preserved shall be in accordance with the following ratio:

<u>Total Load</u>	Is greater than or equal to 90% of	<u>Total Load</u>
Gross <i>floor area</i> of <i>building</i> to be preserved		Gross <i>floor area</i> of <i>building</i> to be converted

(2) Number

There shall be a minimum of two elevators. The number of elevators servicing the *floor area* to be preserved shall be in accordance with the following ratio:

<u>Number of Elevators</u>	Is greater than or equal to 90% of	<u>Number of Elevators</u>
Gross <i>floor area</i> of <i>building</i> to be preserved		Gross <i>floor area</i> of <i>building</i> to be converted

Notwithstanding the above, where there is only one elevator servicing the *floor area* to be converted, there may be one elevator servicing the *floor area* to be preserved if the following exist:

- (i) the *floor area* to be serviced by the elevator in the *building* to be preserved does not exceed the *floor area* serviced by the elevator in the *building* to be converted by more than 10 percent, and
- (ii) the ratio of the volume of the elevator servicing the *floor area* to be preserved to the *floor area* to be preserved is at least 90 percent of the ratio of the volume of the elevator servicing the *floor area* to be converted to the *floor area* to be converted.

If the number of elevators required pursuant to the above ratio includes a fraction of an elevator, this fraction shall be rounded to the nearest whole number.

(b) Floor Load

The floors shall have a minimum live load capacity of 100 pounds per square foot (100 psf).

(c) Size of Floors

The *floor area* shall be located on floors of not less than 3,000 square feet or 50 percent of the size of the floors in the *building* to be converted, whichever is greater. *Floor area* may not be preserved on portions of floors.

(d) Loading Facilities

The loading facilities shall be at least equal in number to those in the *building* to be converted. In addition, if such *building* has an off-street

loading dock, the *building* containing the *floor area* to be preserved must have such off-street loading facilities.

(e) **Column Spacing**

There shall be a minimum distance between columns of 16 feet, measured on center. In addition, the average distance between columns shall not be less than 90 percent of the average distance between columns in the *building* to be converted.

(f) **Height of Stories**

The stories shall have an average minimum height of ten feet.

121-115

Certification and other requirements of preservation and conversion

- (a) Prior to the issuance of an alteration permit for the conversion of *floor area* to Use Group 6B *use*, the Chairman of the City Planning Commission shall certify compliance with the requirements of Section 121-113 (Floor area preservation) upon proof of a legal commitment to preserve and maintain the required *floor area* for a permitted *use* in Use Group B. Such legal commitment shall be executed by all parties having any interest in the *floor area* to be preserved as shown by a certificate issued by a title insurance company licensed to do business in the State of New York showing all such parties in interest.

A "party in interest" in the tract of land shall include only (W) the fee owner thereof, (X) the holder of any enforceable recorded interest superior to that of the fee owner and which could result in such holder obtaining possession of all or substantially all of such tract of land, (Y) the holder of any enforceable recorded interest in all or substantially all of such tract of land which would be adversely affected by the preservation as required herein, and (z) the holder of any unrecorded interest in all or substantially all of such tract of land which would be superior to and adversely affected by the preservation required herein and which would be disclosed by a physical inspection of the tract of land.

A copy of the legal commitment required herein shall be recorded in the Conveyances Section of the Office of the City Register of New York County upon certification.

- (b) The amount of *floor area* required to be preserved in any *building* pursuant to Section 121-113 (Floor area preservation) shall not be reduced by the existence of a previously issued legal commitment for preservation on a portion of the *floor area* in the *building*.
- (c) If any *floor area* preserved for a *use* in Use Group B pursuant to Section 121-113 is damaged, destroyed or becomes unusable, it shall be repaired or reconstructed only in accordance with the conditions and restrictions set forth

in the certification granted by the City Planning Commission and the legal commitment constituting part of such certification. Failure to comply with any other conditions and restrictions or failure to rebuild such preserved *floor area* set forth above shall constitute a violation of the certification and may constitute a basis for denial or revocation of the building permit or certificate of occupancy issued for the *building* containing preserved *floor area*.

121-12

Regulations for Conversions Commenced Prior to (the Effective Date of This Amendment)

If an alteration permit, building notice or other official approval was issued prior to October 6, 1986 for the conversion of *floor area* to a Use Group 6B *use* such *floor area* shall be exempt from the preservation requirements contained in Sections 121-11 *et. seq.*

All other conversions to Use Group 6B *use* for which an alteration permit, building notice or other official approval was issued on or after October 6, 1986 shall be subject to the preservation requirements contained in Sections 121-11 *et. seq.* notwithstanding when such conversion is completed.

121-13

Conditions for Application of Preservation Area Regulations to Entire Zoning Lot

For purposes of this Chapter, the provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) are hereby made inapplicable. In lieu thereof, *zoning lots* existing on October 6, 1986 divided by the boundary of the Preservation Area as shown in Appendix A shall be subject to the *use* regulations applicable to the district in which more than 50 percent of the *lot area* is located. However, *zoning lots* fronting on a *wide street* shall not be subject to the preservation requirements of this Chapter.

121-20 SIGN REGULATIONS

The following provisions apply on *wide streets* within the *Special Garment Center District*

- (a) No *accessory business* or *advertising sign* shall project across the *street line* of a *wide street* more than 18 inches for double or multi-faced signs or 12 inches for other *signs*.
- (b) No *canopies*, *marquees*, or *awnings* shall be permitted on the exterior of any *building* with the exception of theatres or hotels.
- (c) Where a permit is issued by the Department of Highways for the temporary display of banners/pennants across a *street* (or sidewalk) such

banners/pennants shall be removed after 30 days of the issuance of the permit.

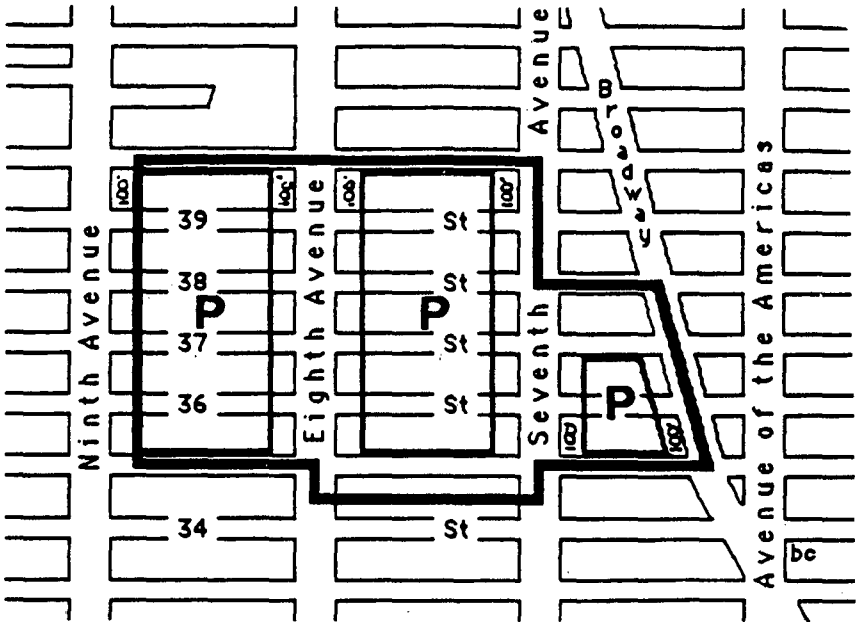
- (d) No banners or pennants shall be permanently displayed from the exterior of any *building* unless the design of such banners or pennants has been approved by the Mayor's Fashion Industry Advisory Council.

For the purpose of this Section, any *signs* including canopies, marquees, awnings, banners or pennants which do not conform to the above regulations may be continued for one year after the effective date of this Section, provided that after expiration of that period such non-conforming *signs*, including canopies, marquees, awnings, banners or pennants shall terminate.

121-03

APPENDIX A:

Special Garment Center District Plan



— Special Garment Center District
P — Preservation Area

(On December 10, 1986, Cal. No. 22, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE**No. 26****CD 1, 2, 3 R; 1, 2 M; 6, 7, 10 K****C 850354 BFY**

IN THE MATTER OF an application by Drummond Bus Service, Inc. located at 58 Stegman Street, Jersey City, N.J. for a **franchise contract to provide commuter service between Staten Island and Downtown Manhattan** along the following route:

Commencing at the intersection of Huguenot Avenue and Hyland Boulevard; thence along Hyland Boulevard to Arden Avenue; thence along Arden Avenue to Arthur Kill Road; thence along Arthur Kill Road to West Shore Expressway (440); thence along West Shore Expressway (440) to the Staten Island Expressway; thence along the Staten Island Expressway to the Verrazano Narrows Bridge; thence over and across the Verrazano Narrows Bridge to the Gowanus Expressway; thence along the Gowanus Expressway to the Brooklyn Battery Tunnel; thence through the Brooklyn Battery Tunnel to the West Side Drive; thence along the West Side Drive to Battery Place; thence along Battery Place to Greenwich Street; thence along Greenwich Street to Trinity Place, to Church Street; thence along Church Street to Canal Street.

Return Route:

Along Canal Street to Broadway; thence along Broadway to Battery Place; thence along Battery Place to West Side Drive; thence along West Side Drive to the Brooklyn Battery Tunnel; thence return over the same streets through Brooklyn and Staten Island as previously described.

(On December 10, 1986, Cal. No. 23, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 1, 2, 3R; 4, 5, 6M

C 850528 BFY

PUBLIC HEARING

IN THE MATTER OF an application by Anna Bus Company, Inc. to provide franchise express bus service between Staten Island and Manhattan's Midtown area.

(On December 10, 1986, Cal. No. 24, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 28

CD 1

C 870342 PPR

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of City-owned property** located at 227 York Street (Block 48, Lot 3).

(On December 10, 1986, Cal. No. 1, the Commission scheduled January 14, 1987, as the date for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS**BOROUGH OF THE BRONX****No. 29****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.

(On November 6, 1986, Cal. No. 23, the Commission scheduled December 10, 1986 for a public hearing. On December 10, 1986, Cal. No. 26, the hearing was closed.)

For consideration.

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).

(On November 6, 1986, Cal. No. 30, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 33, the hearing was closed.)

For consideration.

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).

(On November 6, 1986, Cal. No. 31, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 34, the hearing was closed.)

For consideration.

No. 32

CD 3

C 870098 HUM

IN THE MATTER OF the Lower East Side 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.

(On November 6, 1986, Cal. No. 32, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 35, the hearing was closed.)

For consideration.

No. 33

CD 3

C 870099 HDM

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

The property proposed for disposition 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.

(On November 6, 1986, Cal. No. 33, the Commission scheduled December 10, 1986, for a public hearing. On December 10, 1986, Cal. No. 36, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 34

CD 2

N 860481 ZAR

(Request to install one (1) in-ground swimming pool in the Special Natural Area District of Staten Island.)

IN THE MATTER OF an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Anthony Chu, for the grant of authorizations involving modification of topography and alteration of the botanic environment including the requirement to plant three (3) new 4-inch caliper trees—on property located at 42 Witteman Place. (Block 837 Lot 324)

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

For consideration.

CD 2**N 860162 ZAR**

IN THE MATTER OF an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from John Vokral, for the grant of authorizations involving modification of topography and alteration of the botanic environment including the removal of 27 trees and the addition of 16 assorted shrubs on property located at 25 Boyle Street. (Block 939, Lot 120).

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

For consideration.
