

DISPOSITION SHEET - PUBLIC MEETING OF March 4, 1987... - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
		MINUTES	(2/2/87 & 2/18/87)	Approved	47				
1	C 831456	ZSM		Sched. 3/18/87	48				
2	N 850487	ZRY(A)		" "	49				
3	C 870462-466	PPX		" "	50				
4	C 870401	PPK		" "	51				
5	C 870467-473	PPK		" "	52				
6	C 870370	HAK		" "	53				
7	N 870083	HGK		" "	54				
8	C 870084	HUK		" "	55				
9	C 870085	HDK		" "	56				
10	C 841069	HMK		" "	57				
11	C 860685	ZMK		" "	58				
12	C 860686	ZSK		" "	59				
13	C 860687	ZSK		" "	60				
14	C 860688	ZSK		" "	61				
15	C 860689	ZSK		" "	62				
16	C 860690	ZSK		" "	63				
17	C 860691	ZSK		" "	64				
18	C 860691	ZSK(A)		" "	65				
19	C 860692	ZSK		" "	66				
20	C 860693	ZSK		" "	67				
21	C 860694	GFK		" "	68				
22	C 860695	GFK		" "	69				
23	C 870474-475	PPQ		" "	70				
24	C 831927	ZSM		Hearing Closed	71			Present	
25	C 860650	ZSM		" "	72			Ch. Dutch	
26	C 870478	HAM		Cont. to 3/18	73			Comm. Gagliardo	
27	C 860778	HAM		Cont. to 3/18	74			" Scannell	
28	N 870197	ZRY		Cont. to 3/18	75			" Scheinberg	
29	C 870101	HAX		Hearing Closed	76				
30	C 850337	ZSM		Laid Over	77			Adjourned at 10:50 A.M.	
31	C 860657	PLM		Laid Over	78				
32	C 860839	ZSM		Withdrawn	79				
33	C 860927	ZSM	✓	Fav. Rept. Adopted	80				
34	N 870492	ZRY	✓	" " "	81				
35	C 870402	PPX		Laid Over	82				
36	C 870322	HAK	✓	Fav. Rept. Adopted	83				
37	C 870323	HDK	✓	" " "	84				
38	C 870033	HOK	✓	" " "	85				
39	C 870266	PPK		Laid Over	86				
40	C 870395-400	PPK		" "	87				
41	C 860928	ZSK	✓	Fav. Rept. Adopted	88				
42	C 870367 C 870368	PSA PPQ	✓	" " "	89				
43	C 850359	ZMQ	✓	" " "	90				
44	M 810019(A)	ZSR		Mod. Adopted	91				
45					92				
46					93				

* A letter is to sent by the S.I. Office (Received from Dept. of Bldg.)

SUPPLEMENTAL CALENDAR FOR THE CITY PLANNING COMMISSION
PUBLIC HEARING OF MARCH 4, 1987
MATTERS NOT ON CALENDAR - CONSIDERED BY UNANIMOUS CONSENT

R E P O R T S

BOROUGH OF STATEN ISLAND

No. 44

CD3

M810019(A)ZSR

IN THE MATTER of an application pursuant to a modification of a Large Scale Residential Development at Arlington Place, Holland Avenue, SIRT right-of-way, Borough of Staten Island, Block 1277, Lots 1, 36, 370, 380, 410, 481, 483 and 485.

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

For consideration

Disposition:

Modification Adopted.

"Minutes"

**COMPREHENSIVE
CITY PLANNING CALENDAR**

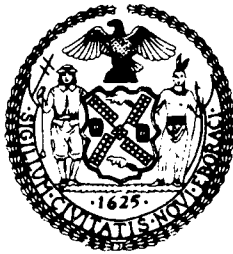
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, March 4, 1987

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



Edward I. Koch, Mayor

City of New York

[No. 4]

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

SYLVIA DEUTSCH, *Chairperson*

SALVATORE C. GAGLIARDO

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, March 4, 1987

Calendar No. 4

I. Roll Call; approval of minutes	1
I. Scheduling March 18, 1987	1
II. Public Hearings	42
III. Reports	60

**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 March 18, 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, March 4, 1987

APPROVAL OF MINUTES OF Special Meeting of February 2, 1987 and
Regular Meetings of February 18, 1987

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 18, 1987
STARTING AT 10 A.M. IN CITY HALL, MANHATTAN**

BOROUGH OF MANHATTAN

No. 1

CD 2

C 831956 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution from Shael Shapiro, WYS Designs, for the grant of a Special Permit involving the conversion to joint living-work quarters for artists of floors 2, 3, 4, and 6 of the loft building whose coverage exceeds 5,000 square feet located on the west side of Greene Street between Spring and Broome Streets (57-63 Greene Street) within the Soho M1-5A district.

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

Resolution for adoption scheduling March 18, 1987 for a public hearing.

CITYWIDE

No. 2

Citywide

N 870487 ZRY(A)

PUBLIC HEARING

IN THE MATTER OF amendments, submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, to the Zoning Resolution establishing an Inclusionary Housing Program. The program permits

an increase in allowable floor area in R10 and certain equivalent districts when lower income housing is developed or preserved.

Matter in bold type is new,

Matter in [brackets] to be removed,

Matter in italics defined in Section 12-10 or in this amendment:

23-15

Maximum Floor Area Ratio in R10 Districts

R10

In the district indicated, the *floor area ratio* for any *building* on a *zoning lot* shall not exceed 10.0, except as provided in the following sections:

* * *

Section 23-90 (Inclusionary Housing)

* * *

Notwithstanding any other provision of this Resolution, the maximum *floor area ratio* shall not exceed 12.0.

* * *

All *developments* or *enlargements* located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, except as [otherwise] set forth in Section 23-[151] **90 (Inclusionary Housing).**

* * *

In the R10A Districts the *floor area ratio* for any *building* on a *zoning lot* shall not exceed 10.0, except as provided in Section [74-95 (Housing Quality Developments).] **23-90 (Inclusionary Housing)**

* * *

23-22

Required Lot Area per Dwelling Unit Lot Area per Room or Floor Area per Room

* * *

(c) In R3, R6, R7, R9, and R10 Districts, the *lot area* required is expressed in terms of *rooms*, and as indicated, the total *lot area* of a *zoning lot* shall not be less than as set forth in this section, except as provided in the following sections:

* * *

Section 23-90 (Inclusionary Housing)

- (d) In the R8A, R8B, R9A, R9X or R10A Districts, the *lot area* requirement is expressed in terms of *dwelling units* or *rooming units* and the *lot area per dwelling unit* or *rooming unit* shall not be less than as set forth in this section, except as provided in the following sections:

* * *

Section 23-90 (Inclusionary Housing)

* * *

23-90 INCLUSIONARY HOUSING

23-91

General Provisions

R10

In the district indicated, an Inclusionary Housing program is established to preserve and to promote a mixture of low to upper income housing within neighborhoods experiencing a shift from mixed to upper income housing and thus to promote the general welfare. The requirements of this program are set forth in Sections 23-90 through 23-94.

23-92

Definitions

For the purposes of the Inclusionary Housing program, matter in italics is defined either in Section 12-10 (Definitions) or in this section.

Administering Agent

The "administering agent" is the entity or entities identified in the *lower income housing plan* as responsible for ensuring compliance with such plan.

The *administering agent* shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the *compensated development* to secure a qualified not-for-profit organization as the *administering agent* was unsuccessful.

Compensated Development

A "compensated development" is a *development* which receives an increased *floor area ratio* as a result of satisfying the requirements of the Inclusionary Housing program.

Development

For the purposes of the Inclusionary Housing program, a "development" is a *development* as defined in Section 12-10 or an *enlargement* of more than 50 percent of the *floor area* of an existing *building*.

Fair Rent

At initial occupancy of *lower income housing*, "fair rent" (the "Section 8 Standard") is an annual rent for each such housing equal to not more than 30 percent of the annual income of the tenant of such housing, provided that such tenant is a *lower income household* at the time of initial occupancy pursuant to the provisions of this program.

Upon renewal of a lease for an existing tenant in *lower income housing*, "fair rent" (the "Rent Stabilization Standard") is the then-current *fair rent* for such housing plus a percentage increase equal to the percentage increase for a renewal lease of the same term permitted by the Rent Guidelines Board for units subject to the rent stabilization law.

After initial occupancy, upon rental of *lower income housing* to a new tenant, "fair rent" is not more than the higher of:

- (a) the then-currently applicable Section 8 Standard or
- (b) the Rent Stabilization Standard.

In order for rent to be "fair rent", the following must also apply:

There shall be no additional charge to the tenant for the provision of heat and electric service, except that the Commissioner of Housing Preservation and Development may approve a *lower income housing plan* making a *lower income household* responsible for the payment of utilities as long as the sum of

- (i) the initial *fair rent* and
- (ii) the monthly costs of a reasonable compensation for these utilities, by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment

do not exceed 30 percent of said *lower income household's* income.

At initial occupancy of any *lower income housing*, no portion of the *fair rents* shall be for the payment of the principal or interest on any debt, and the *lower income housing* shall not secure any debt and shall be free of all liens, except liens for real estate taxes, water charges and sewer rents and other governmental charges for which payment is not yet due. *Fair rents* may be used for the payment of principal or interest of debt only if such debt was incurred after the date of initial occupancy and is for a capital improvement to such *lower income housing* other than those capital improvements set forth in the *lower income housing plan*.

Lower Income Household

A "lower income household" is a *family* having an income equal to or less than the income limits (the "80 Percent of SMSA Limits") for New York City residents

established by the U.S. Department of Housing and Urban Development pursuant to Section 3(b)(2) of the United States Housing Act of 1937, as amended, for lower income families receiving housing assistance payments.

Lower Income Housing

“Lower income housing” are *standard units* occupied or to be occupied by *lower income households*. *Lower income housing* shall not include *standard units* assisted under city, state or federal programs, except where such assistance is in the form of:

- (a) real estate tax abatements and exemptions which are specifically limited to the *lower income housing* or
- (b) operating assistance that the Commissioner of the Department of Housing Preservation and Development determines will be used to enable households with incomes of not more than 62.5 percent of the 80 Percent of SMSA Limits to afford such *lower income housing*.

Lower Income Housing Plan

The “*lower income housing plan*”, is the plan accepted by the Commissioner of Housing Preservation and Development which sets forth the developer’s plans for creating and maintaining the specified *lower income housing* pursuant to this program.

Standard Unit

A “standard unit” is a

- (a) *dwelling unit*,
- (b) *rooming unit* or
- (c) room used for sleeping purposes in a non-profit institution with sleeping accommodations, which room is acceptable to the Commissioner of Housing Preservation and Development as meeting the intent of the Inclusionary Housing program

in each case, free of violations (and is located in a *building* in which the common areas are free of violations) under the City of New York Building Code, the New York State Multiple Dwelling Law, the New York City Housing Maintenance Code and this Resolution as noted in or issued by a city or state agency as of the date of acceptance of the *lower income housing plan*.

In *standard units*, all windows shall be double glazed.

23-93

Floor Area Compensation

The *floor area ratio* of a *development* may be increased from 10.0 to a maximum of 12.0 at the rate set forth below, if the developer of such *development* provides *lower income housing* pursuant to Section 23-94 (Lower Income Housing Requirements).

For each square foot of *floor area* provided for *lower income housing* pursuant to the options listed in Column A and which meets the requirements set forth in Section 23-94 (Lower Income Housing Requirements), the *floor area* of the *development* may be increased by the number of square feet set forth in Column B.

Options

<u>Column A</u>	<u>Column B</u>
On-site New Construction	3.7
On-site Substantial Rehabilitation	3.2
Off-site New Construction (Private Site)	4.0
Off-site New Construction (Public Site)	2.5
Off-site Substantial Rehabilitation (Private Site)	3.7
Off-site Substantial Rehabilitation (Public Site)	2.2
Preservation	2.0

Each structure erected and recorded as a separate *building* at the Department of Buildings as of January 1, 1987 may be considered individually in determining if *lower income housing* provided pursuant to this program shall be considered as substantial rehabilitation or preservation.

For each .7 of one percent increase in *floor area* permitted to *compensated developments* pursuant to this Section, the *lot area* requirements for such *compensated developments* set forth in Sections 23-22 (Required Lot Area per Dwelling Unit or Per Room) or 23-25 (Special Provisions for Buildings Used Partly for Non-Residential Uses) shall be reduced by .6 of one percent. In no event shall such reduction exceed 17 percent of the applicable *lot area* requirements.

23-94

Lower Income Housing Requirements

To qualify for the increased *floor area*, *compensated developments* must provide *lower income housing* for the life of the increased *floor area* in the *compensated development* pursuant to one or more of the options listed in Sections 23-941, 23-942 and 23-943, and such *lower income housing* must meet each of the requirements set forth below.

(a) Standards

All *lower income housing* shall be in *standard units*. Except in *buildings* in which all *standard units* are occupied by *lower income housing*, the *floor area* devoted to *lower income housing* shall be considered only the *floor area* within the perimeter walls of the *standard units* of the *lower income housing* and a pro rata share of the common areas of the *building* exclusive of those common areas for which a fee is charged for its use. In *buildings* in which all of the *standard units* are occupied by *lower income housing*, all of the *residential floor area* shall be considered as devoted to *lower income housing*.

(b) Tenant Selection

All incoming households of *standard units* in *lower income housing* must be *lower income households*.

Sublessees of a *lower income household* must also be *lower income households*. The *administering agent* shall verify the income of such sublessee households prior to their occupancy of the *lower income housing*, to assure that such households are *lower income households*.

On and after the issuance of a Certificate of Occupancy for *lower income housing*, the *administering agent* shall have a duty:

- (1) to maintain in a habitable condition all *lower income housing* and
- (2) to rent such *housing* to *lower income households*. This duty to rent shall be satisfied by the *administering agent*, if such agent has in fact rented all such units to *lower income households* or has, in good faith, made a continuing public offer to rent such units at rents no greater than the rents authorized by this program or otherwise at law.

(c) Rent Levels

All *standard units* in *lower income housing* shall be rented at *fair rents*. The total average annual rent for all *lower income housing* approved pursuant to a *lower income housing plan* shall not exceed an amount equal to the reasonable maintenance, operation, administration and contingency costs for such year as determined by the Commissioner of the Department of Housing Preservation and Development.

(d) Income Verification

Prior to renting *lower income housing*, the *administering agent* shall verify the income of each household to occupy such housing, to assure that the households are *lower income households*. The *administering agent* shall

submit an affidavit to the Commissioner of Housing Preservation and Development upon initial occupancy and annually thereafter attesting that all incoming occupants of *lower income housing* are *lower income households*.

(e) **Lower Income Housing Plan**

A *lower income housing plan* acceptable to the Commissioner of Housing Preservation and Development shall be prepared and followed by the developer.

Such plan shall include the building plans, indicate the *floor area* devoted to *lower income housing* and shall demonstrate the feasibility of creating and maintaining the specified *lower income housing* required in accordance with the Inclusionary Housing program, including demonstrating that:

- (i) the *lower income housing* will be managed and operated by a responsible *administering agent*;
- (ii) there will be sufficient income to provide for adequate maintenance, operation and administration of the *lower income housing*; and
- (iii) tenant selection will be on an equitable, non-discriminatory basis and achieves a reasonable range of tenant incomes within the permitted income levels and rent levels established pursuant to this program.

A restrictive declaration, satisfactory to the Commissioner of Housing Preservation and Development, shall be recorded against the *zoning lot* on which the *lower income housing* is constructed and shall set forth the obligations, running with such *zoning lot*, of the owner and all its successors in interest to provide *lower income housing* in accordance with the *lower income housing plan*.

No later than the date on which a *lower income housing plan* is first submitted to the Department of Housing Preservation and Development, a copy of the plan shall be submitted to the affected Community Board(s). Such Community Board(s) shall have 45 days to review said plan. No *lower income housing plan* shall be accepted by the Commissioner of Housing Preservation and Development during the Community Board review period.

A copy of any *lower income housing plan* that is accepted by the Commissioner of Housing Preservation and Development within 24 months of (the effective date of this amendment) shall be furnished by the

developer to the Department of City Planning immediately after such acceptance.

(f) Permits and Certificates of Occupancy

No building permit for the *compensated development* shall be issued until the Commissioner of Housing Preservation and Development certifies that an acceptable *lower income housing plan* has been filed.

No temporary Certificate of Occupancy shall be issued for any part of the *compensated development* until a temporary Certificate of Occupancy for each unit of *lower income housing* has been issued. No permanent Certificate of Occupancy shall be issued for any part of the *compensated development* until a permanent Certificate of Occupancy for each unit of the *lower income housing* has been issued. Prior to the issuance of any temporary or permanent Certificate of Occupancy for the *compensated development*, the Commissioner of Housing Preservation and Development shall certify that the *lower income housing* is in compliance with the *lower income housing plan*.

(g) Insurance

The *administering agent* of the *lower income housing* shall have said housing insured against any damage or destruction in an amount equal to no less than the replacement value of such housing.

Any insurance proceeds received as a result of damage or destruction of all or part of such housing shall be used first for restoring such damaged or destroyed housing to *lower income housing*, free of violations under the New York City Building Code, the New York State Multiple Dwelling Law, the New York City Housing Maintenance Code and this Resolution.

(h) Obligations for Life of Increased *Floor Area*

The obligation to provide a specified amount of *lower income housing* shall run with the *zoning lot* containing such *lower income housing* for the life of the increased *floor area* of the *compensated development*. In the event any portion of such housing is damaged or destroyed, no *floor area* may be replaced on said *zoning lot* unless such *floor area* contains the specified amount of *lower income housing*.

(i) Single Building for *Lower Income Housing*

Any *building* may contain *lower income housing* that satisfies the requirements of this program for more than one *compensated development*, provided that no *floor area* in the *lower income housing* is counted more

than once in determining the amount of increased *floor area* for *compensated developments*.

(j) Subsequent Compensation

The Commissioner of Housing Preservation and Development may certify that a *lower income housing plan* is in compliance with the requirements of this program and that *lower income housing* is in compliance with said plan prior to the filing of plans for a *compensated development*. *Developments* may subsequently be compensated with additional *floor area* under this program for such *lower income housing*.

(k) Applicability to Rent Regulation

Notwithstanding the provisions herein, no provision shall be applicable to tenants occupying units subject to the rent stabilization law or the rent control law, if such provision would be inconsistent with the rights of such tenants.

23-941

On-site new construction option

To qualify for this option, the designated *lower income housing* shall meet the following requirements.

- (a) The *lower income housing* shall be located in newly constructed *floor area* in the *compensated development*. The *lower income housing* shall be maintained and leased to *lower income households* for the life of the increased *floor area*.
- (b) *Dwelling units* designated as *lower income housing* shall be distributed throughout the *development*. No *story* shall contain more than two such units unless at least 80 percent of all *stories* contain two such units. The designated *lower income housing* units shall be distributed among the various size units in proportion to the total distribution of unit size in the following categories of unit sizes:
 - under 600 net square feet
 - 600 - 749 net square feet
 - 750 - 949 net square feet
 - 950-1149 net square feet
 - 1150 or more net square feet

23-942

Substantial rehabilitation and off-site new construction options

To qualify for one or more of these options, the designated *lower income housing* shall meet the following requirements:

- (a) The *lower income housing* shall be located either:
- (i) within the same Community District as the *compensated development*
or
 - (ii) within an adjacent Community District and within a one half mile radius of the *compensated development*.

The *lower income housing* shall be in a new *building* or in an existing *building* in which, prior to the submission of the *lower income housing plan* pursuant to this section, the *residential* portion had been entirely vacant for not less than three years.

- (b) The *lower income housing* shall be maintained and leased to *lower income households* for the life of the *increased floor area*.
- (c) On-site substantial rehabilitation units shall be those units on the same *zoning lot* as the *compensated development*.

23-943

Preservation Option

To qualify for this option, the designated *lower income housing* shall meet the following requirements.

- (a) The *lower income housing* shall be located either:
- (i) within the same Community District as the *compensated development*
or
 - (ii) within an adjacent Community District and within a one-half mile radius of the *compensated development*.

The *lower income housing* shall be in an existing occupied *residential* or *mixed building*. Only *standard units* occupied by *lower income households* shall be *lower income housing*. For each *standard unit* designated as *lower income housing* the *administering agent* shall verify the income of the household in tenancy.

- (b) Rent charged to *lower income households* shall not be increased to reflect the costs of any renovation made in order to qualify such units under the Inclusionary Housing program, even though such increases may be permitted under other laws regulating maximum rent levels in these units.

- (c) At no increase in rent, any kitchen in a *dwelling unit* or serving a *rooming unit*, which unit is designated as *lower income housing*, shall be equipped with a new stove with at least four burners, an oven and a new refrigerator of at least the capacity of the previous refrigerator, if such appliances have not been replaced within 5 years prior to the units' designation as *lower income housing*.

In addition, the Commissioner of Housing Preservation and Development may require any other improvements to the *building* or to the housing necessary to ensure that, with normal maintenance, the *lower income housing* will continue to provide a decent, safe and sanitary living environment for the life of the increased *floor area* in the *compensated development*.

- (d) The *lower income housing* shall be maintained and leased to *lower income households* for the life of the *increased floor area* in the *compensated development*.
- (e) The developer of a *compensated development* must demonstrate to the satisfaction of the Commissioner of Housing Preservation and Development that, for three years prior to the submission of the *lower income housing plan*, no harassment occurred that resulted in removal of previous tenants of units proposed to become *lower income housing* preserved pursuant to this section.

35-35

Floor Area Bonus for Plaza, Plaza-Connected Open Area, or Arcade in Connection with Mixed Buildings.

* * *

C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C6-2A

In the districts indicated, bonuses for *plazas, plaza-connected open space and arcades* are not applicable. However, no existing *plaza* or other public amenity, open or enclosed, for which a *floor area* bonus has been received, pursuant to regulations antedating April 18, 1985, shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere on the *zoning lot*.

35-42

Density or Lot Area Bonus in Mixed Buildings

C1-1¹, C1-2¹, C1-3¹, C1-4¹, C1-5¹, C1-8, C1-9, C2-1¹, C2-2¹, C2-3¹, C2-4¹, C2-5¹, C2-7, C2-8, C4-6, C4-7, C5-C6.

- (a) In the districts indicated, except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements) and Section 85-04 (Modification of Bulk Regulations), the *lot area* reduction set forth in Section 23-23 (Density Bonus for a Plaza, Plaza-Connected Open Area, or Arcade) or **Section 23-93 (Floor Area Compensation)** shall apply to the *lot area* requirements set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room) to the extent that the *building* is used for *residential use*; and the *lot area* reduction set forth in Section 23-26 or Section 24-22 (Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade), or **Section 23-93 (Floor Area Compensation)**, shall apply to the *lot area* requirements set forth in Section 35-41 (Lot Area Requirements for Non-Residential Portions of Mixed Buildings) to the extent that the *building* is used for *commercial or community facility use*.
- (b) In C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A and C6-2A Districts and in C1 and C2 Districts mapped within R9A, R9X and R10A Districts, the density or *lot area* bonus shall not apply. **However, in C1-9A, C2-8A, C4-6A, and C4-7A Districts and in C1 and C2 Districts mapped within R10A Districts the provisions of Section 23-90 (Inclusionary Housing) shall be applicable.**

74-95

Housing Quality Developments

* * *

74-951

Bulk Provisions for Developments

The maximum *residential floor area ratio* for any building on a zoning lot and the required *lot area per dwelling unit* shall be as follows:

District	Maximum Floor Area Ratio Permitted	Required Lot Area Per Dwelling Unit
R3	0.50	1125
R4	0.75	833
R5	1.25	517
R6	2.43	288
R7	3.44	216
R8	6.02	132
R9	7.52	117
R9A	9.0	100
R10	10.00	90
R10 [BONUS] Inclusionary Housing	12.00	75

* * *

The *floor area* [bonus] provisions for predominantly *residential buildings* in R10 districts and *commercial districts* permitting an R10 *floor area ratio* may be modified in accordance with Section [74-957 of] **23-90 (Inclusionary Housing)** [this chapter] provided that the *floor area ratio* does not exceed 12.0. The special optional regulations relating to *predominantly built up areas* infill and the *lot area per room* and *floor area per room* requirements of Section 23-00 et seq. shall not apply to any *development* for which a special permit is granted under provisions of this section.

* * *

74-952

Housing Quality Definitions

* * *

Shadow Area, Maximum

* * *

The required azimuths (angle of the sun in plan) are 1) 57 degrees east of south at 9 A.M., 2) 0 degrees south at 12 Noon and, 3) 57 degrees west of south at 3 P.M. The lengths of shadow are:

<u>District</u>	<u>9 A.M. and 3 P.M.</u>	<u>Noon</u>
R3	45 ft.	25 ft.
R4	60 ft.	30 ft.
R5	145 ft.	75 ft.
R6	210 ft.	110 ft.
R7	280 ft.	150 ft.
R8	345 ft.	185 ft.
R9	415 ft.	220 ft.
R10	480 ft.	255 ft.
R10 [Bonus] Inclusionary Housing	535 ft.	285 ft.

* * *

74-957

Special Regulations for Housing Quality**Developments in R10 Districts or Commercial Equivalents**

[(A)] Housing Quality *developments* in R10 District or *commercial* equivalents which earn at least 85 Housing Quality Program points under the scoring system described in Section 74-954 (Guidelines for applications), score a mandatory minimum of 15 points in each of its 4 parts, as a precondition for application, may be increased from a *floor area ratio* of 10 to a maximum of 12 and the *lot area per dwelling unit* may be reduced from 90 to a minimum of 75 provided such *development* [contains one or a combination of the public amenities described in 'B' below] **complies with the requirements of Section 23-90 (Inclusionary Housing)**. As a precondition for any application for a Housing Quality *development* special permit in an R10 district or *commercial* equivalent the following conditions shall be satisfied.

- 1) Curb cuts. The number of curb cuts shall be limited to one per *street*. No curb cuts shall be allowed on wide *streets*. The number and location of curb cuts for *zoning lots* with only wide *street* frontage or for sites 40,000 square feet or larger may be modified by the City Planning Commission.
- 2) Central Trash Collection. There shall be a single location for the collection and removal of all trash from the *building*, within the *building* and such facility shall be protected by an enclosure surfaced with the same materials

as that of the *building* proper. The size and design of the enclosure shall meet the requirements of the Sanitation Department and the private carting service.

[(B) In order to earn an increase in *floor area ratio* and a reduction in *lot area per dwelling unit* in a Housing Quality Development, the *development* shall first provide a *plaza* a neighborhood improvement or a combination of the two. The following are bonusable public amenities for Housing Quality Development.

1) a *plaza* as defined in Section 12.10 except that:

- a) The *plaza* in a *residential* district shall be aggregated into a single space having a minimum dimension of 40 feet and a minimum area of 4,000 square feet and be accessible at all times for public use. The *plaza* shall be developed as either *residential park*, *residential plaza*, or *residential playground* based upon the appropriateness, size and location of the *plaza*.
- b) Direct access along the *street line* abutting the *plaza* shall be at least 50 percent of such frontage.
- c) the elevation of the *plaza* surface shall be within 3'-0" of the adjacent *curb level*. Differences in elevation shall be joined by ramps with slopes no greater than 5%.
- d) The *plaza* shall be adequately landscaped with major trees, plantings, seating and lighting.
- e) The *plaza* shall display in a prominent location a plaque indicating the public nature of the space and information as required by the commission.
- f) Loading berths, driveways, parking areas, and other vehicular oriented spaces shall not be considered *plaza* space.
- g) The *plaza* shall be maintained in accordance with a maintenance plan approved by the Commission.

2) Neighborhood Improvements.

- a) One or more offsite physical improvements such as *street trees*, decorative paving and sidewalks, bus shelters, planters, benches or sitting areas, trash containers, information kiosks, *street* furniture, artwork, or the cleaning of landmarks shall be provided within the area delineated by the *street districts(s)* of the *zoning lot*.
- b) The Commission after consultation with the local Community Board, shall certify which neighborhood improvements shall be provided and the

specifications for such improvements including a maintenance plan therefor.

- 3) An *arcade* as defined in Section 12-10 except that:
 - a) The *arcade* is permitted only in R10 districts with *commercial* overlays or *commercial* districts that are R10 *residential* equivalents.
 - b) An *arcade* shall be provided where adjoining or adjacent existing *buildings* contain *arcades*.
 - c) The *arcade* is permitted on *zoning lots* whose wide *street line* is in excess of 100' except that the wide *street line* shall be in excess of 200 feet on wide *streets* which are major cross-town *streets*. When adjacent existing *buildings* contain *arcades* the minimum wide *street line* requirement is waived.
 - d) The *arcade* shall extend the full length of the *zoning lot* along the *street line* of a wide *street*.
 - e) The exterior face of building columns shall be coincident with the *street line*.
 - f) The minimum depth of an *arcade* shall be 15'-0".
 - g) The average height of the *arcade* along the centerline of its longitudinal axis shall not be less than 15'-0". At no point shall the minimum height of the *arcade* be less than 8'-0".
 - h) The *arcade* shall be adequately illuminated.
 - i) The surface of the *arcade* shall be continuous with and at the same elevation as the adjoining sidewalk.
- 4) A public area which may be partially open to the sky or fully covered as set forth below:
 - a) The public area shall be permitted only in R10 Districts with *commercial* overlays or in commercial districts that are R10 *residential* equivalents.
 - b) A Minimum of 15 percent of the *lot area* of the *zoning lot* shall be available for public *use*. This minimum area shall be aggregated into a single space and have a minimum dimension of 40'-0". At least 70% of this space shall be open to the sky or either partially or fully covered by glazed roof surface.
 - c) For the purpose of insuring prominent public attention to the public area, it shall be clearly visible and directly accessible from an adjoining *street*.

- d) *Covered or Indoor Space* greater than 15'-0" deep shall have a minimum average height of 15'-0". At no point shall the minimum height of a covered area be less than 10'-0".
- e) That portion of the public area which abuts a *street* and connects the *street* to the aggregated public area may have a width of not less than 25 feet.
- f) It shall have permitted retail *uses* listed in Use Group 6 occupying the maximum feasible frontage along those bounding walls of the public area which do not abut *lot lines* or *street lines*. At least 50% of such frontage shall be developed with such *uses*. No more than 25% of the aggregated minimum public area mentioned above can be used for retail or *commercial use*. Opaque wall surfaces shall be treated decoratively.
- g) The level of the public area shall at no point be more than 5'-0" above or 5'-0" below *curb level* of the *street* providing primary access to such public areas. Differences in elevation shall be joined by ramps with slopes no greater than 5%.
- h) Seating shall be provided on the basis of one seat (18" wide with back) for each 125 square feet of public area.
- i) There shall be a minimum of one major tree of 4" caliper or one minor tree 8'-0" in height per 1,000 square feet of the aggregated minimum area mentioned above.
- j) A minimum of 10% of the total public area is to be planted.
- k) *indoor space* attributable to the public area shall be exempt from the *floor area* calculations.
- l) The public area shall be maintained in accordance with a maintenance plan approved by the Commission.

Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to the effective date of this amendment.

- 5) The preservation of an existing *building* or *buildings* on the same *zoning lot* which, except for required *rear* and *side yards* is contiguous to an existing *building* shall be scored in accordance with the regulations governing the four sections of the Housing Quality special permit as a part of the score for the entire application. For non-*residential buildings* only the Neighborhood Impact section need apply. The Commission also may waive Housing Quality requirements which are not possible to comply with because of existing structural conditions. In addition the Commission shall find:

- a) that the *building* to be preserved has made and will continue to make a significant positive impact towards the quality of the surrounding neighborhood by contributing to its economic, social, cultural or aesthetic character.
- b) that when rehabilitation is necessary an acceptable schedule for its implementation accompanies the application for a special permit.
- c) an acceptable agreement between the tenants and the developer which allows all tenants to:
 - i) continue as residents on the same *zoning lot* in *dwelling units* which have comparable size, exposure and floor.
 - ii) continue their existing rent levels subject to increases only at existing expiration dates and within the guidelines of either the rent stabilization or rent control laws, whichever is presently applicable to the preserved *building*. Tenants and developers may reach other forms of mutually acceptable agreement but evidence shall be submitted that the tenant who does so was aware of the two provisions governing relocation.
- d) that the relocation practices followed by the developer on the entire *zoning lot* satisfy applicable government standards.

The area of *plazas* in Housing Quality *developments* shall be included in the calculation for Program Elements regulating Onsite Sunlight, Planting and Trees. That portion of the public area which corresponds to the minimum aggregated area shall be included in the calculations for Program Elements regulating Onsite Sunlight (assume open to the sky for computations) and Trees. The total public area shall be included in the calculations for the Program Element regulating Planting. All of the above shall conform to the requirements for for compliance of the applicable Program Elements. The bonusable area of *plazas*, *arcades* and public areas may not be applied towards the compliance of the recreation standards in the Type and Size Program Element in the Recreation Program.

Floor Area Bonus

- i) For each square foot of public area or portion thereof provided on the *zoning lot*, the total floor area permitted on that *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by 6 square feet.
- ii) For each square foot of *plaza* or thereof provided on a *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by 6 square

feet provided the *zoning lot* has *wide street* frontage and the *plaza* is located completely within the *street district* of such *wide street*. Where the *zoning lot* does not have a *wide street* frontage or where the *plaza* is not located completely within 100 feet of the *wide street* frontage of the *zoning lot*, the permitted *floor area* may be increased by 6 square feet for each square foot of *plaza*, provided such increase in *floor area* does not exceed 12% of the *floor area* permitted in Section 23-15.

iii) For each square foot of *arcade* or portion thereof provided on the *zoning lot* the total *floor area* permitted on that *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by 3 square feet.

iv) For each \$5.00 of neighborhood improvement or portion thereof provided within the *street district* including any amounts set aside for maintenance of such improvements the total *floor area* permitted on the *zoning lot* under the provisions of Section 23-15 (Maximum Floor Area Ratio in an R10 District) may be increased by one square foot.

v) The increase in the basic *floor area* ratio on a *zoning lot* for the preservation of an existing *building* shall be equal to one square foot for each square foot of *floor area* in the preserved *building*.

In no case shall the total *floor area ratio* on a *zoning lot* exceed the prescribed limits of the applicable districts as set forth in Sections 23-15, 24-17, 33-120.5, 35-31.

Lot Area Bonus

For each percent of additional *floor area* achieved by *plaza*, *arcade*, public area, neighborhood improvement or preservation, the *lot area per dwelling unit* requirement of 90 square feet shall be reduced by 1 percent. However, in no event shall such *lot area per dwelling unit* be less than 75 square feet.]

* * *

74-959

Special Regulations for Housing Quality Developments on Zoning Lots Containing Existing Buildings to Remain.

* * *

In the case of an *integrated development* the Commission shall also [make the findings required under Section 74-957 B, 5a, b, c & d] find:

a) that the existing *building* to remain has made and will continue to make a significant positive impact towards the quality of the surrounding neighborhood by contributing to its economic, social, cultural or aesthetic character.

b) that when rehabilitation of the existing *building* to remain is necessary an acceptable schedule for its implementation accompanies the application for a special permit.

c) that an acceptable agreement exists between the tenants of the existing *building* to remain and the developer which allows all tenants to:

i) continue as residents on the same *zoning lot* in *dwelling units* which have comparable sizes, exposure and floor.

ii) continue their existing rent levels subject to increases only at existing expiration dates and within the guidelines of either the rent stabilization or rent control laws, whichever is presently applicable to the existing *building* to remain. Tenants and developers may reach other forms of mutually acceptable agreement but evidence shall be submitted that the tenant who does so was aware of the provisions of this section governing relocation.

d) that the relocation practices followed by the developer on the entire *zoning lot* satisfy applicable government standards.

ARTICLE VIII

Chapter 2 Special Lincoln Square District

* * *

82-08

Modification of Bulk and Height and Setback Requirements

Bulk and Height and Setback regulations otherwise applicable in the L District are modified to the extent set forth in paragraph (1) through (4) of this section, subject to the following limitations:

In no event shall the *floor area ratio* permitted on a *zoning lot* exceed 12.0.

* * *

(2) For all *buildings* as to which the provisions of Section 82-09 (Mandatory Arcades) or Section 82-10 (Public Amenities) are applicable, *floor area* may be increased under terms and conditions set forth in Section 82-10 (Public Amenities); For all *buildings* to which the provisions of Section 23-90 (Inclusionary Housing) are applicable, *floor area* may be increased under the terms and conditions set forth in Section 23-90 (Inclusionary Housing).

* * *

82-10

Public Amenities

The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specified in paragraphs (a) and (b) [through (c)] of this section and may authorize a corresponding decrease in required *lot area per room*, if applicable and appropriate modifications of height and setback regulations, yard regulations, regulations governing minimum distance between buildings on a single *zoning lot* and regulations governing courts and minimum distance between legally required windows and walls or lot lines for any new *building* which includes one or more of the public amenities described in paragraphs (a) and (b) [through (c)] of this section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

* * *

The Commission shall restrict the increase in *floor area* for any amenity within the ranges set forth in the following table:

**INCREASE IN SQUARE FEET
OF FLOOR AREA**

		Maximum
(a)	for a mandatory <i>arcade</i> (82-09)	7 per sq. ft. of Mandatory <i>Arcade</i> not to exceed 1-0 FAR
(b)	for subsurface concourse connections to subways, or for subway improves.	An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section.
[(c)	for provision of low or moderate income housing.	An amount subject to the limitations set forth in Section 82-08, to be determined by the Commission.]

Building and pavement used shall be subject to City Planning Commission approval in order to reinforce the character of the Special Lincoln Square District Area.

ARTICLE IX

Chapter 6 Special Clinton District

* * *

96-21**Floor Area Bonus**

For any *development* the *floor area ratio* permitted by the underlying district may be increased from 10.0 to 12.0 only by complying with either the provisions of Section [96-211 (Floor area bonus for provision of rehabilitated housing)]

23-90 (Inclusionary Housing) or Section 96- [212] 211

(Floor area bonus for a park) or a combination of these two sections. For every .1 increase of permitted *floor area ratio* above 10.00, the *lot area per room* requirements as set forth in Section 23-22 (Required Lot Area Per Dwelling Unit or Per Room) may be reduced by .255 square feet. In no event shall such reduction exceed 17 per cent of the applicable *lot area* requirements set forth in Section 23-22.

A permanent certificate of occupancy for any *building* incorporating bonus *floor area* pursuant to this section shall not be issued by the Department of Buildings until the issuance of a permanent certificate of occupancy for [rehabilitated] lower income housing and/or park hereunder. In addition to the requirements of Section 23-90 (Inclusionary Housing), any units for which a *floor area* increase has been earned pursuant to Section 23-90 shall be within the Special Clinton District.

96-211**[Floor area bonus for rehabilitated housing]**

For each *room* of rehabilitated housing provided within the Preservation Area the total *floor area* permitted on a *zoning lot* within the Perimeter Area may be increased by 500 square feet.

The number of *rooms* of rehabilitated housing which may generate bonus pursuant to this section shall not exceed the number of *rooms* which occupied the rehabilitated spaces prior to such rehabilitation. This bonus shall be granted provided that the Administrator of Housing and Development certifies to the Department of Buildings.

(a) That the housing will be substantially rehabilitated within the meaning of the following: A property will be considered substantially rehabilitated when its condition is improved from a substantially substandard condition to a decent, safe and sanitary condition, which with normal maintenance and repair, will remain in such condition at least 5 years. Substantially substandard condition means that the housing, while structurally sound, is not only below decent, safe and sanitary condition, but also has one or more critical defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding. The defects are either so critical or so widespread that the structures should be extensively repaired. Such defects may include, but not be limited to: holes or open cracks, rotted, deteriorated, loose, or missing material over a large area of the

outside walls, roof, chimney, inside walls, floors, or ceilings; substandard sagging floor, walls, or roof; extensive damage by storm, fire, or flood; inadequate or potentially hazardous utility systems and equipment; and lack of hot or cold running water, flush toilet, or tub or shower.

Administrator of the Housing and Development shall certify that the cost of this rehabilitation shall be commensurate with the value of the *floor area* bonus in the perimeter area.

(b) That any eviction or termination of tenancies undertaken in connection with such rehabilitation satisfies all applicable legal requirements.

(c) That the initial average monthly rental for the rehabilitated *dwelling units* does not exceed \$37 per *room*, which rental may be adjusted only in accordance with regulations of the Rent Guidelines Board or successor thereto. The period of regulated rent adjustments may end at the conclusion of the term of the initial mortgage or 25 years, whichever is later.

(d) That the developer follow a tenant selection process which:

(i) limits tenants to persons whose annual income is not greater than those limits specified in Article 2 of the New York Private Housing Finance Law.

(ii) gives first priority to otherwise qualified persons who were temporarily relocated from the site of the rehabilitated housing.

(iii) affords priority to residents of the Special Clinton District.

(e) That provision is made for regular meetings between an organization representing the tenants of the rehabilitated housing and the owner to discuss maintenance, repairs and other matters related to the operation of the rehabilitated *dwelling units*.

(f) That within 30 days of the filing of an application under the provisions of this Section, notification of filing of such application shall be given by the Administrator of Housing and Development to Borough of Manhattan, Community Board #4.

96-212]

Floor area bonus for a park

* * *

Resolution for adoption scheduling March 18, 1987 for a public hearing.

BOROUGH OF THE BRONX

No. 3

CD 1,2,3,56**C 870462-466 PPX**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 16 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870462 PPX	1	2
870463 PPX	2	4
870464 PPX	3	2
870465 PPX	5	3
870466 PPX	6	5

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 March 18, 1987 for a public hearing.

BOROUGH OF BROOKLYN**No. 4****CD 16****C 870401 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 15 City-owned properties.**

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 March 18, 1987 for a public hearing.

No. 5**C 1,3,4,5,16,17,18****C 870467-473 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 **dispositon of 51 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870467 PPK	1	6
870468 PPK	3	17
870469 PPK	4	10
870470 PPK	5	5
870471 PPK	16	6
870472 PPK	17	4
870473 PPK	18	3

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

Resolution for adoption scheduling March 18, 1987 for a public hearing.

No. 6

CD 8

C 870370 HAK

IN THE MATTER OF an application for the disposition of city-owned property, located in Prospect Heights, pursuant to the urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is required:

1) Designation of six sites as an Urban Development Action Area comprising the following properties, tentatively designated as the Prospect Heights RFP:

I. MARKET**SITE A**

	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 335 Prospect Place	1153	58	8
2. Vacant Lot @ 262 Prospect Place	1160	26	—
3. 364 Prospect Place	1160	27	8
4. 366 Prospect Place	1160	2	8
5. Vacant Lot @ 368 Prospect Place	1160	29	—
6. Vacant Lot Interior Lot	1160	127	—
7. 820 Washington Avenue	1176	93	8
8. 824 Washington Avenue	1176	94	8
9. 836 Washington Avenue	1176	97	8
			<u>48</u>

II. SONYMA AND/OR PLP RENTAL OR COOPERATIVES**SITE D**

	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 613 Grand Avenue	1155	8	3
2. Vacant Lot @ 611 Grand Avenue	1155	108	—
3. 609 Grand Avenue	1155	9	3
4. 607 Grand Avenue	1155	10	3
5. 605 Grand Avenue	1155	11	3
6. Vacant Lot @ 603 Grand Avenue	1155	12	—
7. 601 Grand Avenue a/k/a 382 St. Marks Avenue	1155	13	9
8. 388 St. Marks Avenue	1155	14	16
9. 396 St. Marks Avenue	1155	18	16
10. 400 St. Marks Avenue	1155	20	16
11. 406 St. Marks Avenue	1155	21	8
12. 410 St. Marks Avenue	1155	24	8
13. 412 St. Marks Avenue	1155	26	8
14. 414 St. Marks Avenue	1155	27	8

<u>SITE D</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
15. 416 St. Marks Avenue	1155	29	8

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<u>SITE E</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 471 Prospect Place	1155	68	16
2. 459 Prospect Place	1155	74	8

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<u>SITE F</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 637 Grand Avenue	1162	8	8
2. 639 Grand Avenue	1162	7	8
3. 641 Grand Avenue	1162	5	8
4. 424 Prospect Place	1162	18	16
5. 479 Park Place	1162	79	8

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III. PLP RENTAL OR COOPERATIVES

<u>SITE J</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 553 Lincoln Place	1178	57	17
2. 547 Lincoln Place	1178	59	17
3. 541 Lincoln Place	1178	61	20

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<u>SITE K</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 550 St. John's Place	1178	19	8
2. 552 St. John's Place	1178	20	8
3. 554 St. John's Place	1178	21	8
4. 556 St. John's Place	1178	22	8

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2) An Urban Development Action Area Project for such property; and

3) Disposition of the above noted property to a developer to be selected by the Department of Housing Preservation and Development.

The six sites are comprised of 33 vacant buildings and 5 vacant lots. A total of 315 dwelling units are projected for this project. One site, Site "A", is a market rate site. The remaining five sites are for low and moderate-income families.

Resolution for adoption scheduling March 18, 1987 for a public hearing.

Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22

(Designation of an Urban Renewal Area, an Urban Renewal plan, disposition of City-owned property, amendment to the City Map and the Zoning Map, grant of special permits and grant of consents to facilitate a proposed commercial and community development in Prospect Heights)

No. 7

CD 2

N 870083 HGK

IN THE MATTER OF the designation as the **Metro Tech Urban Renewal Area**, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, within the area described as follows:

BEGINNING at the intersection of the southerly line of Tillary Street and the southwesterly line of Flatbush Avenue Extension;

Thence, southeasterly along the southwesterly line of Flatbush Avenue Extension to the intersection of Lots 8 and 4 in Block 2060;

Thence, westerly along the southerly line of Lot 8, to the easterly line of Gold Street;

Thence, southerly along the easterly line of Gold Street to the intersection of the southerly line of Willoughby Street and the easterly line of Gold Street;

Thence, westerly along the southerly line of Willoughby Street to the intersection of the westerly line of Duffield Street and the southerly line of Willoughby Street;

Thence, northerly along the westerly line of Duffield Street to the northeasterly corner of Lot 38, Block 2058;

Thence, westerly across Block 2058, Bridge Street and Block 148, to the easterly line of Lawrence Street;

Thence, southerly along the easterly line of Lawrence Street to the extension of the northerly line of Lot 36, Block 147;

Thence, westerly along the northerly line of Lot 36 and its extension, Block 147, to the northerly corner of Lot 2, Block 147;

Thence, southerly along the easterly line of Lot 2 to the southeasterly line of said lot and across the bed of Jay Street to the westerly line of Jay Street;

Thence, northerly along the westerly line of Jay Street to the intersection of the westerly line of Jay Street and the northerly line of Tech Place (Johnson Street);

Thence, easterly along the northerly line of Tech Place (Johnson Street) to the intersection of the northerly line of Tech Place (Johnson Street) and the westerly line of Bridge Street;

Thence, northerly along the westerly line of Bridge Street to the intersection of the southerly line of Tillary Street and the westerly line of Bridge Street;

Thence easterly along the southerly line of Tillary Street to the point or place of beginning.

Resolution for adoption scheduling March 18, 1987 for a public hearing.

No. 8

CD 2

C 870084 HUK

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

The Metro Tech Urban Renewal Plan provides for the acquisition, clearance and redevelopment of various properties in downtown Brooklyn for the purpose of combining current and expanded facilities for Polytechnic University with commercial, research and development facilities.

The properties included in the sites to be acquired, cleared and redeveloped, and their respective land uses are as follows:

<u>Site</u>	<u>Properties to be acquired</u>	<u>Land-use</u>
1	Part of the block bounded by Tillary Street, Flatbush Avenue, Duffield Street and Tech Place (Johnson Street), block 132, lots 14 and 23;	Institutional/ Commercial
2	Part of the block bounded by Tech Place (Johnson Street), Bridge Street, Myrtle Avenue and Lawrence Street, block 143, lots 11, 12, 14, 16, 17, 18, 19, 23, 25, 26 and 27;	Institutional
3	Part of block 143, as described above, lots 1, 5, 6, 28, 29, 34, 38 and 42;	Open Space

<u>Site</u>	<u>Properties to be acquired</u>	<u>Land-use</u>
4	Part of the block bounded by Tech Place (Johnson Street), Duffield Street, Myrtle Avenue and Bridge Street, block 2047, lots 1, part of 32, part of 33, part of 34, part of 35, 40, 41 and 42;	Institutional/ Commercial
5	Part of block 2047 as described above, lots 11, 27, 29, part of 32, part of 33, part of 34, part of 35 and part of 37; Part of the block bounded by Flatbush Avenue, Myrtle Avenue and Duffield Street; including Duffield Street, between Tech Place (Johnson Street) and Myrtle Avenue, block 2048, part of 1, part of 2, part of 35 and part of 40;	Institutional/ Commercial
6	Portions of the beds of the following streets: Myrtle, between Flatbush Avenue and Jay Street, Duffield Street, between Myrtle and Tech Place (Johnson Street), Bridge Street, between Tech Place (Johnson Street) and Willoughby Street, Lawrence Street, between Tech Place (Johnson Street) and Willoughby Street;	Open Space
7	Part of the block bounded by Myrtle Avenue, Lawrence Street, Willoughby Street, and Jay Street, block 147, lots 4,6,7,8,9,11,12,15,16,17, 18,19,22,31,34 and 35;	Commercial
8	Part of the block bounded by Myrtle Avenue, Bridge Street, Willoughby Street and Lawrence Street, block 148, lots 7,12,13 and 18 thru 24;	Commercial
9	Part of the block bounded by Myrtle Avenue, Duffield Street, Willoughby Street and Bridge Street, block 2058, part of lot 1, 17, parts of 18 thru 25, part of 30, part of 31, part of 32, 35, 36, 39, 44, 48, 51, 52, 53 and 54.	Commercial
10.	Part of the block bounded by Myrtle Avenue, Flatbush Avenue, Gold Street, Willoughby Street and Duffield Street, block 2059, lots 1, 2, 3, 4, 7, 8, 15, 17, 18, 19, 20, 21, 22, part of 23, part of 24, part of 25, 35, 36, 39, 44, 48, 51, 52, 53 and 54	Commercial

The following properties are to be acquired for street improvements:

<u>Block</u>	<u>Lot(s)</u>
2048	1 (part), 2 (part), 3 (part), 6, 9, 34, 35 (part), 40 (part)
2058	25 (part), 27 (part), 28 (part), 29 (part)
2059	18 (part), 19 (part), 20 (part), 21 (part), 22 (part), 23 (part), 24 (part), 25 (part), 26, 27, 29, 30 (part), 31 (part), 32 (part)
2060	8

The proposed Metro Tech Development is to provide for the following:

- 372,000 sq. ft. of existing Polytechnic University academic facilities;
- 678,000 sq. ft. of new Polytechnic academic facilities including a 53,000 sq. ft. library and a 100,000 sq. ft. Center for Advanced Technology in Telecommunications (CATT);
- 2,975,000 sq. ft. of commercial facilities on six sites including a new headquarters for the Brooklyn Union Gas Company, a computer operations center for New York based financial and related industrial companies and research and development facilities;
- 175,000 sq. ft. of retail space.

Resolution for adoption scheduling March 18, 1987 for a public hearing.

No. 9

CD 2

C 870085 HDK

IN THE MATTER OF the disposition of city-owned property, within the Metro Tech Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The following properties are to be disposed to Forest City Metro Tech Associates and/or Polytechnic University in the form of a 99 year lease subsequent to acquisition by the City in accordance with the provisions of the Metro Tech Urban Renewal Plan:

<u>Site</u>	<u>Properties to be acquired</u>	<u>Land-use</u>
1	Part of the block bounded by Tillary Street, Flatbush Avenue, Duffield Street and Tech Place (Johnson Street), block 132, lots 14 and 23;	Institutional/ Commercial

<u>Site</u>	<u>Properties to be acquired</u>	<u>Land-use</u>
2	Part of the block bounded by Tech Place (Johnson Street), Bridge Street, Myrtle Avenue and Lawrence Street, block 143, lots 11, 12, 14, 16, 17, 18, 19, 23, 25, 26 and 27;	Institutional
3	Part of block 143, as described above, lots 1, 5, 6, 28, 29, 34, 38 and 42;	Open Space
4	Part of the block bounded by Tech Place (Johnson Street), Duffield Street, Myrtle Avenue and Bridge Street, block 2047, lots 1, part of 32, part of 33, part of 34, part of 35, 40, 41 and 42;	Institutional/ Commercial
5	Part of block 2047 as described above, lots 11, 27, 29, part of 32, part of 33, part of 34, part of 35 and part of 37; Part of the block bounded by Flatbush Avenue, Myrtle Avenue and Duffield Street; including Duffield Street, between Tech Place (Johnson Street) and Myrtle Avenue, block 2048, part of 1, part of 2, part of 35 and part of 40;	Institutional/ Commercial
6	Portions of the beds of the following streets: Myrtle, between Flatbush Avenue and Jay Street, Duffield Street, between Myrtle and Tech Place (Johnson Street), Bridge Street, between Tech Place (Johnson Street) and Willoughby Street, Lawrence Street, between Tech Place (Johnson Street) and Willoughby Street;	Open Space
7	Part of the block bounded by Myrtle Avenue, Lawrence Street, Willoughby Street, and Jay Street, block 147, lots 4, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 22, 31, 34 and 35;	Commercial
8	Part of the block bounded by Myrtle Avenue, Bridge Street, Willoughby Street and Lawrence Street, block 148, lots 7, 12, 13 and 18 thru 24;	Commercial
9	Part of the block bounded by Myrtle Avenue, Duffield Street, Willoughby Street and Bridge Street, block 2058, part of lot 1, 17, parts of 18 thru 25, part of 30, part of 31, part of 32, 35, 36, 39, 44, 48, 51, 52, 53 and 54.	Commercial

<u>Site</u>	<u>Properties to be acquired</u>	<u>Land-use</u>
10.	Part of the block bounded by Myrtle Avenue, Flatbush Avenue, Gold Street, Willoughby Street and Duffield Street, block 2059, lots 1, 2, 3, 4, 7, 8, 15, 17, 18, 19, 20, 21, 22, part of 23, part of 24, part of 25, 35, 36, 39, 44, 48, 51, 52, 53 and 54	Commercial

The following properties are to be acquired for street improvements:

<u>Block</u>	<u>Lot(s)</u>
2048	1 (part), 2 (part), 3 (part), 6, 9, 34, 35 (part), 40 (part)
2058	25 (part), 27 (part), 28 (part), 29 (part)
2059	18 (part), 19 (part), 20 (part), 21 (part), 22 (part), 23 (part), 24 (part), 25 (part), 26, 27, 29, 30 (part), 31 (part), 32 (part)
2060	8

The proposed Metro Tech Development is to provide for the following:

- 372,000 sq. ft. of existing Polytechnic University academic facilities;
- 678,000 sq. ft. of new Polytechnic academic facilities including a 53,000 sq. ft. library and a 100,000 sq. ft. Center for Advanced Technology in Telecommunications (CATT);
- 2,975,000 sq. ft. of commercial facilities on six sites including a new headquarters for the Brooklyn Union Gas Company, a computer operations center for New York based financial and related industrial companies and research and development facilities;
- 175,000 sq. ft. of retail space.

Resolution for adoption scheduling March 18, 1987 for a public hearing.

No. 10

CD 2

C 841069 MMK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the New York City Public Development Corporation, the New York City Department of Housing Preservation and Development, and Polytechnic University pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving

1. Elimination, discontinuance and closing of Myrtle Avenue from Jay Street to 60 feet west of Duffield Street,

2. Elimination, discontinuance and closing of Lawrence Street and Bridge Street from Johnson Street/Tech Place to 250 feet north of Willoughby Street,
3. Elimination, discontinuance and closing of Duffield Street between Johnson Street/Tech Place and Myrtle Avenue,
4. The widening of Myrtle Avenue from Flatbush Avenue to 60 feet west of Duffield Street,
5. The widening of Flatbush Avenue from Johnson Street/Tech Place to 200 feet north of Willoughby Street,
6. The widening of a portion of Jay Street to create a bus lay-by lane, on the easterly side of the street between Willoughby Street and Johnson Street/Tech Place,

and the adjustment of legal grades necessitated thereby to enable the development of a mixed use (Commercial/Community facility) development known as **Metrotech**, all in accordance with map number X-2393 (2 sheets) and N-2394 (1 sheet) both dated December 17, 1986 and signed by the Borough President. The maps were referred by the Board of Estimate on December 18, 1986, Calendar — Added #11 and Added #12.

No. 11

CD 2

C 860685 ZMK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section Nos. 16c and 12d, changing from M1-1, C8-2, C6-1, R6 and C1-3 Districts, to C6-4 and C6-1A Districts property bounded by Flatbush Avenue, a line 200 feet north of Willoughby Street, Gold Street, Willoughby Street, Duffield Street, a line 250 feet north of Willoughby Street, Lawrence Street, a line 175 feet north of Willoughby Street, a line midway between Lawrence Street and Jay Street, a line 125 feet north of Willoughby Street, Jay Street, Johnson Street/Tech Place, Bridge Street, and Tillary Street, **to facilitate the development of a commercial and community facility development**, as shown on a diagram dated December 30, 1986.

Resolution for adoption scheduling March 18, 1987 for a public hearing.

No. 12

CD 2

C 860686 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 270 spaces and modification of height and setback on property generally bounded by Jay Street and the proposed-to-be demapped Myrtle Avenue and Lawrence Street (Block 147, Lot 2, 4, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 22, 31, 34 and 35).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

No. 13

CD 2

C 860687 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the New York City Public Development Corporation, the New York City Department of Housing Preservation and Development and Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 175 spaces and modification of Height and Setback on property generally bounded by the proposed-to-be demapped Lawrence Street, Myrtle Avenue and Bridge Street (Block 148, Lots 7, 12, 13, 18, 19, 20, 21, 22, 23, and 24).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

No. 14

CD 2

C 860688 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-721 of the Zoning Resolution for the **grant of a special permit for modification of height and setback** on property generally bounded by the proposed-to-be demapped Bridge Street and Myrtle Avenue and building "G" of the proposed development (Block 2047, Lots 1, 4, 5, 6, 7, 11, 13, 27, 29, 31, 32, 33, 34, 35, 40, 41 and 42).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

No. 15

CD 2

C 860689 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-721 of the Zoning Resolution for the **grant of a special permit for modification of height and setback** on property bounded by Johnson Street/Tech Place, the proposed-to-be demapped Lawrence and Bridge Streets and the proposed central open space (Block 143, Lot 1, 5, 6, 11, 12, 14, 16, 17, 18, 19, 23, 25, 26, 27, 28, 29, 34, 38 and 42).

Plans for this proposed institutional facility 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 March 18, 1987 for a public hearing.

No. 16

CD 2

C 860690 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 175 spaces and **modification of height and setback** on property generally bounded by Duffield Street and the proposed-to-be demapped Bridge Street and Myrtle Avenue (Block 2058, Lots 1, 17, 18, 23, 24, 25, 27, 28, 29, 30, 35 and 36).

Plans for this proposed commercial development are on file with the City Planning Commission and may be seen in Room 1514; 23 Lafayette Street; New York, NY 10007.

Resolution for adoption scheduling March 18, 1987 for a public hearing.

No. 17

CD 2

C 860691 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 330 spaces and **modification of height and setback** on property generally bounded by Duffield Street, Myrtle Avenue, Flatbush Avenue Extension, Gold Street and Willoughby Street (Block 2059, Lots 1, 2, 3, 4, 7, 8, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 30, 31, 32, 35, 36, 39, 44, 48, 51, 52, 53 and 54).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

No. 18**CD 2****C 860691 ZSK(A)**

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 330 spaces and **modification of height and setback** on property generally bounded by Duffield Street, Myrtle Avenue, Flatbush Avenue Extension, Gold Street and Willoughby Street (Block 2059, Lots 1, 2, 3, 4, 7, 8, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 30, 31, 32, 35, 36, 39, 44, 48, 51, 52, 53 and 54).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

No. 19**CD 2****C 860692 ZSK**

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 400 spaces and **modification of height and setback** on property generally bounded by Johnson Street/Tech Place, Flatbush Avenue Extension, Myrtle Avenue and the proposed-to-be demapped Bridge Street (Block 2047, Lots 1, 4, 5, 6, 7, 11, 13, 27, 29, 31, 32, 33, 34, 35, 40, 41, and 42; and Block 2048, Lots 1, 2, 3, 35 and 40).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

No. 20

CD 2

C 860693 ZSK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-52 and 74-721 of the Zoning Resolution for the **grant of a special permit for an attended public parking garage** with a capacity of 250 spaces and **modification of height and setback** on property generally bounded by Bridge Street, Tillary Street, Flatbush Avenue Extension and Johnson Street/Tech Place, (Block 132, Lots 1, 2, 10, 12, 14, 23 and 35).

Plans for this proposed commercial development 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 March 18, 1987 for a public hearing.

 No. 21

CD 2

C 860694 GFK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the NYC Public Development Corporation, the NYC Department of Housing Preservation and Development and Polytechnic University pursuant to Section 197-c of the New York City Charter for the **grant of a ten year revocable consent to construct or install, maintain and use a one story pedestrian bridge** approximately 44 feet over Duffield Street between Myrtle Avenue and Willoughby Street for the facilitation of pedestrian circulation between buildings.

Plans for this proposed bridge 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 March 18, 1987 for a public hearing.

No. 22

CD 2

C 860695 GFK

IN THE MATTER OF an application submitted by Forest City Metrotech Associates, the N.Y.C. Public Development Corporation, the NYC Department of Housing Preservation and Development and Polytechnic University pursuant to Section 197-c of the New York City Charter for the **grant of a ten year revocable consent to construct or install, maintain and use a one story pedestrian bridge** approximately 54 feet over Johnson Street/Tech Place between Bridge Street and Flatbush Avenue for the facilitation of pedestrian circulation between buildings.

Plans for this proposed bridge 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 March 18, 1987 for a public hearing.

BOROUGH OF QUEENS

No. 23

CD 12,14

C 870474-475 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 65 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870474 PPQ	12	30
870475 PPQ	14	35

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 March 18, 1987 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 24

CD 2

C 831927 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-782 of Zoning Resolution from Shael Shapiro, WYS Designs, for the **grant of a Special Permit involving the conversion to joint living-work quarters for artists** of floors 4 and 7 of the loft building whose lot coverage exceeds 5,000 square feet located on the east side of Wooster Street between Spring and Broome Streets (**84 Wooster Street**) within the So Ho M1-5A district.

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

(On February 18, 1987, Cal. No. 1, the Commission scheduled March 4, 1987 for a public hearing which has been duly advertised).

Close the hearing.

No. 25

CD 8

C 860650 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the McArthur Tower Development Company, Inc. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-96 of the Zoning Resolution for the **grant of a special permit for the modification of the provisions of Article II, Chapter 7, relating to residential plazas, for an existing residential plaza on property located at 336-340 East 93rd Street, on the westside of First Avenue between 92nd and 93rd Streets (Block 1555, Lot 23), within a C2-8 District.**

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

(On February 18, 1987 Cal. No. 2, the Commission scheduled March 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 3

C 870478 HAM

PUBLIC HEARING:

IN THE MATTER OF a housing plan and project for 144-150 Ludlow Street, between Rivington and Stanton Streets (Block 411, Lots 45 thru-48), pursuant to Article 5 of the New York State Private Housing Finance Law and Section 197-c of the New York City Charter and

an application relating to the **disposition of 144-150 Ludlow Street** between Rivington and Stanton Streets (Block 411, Lots 45 thru 48), pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Three separate matters are requested under the Urban Development Action Area:

- 1) Designation of the above noted properties as an Urban Development Action Area Act;
- 2) Approval of a project for such properties; and
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD).

The proposed project consists of the substantial rehabilitation of four buildings (two 5½ and two 6 stories), which will contain 51 rental units. Of these units 36 are to be rented at market rates and 15 are to be rented at low-income levels in accordance with a Hodag Grant. Additional subsidy is to be provided by an NYC Housing Development Corporation Loan and a Participation Loan.

This application was submitted by the Department of Housing Preservation and Development on December 10, 1986.

(On February 18, 1987, Cal. No. 3, the Commission scheduled March 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 10

C 860778 HAM

CONTINUED PUBLIC HEARING:

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

Approval of three separate matters is requested:

1) The designation as an Urban Development Action Area:

Property on part of the block bounded by Frederick Douglass Boulevard, West 112th Street, Manhattan Avenue and West 113th Street (Block 1846, 21 thru 28; 2075-2083 Frederick Douglas Boulevard and 300, 304 and 306 West 113th Street.)

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.

The proposed project tentatively known as Antlers Apartments, would provide 81 apartments for the elderly and handicapped, plus one superintendent's apartment. Recreational and open space will also be provided.

(On January 14, 1987, Cal. No. 7, the Commission scheduled January 28, 1987 for a public hearing. On January 28, 1987, Cal. No. 30, the hearing was continued to February 18, 1987. On February 18, 1987, Cal. No. 19 the hearing was continued to March 4, 1987.

Close the hearing.

CITYWIDE

No. 28

Citywide

N 870197 ZRY

PUBLIC HEARING:

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Sections 23-633, 24-523 and 33-433 concerning street wall and height and setback regulations in certain contextual zoning districts.

Matter in **Bold Type** is new;

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

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

23-633

Street wall and height and setback regulations in certain districts

R8A, R8B, R9A, R9X, R10A

In the districts indicated, *street wall*, and height and setback regulations are set forth in this section. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply.

1. Location of Street Wall

R8A, R9A, R9X, R10A

- (a) In the districts indicated, the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot* except as provided in paragraph (b) and [(3)] **sub-section 3 (Modification of Street Wall Requirements)** below[,] or **Section 23-51 (Special Provisions Applying along District Boundaries)**.

However, at the intersection of two *street lines* the *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*.** [Recesses are permitted only for entrances and windows.]

Except as provided in [(3)] **sub-section 3** below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*.] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*.**

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot* [fronting on] **along a *wide street*.**

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at

each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet.

These location provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

R8A, R9A, R9X, R10A

(b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of [the nearest] **any adjacent existing building** on [an adjacent] **the same or another zoning lot** fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.

Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.

Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.

No *street wall* facing a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street* is required if the resulting open area is maintained as follows:

1. Its elevation shall be within 2 feet of the abutting sidewalk.
2. No wall or fence above a height of 30 inches above *curb level* shall consist of elements more than 1½ inches thick and less than 5 inches apart.
3. Its entire area shall be covered by decorative unit pavers, shrubbery, grass, or landscaped elements not more than 30 inches high, and
4. If such resulting area is 1,500 to 2,000 square feet, it shall contain at least three 4" caliper trees, and there shall be one additional 4" caliper tree for each additional 1,000 square feet or fraction thereof; or

5. If such resulting areas is less than 1,500 square feet and contains fewer than three 4" caliper trees, it shall contain shrubbery for at least 25 percent of its area.

R8B

(c)[In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (3) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 percent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).]

In the district indicated the *street wall* of any *development* or *enlargement* shall be located in accordance with the provisions of paragraphs (i) through (iv) below, except as provided in sub-section 3 (Modification of Streetwall Requirements). A *narrow street* having a *street line* measuring less than 230 feet between intersecting *street lines* shall be considered a *wide street* in applying the provisions of paragraphs (i) through (iv) below.

- (i) On a *wide street* the *street wall* shall be located within 8 feet of the *street line*. However, if the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line* is further than 8 feet from the *street line*, the *street wall* may be set back further than 8 feet but not more than either of such adjacent front walls. This requirement shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.
- (ii) On a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, but within 100 feet of such intersection, the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*. Where a *zoning lot* is located at the intersection of a *wide street* and a *narrow street* no *street wall* is required along such 50 foot portion of the *narrow street* frontage, provided any resulting open area is maintained as specified for open areas in Section 23-633 sub-section 1 paragraph (b) above. However, if a *street wall* is provided within

the optional *street wall* portion of the *narrow street* frontage of such *zoning lot* it shall be subject to the location requirements of paragraph (i) above.

- (iii) On a *narrow street* beyond a distance of 100 feet from its intersection with a *wide street* the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*.
- (iv) The mandatory *street wall* pursuant to paragraphs (i), (ii), and (iii) above shall extend the entire length of the *street line* of the *zoning lot* from *side lot line* to *side lot line* or intersecting *street wall*, except as provided in paragraph (ii) above, sub-section 3 (Modification of Street Wall Requirements) or Section 23-51 (Special Provisions Applying along District Boundaries). Recesses and projections are permitted, except within 20 feet of a *street corner*, provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not extend more than two feet from the *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).

R8A, R8B, R9A, R9X, R10A

- (d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall* except as provided in [(3)] sub-section 3 below.

2. Height of Street Wall

R8A, R8B, R9A, R9X, R10A

[In the districts indicated the mandatory minimum height above *curb level* of a *street wall*, without a setback, shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building* or other structure shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:]

In the districts indicated, except as provided in sub-section 5 below (Special Height Restrictions along Certain District Boundaries), a mandatory *street wall* shall rise to a height no less than that specified in Column A below, unless the height of the entire *building* is less than such minimum. If such *street wall* along a *narrow street* rises above such minimum heights no setbacks shall be permitted below a height of 55 feet. The maximum permitted height of a mandatory *street wall* shall be as set

forth in Column B. Above such maximum height the *building or other structure* shall not penetrate the *sky exposure*

Column A		Column B				
		<i>Sky exposure plane**</i>				
[Mandatory minimum] Minimum height of mandatory street wall (in feet)		Maximum permitted height of mandatory street wall without setback [at the street line] (in feet)	Slope over zoning lot (expressed as a ratio of vertical to horizontal distance)			
<i>Wide street*</i>	<i>Narrow street*</i>		Vertical		Horizontal	
60'	23	85	1.5	to	1	R8A
55	23 ***	60	1.0	to	1	R8B**
60	23[***]	100	1.5	to	1	R9A
110	23[***]	110	2.0	to	1	R9X
125	23[***]	150	2.5	to	1	R10A

*The [mandatory] minimum height of a mandatory street wall on wide streets shall apply to all developments or enlargements on zoning lots on narrow streets within 50 feet of the intersection with a wide street.

**The sky exposure plane shall begin at a height above the street line equal to the maximum permitted height of the mandatory street wall [at the street line] except that in an R8B district a setback of 20 feet from the mandatory street wall is required at a height of 60 feet.

***[No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(d) above.]For zoning lots not bounded by intersecting street lines the mandatory street wall shall rise to a height of 55 feet or the height of the building, whichever is less.

* * *

5. Special Height Restrictions along Certain District Boundaries

R8B

In the district indicated, where such district abuts an R1, R2, R3, R4 or R5 district, no *building or other structure* within 25 feet of the district boundary shall exceed a height of 32 feet above *curb level*.

* * *

24-523

Street wall and height and setback regulations in certain districts

R8A, R8B, R9A, R9X, R10A

In the districts indicated, *street wall*, height and setback regulations are set forth in this section. The provisions of Sections 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply.

1. Location of Street Wall

R8A, R9A, R9X, R10A

(a) In the districts indicated, the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot*, except as provided in paragraph (b) and [(3)] **sub-section 3 (Modification of Street Wall Requirements)** below[,] or **Section 24-351 (Special Provisions Applying along District Boundaries)**.

However, at the intersection of two *street lines* the *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line***. [Recesses are permitted only for entrances and windows.]

Except as provided in [(3)] **sub-section 3** below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line***.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot* [fronting on] **along a *wide street***.

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at

each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet.

These location provisions shall apply to all *development* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

R8A, R9A, R9X, R10A

(b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of [the nearest] **any adjacent existing *building*** on [an adjacent] **the same or another *zoning lot*** fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.

Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.

Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.

No *street wall* facing a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street* is required if the resulting open area is maintained as follows:

1. Its elevation shall be within 2 feet of the abutting sidewalk.
2. No wall or fence above a height of 30 inches above curb level shall consist of elements more than 1½ inches thick and less than 5 inches apart.
3. Its entire area shall be covered by decorative unit pavers, shrubbery, grass, or landscaped elements not more than 30 inches high, and
4. If such resulting area is 1,500 to 2,000 square feet, it shall contain at least three 4" caliper trees, and there shall be one additional 4" caliper tree for each additional 1,000 square feet or fraction thereof; or

5. If such resulting area is less than 1,500 square feet and contains fewer than three 4" caliper trees, it shall contain shrubbery for at least 25 per cent of its area.

R8B

- (c) [In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (3) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).]

In the district indicated the *street wall* of any *development* or *enlargement* shall be located in accordance with the provisions of paragraphs (i) through (iv) below, except as provided in sub-section 3 (Modification of Streetwall Requirements). A *narrow street* having a *street line* measuring less than 230 feet between intersecting *street lines* shall be considered a *wide street* in applying the provisions of paragraphs (i) through (iv) below.

- (i) On a *wide street* the *street wall* shall be located within 8 feet of the *street line*. However, if the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line* is further than 8 feet from the *street line*, the *street wall* may be set back further than 8 feet but not more than either of such adjacent front walls. This requirement shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.
- (ii) On a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, but within 100 feet of such intersection, the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*.

Where a *zoning lot* is located at the intersection of a *wide street* and a *narrow street* no *street wall* is required along such 50 foot portion of the *narrow street*

frontage, provided any resulting open area is maintained as specified for open areas in Section 24-523 sub-section 1 paragraph (b) above.

However, if a *street wall* is provided within the optional *street wall* portion of the *narrow street* frontage of such *zoning lot* it shall be subject to the location requirements of paragraph (i) above.

- (iii) On a *narrow street* beyond a distance of 100 feet from its intersection with a *wide street* the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*.
- (iv) The mandatory *street wall* pursuant to paragraphs (i), (ii), and (iii) above shall extend the entire length of the *street line* of the *zoning lot* from *side lot line* to *side lot line* or intersecting *street wall*, except as provided in paragraph (ii) above, sub-section 3 (Modification of Street Wall Requirements) or Section 24-351 (Special Provisions Applying along District Boundaries). Recesses and projections are permitted, except within 20 feet of a *street* corner, provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not extend more than two feet from the *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 24-63 (Outer Court Regulations).

R8A, R8B, R9A, R9X, R10A

(d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall* except as provided in [(3)] sub-section 3 below.

2. Height of Street Wall

R8A, R8B, R9A, R9X, R10A

[In the districts indicated the mandatory minimum height above *curb level* of a *street wall*, without a setback, shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building* or *other structure* shall not penetrate the *sky exposure plan* as set forth in Column B in the table below:]

In the districts indicated, except as provided in sub-section 5 below (Special Height Restrictions along Certain District Boundaries), a mandatory *street wall* shall rise to a height no less than that specified in Column A below, unless the height of the

entire *building* is less than such minimum. If such *street wall* along a *narrow street* rises above such minimum height no setbacks shall be permitted below a height of 55 feet. The maximum permitted height of a mandatory *street wall* shall be as set forth in Column B. Above such maximum height the *building or other structure* shall not penetrate the *sky exposure plane* as set forth in Column B.

Column A		Column B			
<i>Sky exposure plane**</i>					
[Mandatory minimum] Minimum height of mandatory <i>street wall</i> (in feet)		Maximum permitted height of mandatory <i>street wall</i> without setback [at the <i>street line</i>] (in feet)			Slope over <i>zoning lot</i> (expressed as a ratio of vertical to horizontal distance)
<i>Wide street*</i>	<i>Narrow street*</i>		Verti- cal		Hori- zontal
60	23	85	1.5	to	1 R8A
55	23 ***	60	1.0	to	1 R8B**
60	23[***]	100	1.5	to	1 R9A
110	23[***]	110	2.0	to	1 R9X
125	23[***]	150	2.5	to	1 R10A

*The [mandatory] minimum height of a mandatory *street wall* on *wide streets* shall apply to all *developments* or *enlargements on zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

**The *sky exposure plane* shall begin at a height above the *street line* equal to the maximum permitted height of the mandatory *street wall* [at the *street line*] except that in an R8B district a setback of 20 feet from the mandatory *street wall* is required at a height of 60 feet.

***[No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(d) above.] For *zoning lots* not bounded by intersecting *street lines* the mandatory *street wall* shall rise to a height of 55 feet or the height of the *building*, whichever is less.

* * *

5. Special Height Restrictions along Certain District Boundaries

R8B

In the district indicated, where such district abuts an R1, R2, R3, R4 or R5 district, no *building or other structure* within 25 feet of the district boundary shall exceed a height of 32 feet above *curb level*.

* * *

33-433

Street wall and height and setback regulations in certain districts

C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C6-2A

In the districts indicated, *street wall*, height and setback regulations are set forth in this section. The provisions of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall not apply.

1. Location of Street Wall

(a) The *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire [width] *length of the street line of the zoning lot*, except as provided in *paragraph (b) and [(3)] sub-section 3 (Modification of Street Wall Requirements)* below[,] or *Section 33-29 (Special Provisions Applying along District Boundaries)*.

However, at the intersection of two *street lines* the *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*. [Recesses are permitted only for entrances and windows.]

Except as provided in [(3)] *sub-section 3* below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*.

Option 1

[Mandatory *street walls* shall be located on the *street line* and extend the entire [width] *length of the street line* of the *zoning lot* [fronting on] along a wide street.

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet.

(b) A vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

2. Height of Street Wall

C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C6-2A

[In the districts indicated the mandatory minimum height above *curb level* of a *street wall*, without a setback, shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building or other structure* shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:]

In the districts indicated a mandatory *street wall* shall rise to a height no less than that specified in Column A below, unless the height of the entire *building* is less than such minimum. If such *street wall* along a *narrow street* rises above such minimum height no setbacks shall be permitted below a height of 55 feet. The maximum permitted height of a mandatory *street wall* shall be as set forth in Column B. Above such maximum height the *building or other structure* shall not penetrate the *sky exposure plane* as set forth in Column B.

Column A

Column B

*Sky exposure plane***

		Maximum permitted height of mandatory street wall without setback [at the <i>street line</i>] (in feet)	Slope over <i>zoning lot</i> (expressed as a ratio of vertical to horizontal distance)	
<i>Wide street*</i>	<i>Narrow street*</i>		Vertical	Horizontal
60	23	85	1.5 to 1	C6-2A
60	23[***]	100	1.5 to 1	C1-8A C2-7A
110	23[***]	110	2.0 to 1	C1-8X C2-7X
125	23[***]	150	2.5 to 1	C1-9A C2-8A C4-6A C4-7A

*The [mandatory] minimum height of a **mandatory street wall** [front wall] on *wide streets* shall apply to all *developments* or *enlargements on zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

The *sky exposure plane* shall begin at the maximum permitted height of the **mandatory street wall at the *street line*.

[***No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(b) above.]

* * *

33-431

In C1 or C2 Districts with bulk governed by surrounding Residence District

C1-1, C1-2, C1-3, C1-4, C1-5, C2-1, C2-2, C2-3, C2-4, C2-5

(a) In the districts indicated, the maximum height of a front wall and the required front setback of a *building or other structure* shall be determined by the *Residence District* within which such *Commercial District* is mapped, and, except as otherwise set forth in this section, shall be as set forth in the following table:

* * *

C1-1, C1-2, C1-3, C1-4, C1-5, C2-1, C2-2, C2-3, C2-4, C2-5

(b) In the districts indicated, where [When] mapped within R8A, R8B, R9A, R9X or R10A Districts the [maximum height of a] *street wall* [required front setbacks] and **height and setback regulations** shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).

* * *

(On February 18, 1987, Cal. No. 4, the Commission scheduled March 4, 1987 for a public hearing which has been duly advertised).

Close the hearing.

BOROUGH OF THE BRONX

No. 29

CD 2

C 870101 HAX

PUBLIC HEARING:

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

Approval of three separate matters is requested:

1) The designation as an Urban Development Action Area:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2762	1	800-822 Hunts Point Avenue
2762	27	801 Faile Street
2762	29	1291-93 Lafayette Avenue

2) Approval of an Urban Development Action Area project for such property;
and

3) Disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

The **proposed project**, tentatively known as **Pio Mendez**, will consist of 91 dwelling units for the elderly and handicapped and one unit for a superintendent. The project will have on-site parking, open space and special amenities as well as supportive services.

Financing will be provided by Section 202 of the National Housing Act, as amended, with subsidy for 100% of the units provided under Section 8 of the US Housing Act of 1937, as amended.

(On February 18, 1987, Cal. No. 6, the Commission scheduled March 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 30

CD 7

C 850337 ZSM

IN THE MATTER OF an application submitted by the Geloda/Briarwood Corp. pursuant to Sections 197-c and 200 of the New York City Charter and Sections 13-462 and 74-52 of the Zoning Resolution for the **grant of a Special Permit for a public parking garage** containing 47 parking spaces on property located at 100 West 89th Street, bounded by West 88th Street, West 89th Street and Columbus Avenue (Block 1219, Lots 30-32 p/o 33).

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

(On January 28, 1987, Cal. No. 8, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. ~~13~~¹⁵ the hearing was closed.)

For consideration.

No. 31

CD 8

C 860657 PLM

IN THE MATTER OF an application submitted by the New York City Police Department pursuant to Section 197-c of the New York City Charter for the **disposition of real property** involving a three year lease for the first and second floors (approximately 23,750 square feet) of a building located at 312 East 94th Street (Block 1556, Lot 40) for **temporary occupancy by the 19th Precinct** during the reconstruction of its permanent precinct house at 153 East 67th Street.

(On January 28, 1987, Cal. No. 9, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. ~~14~~¹⁶ the hearing was closed.)

For consideration.

No. 32

CD 2

C 860839 ZSM

IN THE MATTER OF an application submitted by Fay Fishel, Trustee of the Last Will and Testament of Bernard Fishel d/b/a Ken-Rob Co. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-781 of the Zoning Resolution for the **grant of a special permit** to modify the provisions of Section 42-14D 2(b) of the Zoning Resolution to **allow use and occupancy** of approximately 8,700 square feet of the **ground floor as retail space at property located at 632 Broadway** (Block 522, Lot 10), in an M1-5B District.

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

(On January 28, 1987, Cal. No. 10, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. ~~10~~ the hearing was closed.)

17

For consideration.

 No. 33

CD 5

C 860927 ZSM

IN THE MATTER OF an application submitted by Time Out Family Amusement Centers, Inc., pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-47 of the Zoning Resolution for the **renewal of a special permit** for a term of three years to **permit an amusement arcade to be located in the LIRR Concourse at 1 Penn Plaza.**

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

(On January 28, 1987, Cal. No. 11, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. ~~11~~ the hearing was closed.)

18

For consideration.

CITYWIDE

No. 34

Citywide

N 870492 ZRY

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution, relating to Section 74-711, **clarifying the language of the landmarks preservation special permit findings** by removing superfluous language regarding appreciable increase in building volume.

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

Matter in **BOLD TYPE** is new, to be added:

Matter in *italics* is defined in Section 12-10 of the Zoning Resolution.

74-711

Landmark Preservation in all districts

In all districts, upon application of the Landmarks Preservation Commission, the City Planning Commission may permit modification of the *use* and *bulk* regulations, except *floor area ratio* regulations, applicable to *zoning lots* with existing *buildings* provided that the following findings are made:

(a) That the said *zoning lot* contains a landmark designated by the Landmarks Preservation Commission, or that said *zoning lot* lies within a Historic District designated by the Landmarks Preservation Commission; and

(b) That a program has been established for continuing maintenance that will result in the preservation of the subject *building* or *buildings*; and

(c) [That any modification of *bulk* regulations will not result in an appreciable increase of *building* volume on the *zoning lot* and t] That such *bulk* modifications relate harmoniously to all structures or *open space* in the vicinity in terms of scale, location and access to light and air in the area, as determined by the City Planning Commission.

* * *

(On January 28, 1987, Cal. No. 13, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 35

CD 3

C 870402 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 located at 1416 Prospect Avenue** (Block 2963, Lot 8).

(On January 28, 1987, Cal. No. 16, the Commission scheduled February 18, 1987 for a public hearing. On February 18, 1987, Cal. No. ~~22~~ ²⁴ the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 36, 37 and 38

(Proposed amendment to the Ocean Hill Urban Renewal Plan, disposition of property and a proposed New York City Housing Plan and project.)

No. 36

CD 16

C 870322 HUK

IN THE MATTER OF an **Urban Renewal Plan for the Ocean Hill Urban Renewal Area**, pursuant to Section 505 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The **proposed amendment** would facilitate the construction of 156 dwelling units in 78 three story buildings on Sites 111A, 111B, and 111C within the Ocean Hill Urban Renewal Area.

The plan provides for the acquisition, clearance and redevelopment of parts of three blocks within the Ocean Hill Urban Renewal Area.

The properties to be acquired are as follows:

SITE 111A—Part of the block bounded by Park Place, Howard Avenue, Sterling Place and Ralph Avenue (block 1466, lots 20, 22, 24, 27, 29 thru 33, 35, 36, 38, 41, 141, 42 thru 45, 47, 49, 55, 57, 60, and 63).

SITE 111B—Part of the block bounded by Sterling Place, Howard Avenue, St. John's Place and Ralph Avenue (block 1470, lots 1, 3, 8, thru 11, 15, 17 thru 20, 22 thru 25, 33, 35 thru 39, 41, 48 thru 53, 55, 58, 59, 73, 148 and 160).

SITE 111C—Part of the block bounded by Sterling Place, Eastern Parkway, St. John's Place and Howard Avenue (block 1471, lots 1, 4 thru 11, 14 thru 24, 53, 55, 57, 59 and 61).

(On January 28, 1987, Cal. No. 1, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 8, the hearing was closed.)

For consideration.

No. 37

CD 16

C 870323 HDK

IN THE MATTER OF the disposition of city-owned property within the Ocean Hill Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The proposed disposition would facilitate the construction of 156 dwelling units for families of low-income in 78 three story buildings on Sites 111A, 111B and 111C within the Ocean Hill Urban Renewal Area.

The properties to be acquired are to be disposed to a Turnkey developer selected by the New York City Housing Authority. Upon completion the project is to be acquired by the New York City Housing Authority.

The properties to be disposed are as follows:

SITE 111A—Part of the block bounded by Park Place, Howard Avenue, Sterling Place and Ralph Avenue (block 1466, lots 20, 22, 24, 27, 29, thru 33, 35, 36, 38, 41, 141, 42 thru 45, 47, 49, 55, 57, 60, and 63).

SITE 111B—Part of the block bounded by Sterling Place, Howard Avenue St. John's Place and Ralph Avenue (block 1470, lots 1, 3, 8, thru 11, 15, 17 thru 20, 22, thru 25, 33, 35 thru 39, 41, 48 thru 53, 55, 58, 59, 73, 148 and 160).

SITE 111C—Part of the block bounded by Sterling Place, Eastern Parkway, St. John's Place and Howard Avenue (block 1471, lots 1, 4 thru 11, 14 thru 24, 53, 55, 57, 59 and 61).

(On January 28, 1987, Cal. No. 2, the Commission scheduled February 18, 1987, for a public hearing which has been duly advertised. On February 18, 1987, Cal. No. ~~2~~⁹ the hearing was closed.)

For consideration.

No. 38

CD 16

C 870033 HOK

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

The proposed plan and project provides for the construction of 156 dwelling units for families of low-income in 78 three story buildings on Sites 111A, 111B and 111C within the Ocean Hill Urban Renewal Area.

The properties to be acquired are to be disposed to a Turnkey developer selected by the New York City Housing Authority. Upon completion the project is to be acquired by the New York City Housing Authority.

The project site comprises the following properties:

SITE IIIA—Part of the block bounded by Park Place, Howard Avenue, Sterling Place and Ralph Avenue (block 1466, lots 20, 22, 24, 27, 29 thru 33; 35, 36, 38, 41, 141, 42 thru 45, 47, 49, 55, 57, 60 and 63).

SITE IIIB—Part of the block bounded by Sterling Place, Howard Avenue, St. John's Place and Ralph Avenue (block 1470, lots 1, 3, 8, thru 11, 15, 17 thru 20, 22 thru 25, 33, 35 thru 39, 41, 48, thru 53, 55, 58, 59, 73, 148 and 160).

SITE IIIC—Part of the block bounded by Sterling Place, Eastern Parkway, St. John's Place and Howard Avenue (block 1471, lots 1, 4 thru 11, 14, thru 24, 53, 55, 57, 59, and 61).

(On January 28, 1987, Cal. No. 3, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 3 the hearing was closed.) 10

For consideration.

No. 39

CD 3

C 870266 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 eight (8) City-owned properties.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
1519	38	161 Saratoga Avenue
1607	25	538 Kosciusko Street
1761	74	659 Willoughby Avenue
1770	84	27 Pulasky Street
1899	37	74-76 Skillman Street
1954	102	329 Franklin Avenue
1968	51	157 Lexington Avenue
1985	43	400 Franklin Avenue

(On January 28, 1987, Cal. No. 4, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 4 the hearing was closed.) //

For consideration.

No. 40

CD 1,2,3,4,7,8

C 870395-400 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 forty-six (46) City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870395 PPK	1	3
870396 PPK	2	6
870397 PPK	3	32
870398 PPK	4	1
870399 PPK	7	2
870400 PPK	8	2

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

(On January 28, 1987, Cal. No. 5, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 10 the hearing was closed.)

/2

For consideration.

 No. 41

CD 2

C 860928 ZSK

IN THE MATTER OF an application submitted by Time Out Family Amusement Centers, Inc., pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-47 of the Zoning Resolution, for the grant of a special permit for a term of three years, to allow an approximately 2,700 square foot amusement arcade located below street level in the Albee Square Mall Building, 1 DeKalb Avenue, within the Special Fulton Mall District.

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

(On January 28, 1987, Cal. No. 6, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 13 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 42

CD 12

C 870367 PSQ

C 870368 PPQ

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter for the selection, acquisition and disposition of property located on the west side of 160th Street between 90th Avenue and Jamaica Avenue (Block 9756, Lot 50 and part of Lots 64 and 18), as more specifically described in a diagram provided by the Department of General Services and dated January 15, 1986 for the construction of the "Jamaica Farmer's Market".

(On January 14, 1987, Cal. No. 6, the Commission scheduled January 28, 1987 for a public hearing. On January 28, 1987, Cal. No. 26, the hearing was continued to February 18, 1987. On February 18, 1987, Cal. No. 7, the hearing was closed.)

For consideration.

No. 43

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 midway between 72nd Road and 72nd Avenue, a line 425 feet east of 112th Street, 72nd Avenue and the centerline prolongation of 72nd Avenue, to facilitate the construction of a condominium development, as shown on diagram dated November 10, 1986.

(On January 12, 1987, Cal. No. 5, the Commission scheduled January 28, 1987, for a public hearing. On January 28, 1987, Cal. No. 25, the hearing was closed. On February 18, 1987, Cal. No. 25, the time was laid over.)

For consideration.
