

DISPOSITION SHEET - PUBLIC MEETING OF...NOVEMBER 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			Approved	47	C 880047	ZSM		Hearing Closed
1	C 870498	ZMX		Sched. for 11/25	48	C 880125	ZSM		" "
2	C 870499	MMX		" " "	49	C 880123	HDM		" "
3	C 870644	PLX		" " "	50	N 870565	ZRY		" "
4	C 870658	GFX		" " "	51	C 870918	PPR		" "
5	C 870948	PPX		" " "	52	C 870897 - 899	PPX	✓	Law. Rept. Adopted
6	C 870949	PPX		" " "	53	C 870614	PSX	✓	" " "
7	C 880154	PPX		" " "	54	C 870708	ZMX	✓	" " "
8	C 870678 - 679	PPK	PPK	" " "	55	C 870510	PSX	✓	" " "
9	C 870682	PPK		" " "	56	C 870930	PLX	✓	" " "
10	C 870787	PLK		" " "	57	C 870675	PPK		Laid Over
11	C 880039	PPK		" " "	58	C 870569	PSK	✓	Law. Rept. Adopted
12	C 870976	PLQ		" " "	59	C 870508	ZSM	✓	" " "
13	C 880037	PSQ		" " "	60 *	C 870766	PSM	✓	" " "
14	C 880038	ZSQ		" " "	61	C 850959	MMR	✓	" " "
15	C 870936	PLQ		" " "	62	C 870804	ZAR		Anti. Approved
16	C 870981	PLQ		" " "	63	C 870917	PPR	✓	Law. Rept. Adopted
17	C 880065 - 066	PPQ	PPQ	" " "	64	C 870715	PLQ	✓	" " "
18	C 880115	ZMQ		" " "	65	C 870995	PLQ	✓	" " "
19	C 880116	HAQ		" " "	66				
20	C 870527	PLM		" " "	67				
21	C 870528	PLM		" " "	68				
22	C 870790	ZSM		" " "	69				
23	C 861180	ZMM		" " "	70	Present			
24	C 870156	ZSM		" " "	71	S. Deutsch, ch.			
25	C 870895	PPM		" " "	72	S. Gagliardo, Comm.			
26	C 870416	HAM		" " "	73	M. Mammamo, "	**		
27	C 870928	ZMM		Not sched	74	G. McNeil, "			
28	N 870929	ZRM		" " "	75	D. Scannell, "			
29	E 860569	BFM		Sched. for 11/25	76	D. Scheinberg, "			
30	C 870394	ZMR		" " "	77				
31	C 870919	PPR		" " "	78				
32	C 861151	MMR		" " "	79	* Re: #60			
33	C 861197	MMR		" " "	80	Comm. McNeil voted "no"			
34	C 870978 - 980	PPR	PPR	" " "	81	4 yes votes and 1 "no" vote.			
35	C 870862	PPX		Hearing Closed	82				
36	C 880121	HDX		" " "	83				
37	C 880122	HDX		" " "	84	** Comm. Mammamo			
38	C 850824	BFX		" " "	85	did not participate			
39	C 870952	PPK		" " "	86	in the vote.			
40	N 880168	BDK		" " "	87				
41	C 870512	PSK		" " "	88	Mtg. adjourned at 2:48 p.m.			
42	C 870512	PSK(A)		" " "	89				
43	C 880026	ZSK		" " "	90				
44	C 870861	PPQ		" " "	91				
45	C 870086	ZSM		" " "	92				
46	C 870500	HDM		" " "	93				

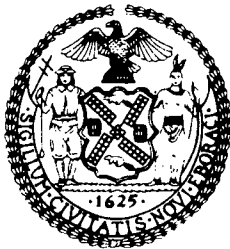
**COMPREHENSIVE
CITY PLANNING CALENDAR
of**

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, November 4, 1987

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



Edward I. Koch, Mayor

City of New York

[No. 17]

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, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$64.95 (includes tax) for a two year subscription pro-rated) may do so by contacting the Calendar Information Office, 720-3370.

B

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

SYLVIA DEUTSCH, *Chairperson*

SALVATORE C. GAGLIARDO

MARILYN MAMMANO

WM. GARRISON MCNEIL

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, November 4, 1987

Calendar No. 17

Roll Call; approval of minutes	1
I. Scheduling November 25, 1987	1
II. Public Hearings	35
III. Reports	45

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for November 25, 1987, in the City Hall, Room 16, Manhattan, New York 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 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office—Room 2E, 22 Reade 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, November 4, 1987

APPROVAL OF MINUTES OF Special Meetings of October 5th and 19th,
1987.

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS
TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 25, 1987
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1, 2, 3 and 4

(Amendments to the Zoning Map and the City Map, ten year lease and revocable consent to facilitate the expansion and consolidation of the Hostos Community College)

No. 1

CD 1

C 870498 ZMX

IN THE MATTER OF an application submitted by the Dormitory Authority of the State of New York and the Department of City Planning—Bronx Planning Office pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 6a changing from an M1-2 District to a C4-4 District, property bounded by East 149th Street, Gerard Avenue, a line parallel to and located 100 feet south of East 149th Street, Walton Avenue; the northerly, easterly and, again, northerly lines of existing park and the Grand Boulevard and Concourse, a line perpendicular to the Grand Boulevard and Concourse and located 50 feet north of East 144th Street, a line parallel to and located 100 feet east of the Grand Boulevard and Concourse, East 144th Street, the southerly prolongation of the east line of Anthony J. Griffith Place, the center line of East 149th Street, the center line of Anthony J. Griffin Place, a line parallel to and located 200 feet south of East 149th Street, and Walton Avenue, and an in accordance with a diagram dated August 31, 1987 in order to facilitate

improvement of the physical facilities of Eugenio Maria de Hostos Community College facility.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 2

CD 1

C 870499 MMX

IN THE MATTER OF an application submitted by the Dormitory Authority of the State of New York pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination, discontinuance and closing of Anthony J. Griffith Place between East 149th Street and East 144th Streets to facilitate the expansion and consolidation of the **Eugenio Maria de Hostos Community College Campus**, in accordance with Map No. 13022 dated May 15, 1987 and signed by the Borough President.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 3

CD 1

C 870644 PLX

IN THE MATTER OF an application submitted by The City University of New York pursuant to Section 197-c of the New York City Charter for a **ten (10) year lease with 5 year renewal option** of property bounded by East 149th Street between Walton Avenue and Gerard Avenue (Block 2350, Lot 39), for the expansion and improvement of the physical facilities of **Eugenio Maria de Hostos Community College**.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 4

CD 1

C 870658 GFX

IN THE MATTER OF an application submitted by the Dormitory Authority of the State of New York pursuant to Section 197-c of the New York City Charter for the grant of a 10-year revocable consent to construct, install, maintain and use a pedestrian bridge over and across the Grand Boulevard and Concourse for use by Eugenio Maria de Hostos Community faculty, attendees and visitors.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 5

CD 12

C 870948 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of one city-owned property by long-term lease auction, located in the bed of Lustre Street between Secor Avenue and Dyre Avenue (Block 4968, Lot 999), pursuant to Section 197-c of the New York City Charter.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 6

CD 3

C 870949 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of one vacant city-owned lot, located on Tinton Avenue between East 163rd Street and East 165th Street, pursuant to Section 197-c of the New York City Charter. The property is described below:

<u>Block</u>	<u>Lot</u>	<u>Size</u>	<u>Type</u>	<u>Zoning</u>
2669	1, 2, 3	110'x132'	Vacant	R6

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 7

CD 2

C 880154 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 29 city-owned properties.**

A list and description of the properties can be seen at the City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

BOROUGH OF BROOKLYN

No. 8

CD 4 and 5

C 870678-679 PPK

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, by the Division of Real Property, for the **disposition of seventy-five (75) city-owned properties** (50 in CB 4 and 25 in CB 5).

A list and description of the properties are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 9

CD 8

C 870682 PPK

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, by the Division of Real Property, for the disposition of fifty (50) city-owned properties.

A list and description of the properties are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 10

CD 1

C 870787 PLK

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the selection and leasing for 10 years of property located at 175-177 Moore Street between Bushwick Avenue and White Street (Block 3100, Lots 77 & 78), for the continued operation of the Fennell Day Care Center.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 11

CD 5

C 880039 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 twenty-one (21) city-owned vacant lots.

A list and description of the properties are on file and may be seen at the Department of City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

BOROUGH OF QUEENS

No. 12

CD 5

C 870976 PLQ

IN THE MATTER OF an application submitted by the Department of Health pursuant to Section 197-c of the New York City Charter for the selection and leasing for 10 years of one floor of the existing building located on the south side of Flushing Avenue between the right-of-ways of the Bushwick branch and the Montauk Division of the Long Island Rail Road, for the operation of a central warehouse.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

Nos. 13 and 14

(Site selection of property located at 45-40 Court Square and Grant of Special Permits to allow the construction of a public parking garage)

No. 13

CD 2

C 880037 PSQ

IN THE MATTER OF an application submitted by the NYC Public Development Corporation (PDC) and the NYC Department of Transportation pursuant to Section 197-c of the New York City Charter for the **site selection of property located at 45-40 Court Square** bounded by Court Square and Thomas Avenue on the north, Court Square (formerly known as Cordelle Place) on the east, the right of way of the Long Island Railroad on the south, and Anable Street on the west (Block 83, Lot 18), **for the construction of a public parking garage for approximately 770 cars.**

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 14

CD 2

C 880038 ZSQ

IN THE MATTER OF an application submitted by Perennially Green, Inc. pursuant to Sections 197-c and 200 of the New York City Charter, for the **grant of a special permit** pursuant to Section 74-512 of the Zoning Resolution to permit a public parking garage with a capacity of 776 parking spaces, and also for the grant of a special permit pursuant to Section 74-54 of the Zoning Resolution involving the modification of rear yard regulations for a 4-story parking facility on property located at 45-40 Court Square (Block 83, Lot 18) in an M3-1 District, within the Court Square Sub-District of the Special Hunters Point Mixed Use District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 15

CD 5

C 870936 PLQ

IN THE MATTER OF an application submitted by the Department of Transportation pursuant to Section 197-c of the New York City Charter for the selection and acquisition of property located at 32-02 College Point Boulevard between Whitestone Expressway and Northern Boulevard (Block 4942, Lots 41 and 57), for the operation of a municipal asphalt plant.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 16

CD 2

C 870981 PLQ

IN THE MATTER OF an application submitted by the New York City Fire Department pursuant to Section 197-c of the New York City Charter for selection and leasing of property located at 11-33, 11-39, 11-45, and 11-49 50th Avenue bounded by 14th Street, 49th Avenue, and 21st Street, (Block 62, Lot 20), as more specifically described in a diagram provided by the Fire Department and dated June 17, 1987, for the operation of four (4) sections of storage warehouse.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 17

CD 3 and 12

C 880065-066 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 the following three (3) city-owned properties:

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>
C 880065 PPQ	3	1
C 880066 PPQ	12	2

A list and description of the properties can be seen at the City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 18

CD 3

C 880115 ZMQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 200 of the New York City Charter, for amendment of the Zoning Map, Section No. 10b, changing from an R5 District to an R6 District, property bounded by Astoria Boulevard, 111th Street, a line at right angles to 111th Street, distant 250 feet southerly of Astoria Boulevard, a line midway between 110th Street and 111th Street, and a line at right angles to 110th Street, distant 150 feet southerly of Astoria Boulevard, within the Corona-East Elmhurst Urban Renewal Area, CD 3, as shown on a diagram dated September 14, 1987.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

 No. 19

CD 3

C 880116 HAQ

IN THE MATTER OF the designation and disposition of city-owned property located within the Corona-East Elmhurst Urban Renewal Area, in Community District 3, Borough of Queens, 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 of City-owned property on the northerly part of the block bounded by Astoria Boulevard, 111th Street, Northern Boulevard and 110th Street; Block 1704, Lots 10, 172 and 181;

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

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

A residential project is proposed for this site, providing 61 units of housing--80% for moderate-income and 20% for low-income tenants.

Financing and government assistance are to be provided by the Municipal Assistance Corporation, for rent subsidies, the New York City Housing Development Corporation for mortgage financing and Section 421a for tax abatement.

This application was submitted by the Department of Housing Preservation and Development on July 30, 1987.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 20 and 21

[Selection and leasing of properties for the operation of the Manhattan Borough Repair Shop and a storage lot for disabled vehicles of the Department of Sanitation.]

No. 20

CD 4

C 870527 PLM

IN THE MATTER OF an application submitted by the Department of Sanitation, pursuant to Section 197-c of the New York City Charter for the **selection and leasing for three years of property located at 606 West 30th Street between Eleventh and Twelfth Avenues (Block 675, Lot 39), for the operation of the Manhattan Borough Repair Shop.**

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 21

C 870528 PLM

IN THE MATTER OF an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the **selection and leasing for three years of property located at 613-619 West 29th Street between Eleventh and Twelfth Avenues (Block 675, Lot 39), for the operation of a storage lot for disabled vehicles.**

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 22

CD 2

C 870790 ZSM

IN THE MATTER OF an application by Proposition Architecture, P.C. pursuant to Sections 197-c and 200 of the New York City Charter and Section 13-461 of the Zoning Resolution for the grant of a special permit to allow the construction of an eight space parking facility accessory to eight single-family dwellings to be located at 687-693 Greenwich Street and 258 West 10th Street, (Block 630, Lot 34), in an R-6 district.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, at 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

Nos. 23 and 24

(Zoning Map Change and special permit for a 36 story residential/commercial building and public parking garage at 441 East 92nd Street.)

No. 23

CD 8

C 861180 ZMM

IN THE MATTER OF an application submitted by Glenwood Management Corp. pursuant to Sections 197-c and 200 of the New York City Charter for an amendment to the Zoning Map, Section 9a, changing:

- 1) from a C8-4 District to an R8 District property bounded by a line 464 feet east of First Avenue, the former northerly street line of East 93rd Street, a line 488 feet east of First Avenue, and East 92nd Street, and
- 2) from a C8-4 District to an R-10 District property bounded by a line 488 feet east of First Avenue, Franklin D. Roosevelt Drive, York Avenue and East 92nd Street and establishing within the proposed R-10 District a C2-5 District,

to facilitate the development of a commercial/residential building and a public parking garage, Borough of Manhattan, as shown on a diagram dated September 16, 1987.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 24

CD 8

C 870156 ZSM

IN THE MATTER OF an application submitted by Glenwood Management 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 an underground public parking garage of 137 spaces in a proposed 36-story residential/commercial building on property located at 441 East 92nd Street/1779 York Avenue (Block 1573, Lot 22).

Plans for this proposed public parking garage are on file with the City Planning Commission and can be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

 NOTICE

On November 25, 1987, at 10:00 a.m. in City Hall, New York, a public hearing will be heard by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed rezoning and special permit for a development at 441 East 92nd Street pursuant to the State Environmental Quality Review (SEQRA) and the City Environmental Quality Review (CEQR).

No. 25

CD 10

C 870895 PPM

IN THE MATTER OF an application by the Division of Real Property for the disposition of one vacant City-owned lot, located at 311 West 119th Street in the borough of Manhattan pursuant to Section 197-c of the New York City Charter. The property is described below:

<u>Block</u>	<u>Lot</u>	<u>Size</u>	<u>Type</u>
1946	24	25' x 100'	Vacant Land

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 26

CD 9

C 870416 HAM

IN THE MATTER OF the designation and disposition of city-owned property located in Community District 9, Borough of Manhattan, 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 of City-owned property on the westerly side of St. Nicholas Avenue, between 126th and 127th Streets, 327 St. Nicholas Avenue, Block 1953, Lot 12;

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

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

The proposed project involves the conversion and substantial rehabilitation of former P.S. 157 to a 73 dwelling unit residence for low- and moderate-income families.

This application was submitted by the Department of Housing Preservation and Development on November 12, 1986.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

 No. 27

CD 8, 11

C 870928 ZMM

(Zoning Map change eliminating the Special Park Improvement District and changing an R9 Zoning District to R10A and R7-2 Zoning Districts and R10 Zoning Districts to R10A Zoning Districts within the area east of Central Park between East 59th and East 111th Streets.)

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 5d, 6b, 8c, and 9a:

a) eliminating the Special Park Improvement District (PI) bounded by:

1. East 59th Street, Fifth Avenue, East 111th Street, Madison Avenue, East 110th Street, a line 150 feet east of Fifth Avenue, a line midway between East 96th and East 97th Streets, a line 100 feet west of Madison Avenue, a line midway between East 95th and East 96th Streets, a line 125 feet east of Fifth

Avenue, a line midway between East 86th and East 87th Streets, a line 100 feet west of Madison Avenue, a line midway between East 85th and East 86th Streets, a line 125 feet east of Fifth Avenue, a line midway between East 79th and East 80th Streets, a line 100 feet west of Madison Avenue, a line midway between East 78th and East 79th Streets, a line 125 feet east of Fifth Avenue, a line midway between East 72nd and East 73rd Streets, a line 100 feet west of Madison Avenue, a line midway between East 71st and East 72nd Streets, a line 125 feet East of Fifth Avenue, a line midway between East 61st and East 62nd Streets, a line 250 feet east of Fifth Avenue, East 61st Street and a line 125 feet east of Fifth Avenue; and

2. East 60th Street, a line 125 feet west of Park Avenue, a line midway between East 61st and East 62nd Streets, a line 100 feet west of Park Avenue, a line midway between East 71st and East 72nd Streets, a line 100 feet east of Madison Avenue, a line midway between East 72nd and East 73rd Streets, a line 100 feet west of Park Avenue, a line midway between East 78th and East 79th Streets, a line 100 feet east of Madison Avenue, a line midway between East 79th and East 80th Streets, a line 100 feet west of Park Avenue, a line midway between East 85th and East 86th Streets, a line 100 feet east of Madison Avenue, a line midway between East 86th and East 87th Streets, a line 100 feet west of Park Avenue, a line midway between East 95th and East 96th Streets, a line 100 feet east of Madison Avenue, a line midway between East 96th and East 97th Streets, a line 150 feet east of Park Avenue, a line midway between East 95th and East 96th Streets, a line 100 feet east of Park Avenue, East 88th Street, a line 150 feet east of Park Avenue, East 85th Street, a line 100 feet east of Park Avenue, a line midway between East 79th and East 80th Streets, a line 125 feet east of Park Avenue, a line midway between East 78th and East 79th Streets, a line 100 feet east of Park Avenue, a line midway between East 72nd and East 73rd Streets, a line 125 feet east of Park Avenue, a line midway between East 71st and East 72nd Streets, and a line 100 feet east of Park Avenue;

b) changing from an R10 District to an R10A District property bounded by:

1. East 61st Street, Fifth Avenue, a line midway between East 96th Street and East 97th Street, a line 100 feet west of Madison Avenue, a line midway between East 96th Street and East 95th Street, a line 125 feet east of Fifth Avenue, a line midway between East 87th Street and East 86th Street, a line 100 feet west of Madison Avenue, a line midway between East 86th Street and East 85th Street, a line 125 feet east of Fifth Avenue, a line midway between East 80th Street and East 79th Street, a line 100 feet west of Madison Avenue, a line midway between East 79th Street and East 78th Street, a line 125 feet east of Fifth Avenue, a line midway between East 73rd Street and East 72nd

Street, a line 100 feet west of Madison Avenue, a line midway between East 72nd Street and East 71st Street, a line 125 feet east of Fifth Avenue, a line midway between East 62nd Street and East 61st Street and a line 250 feet east of Fifth Avenue; and

2. East 60th Street, a line 125 feet west of Park Avenue, a line midway between East 61st Street and East 62nd Street, a line 100 feet west of Park Avenue, a line midway between East 71st Street and East 72nd Street, a line 100 feet east of Madison Avenue, a line midway between East 72nd Street and East 73rd Street, a line 100 feet west of Park Avenue, a line midway between East 78th Street and East 79th Street, a line 100 feet east of Madison Avenue, a line midway between East 79th Street and East 80th Street, a line 100 feet west of Park Avenue, a line midway between East 85th Street and East 86th Street, a line 100 feet east of Madison Avenue, a line midway between East 86th Street and East 87th Street, a line 100 feet west of Park Avenue, a line midway between East 95th Street and East 96th Street, a line 100 feet east of Madison Avenue, a line midway between East 96th Street and East 97th Street, a line 150 feet east of Park Avenue, a line midway between East 96th Street and East 95th Street, a line 100 feet east of Park Avenue, East 88th Street, a line 150 feet east of Park Avenue, East 85th Street, a line 100 feet east of Park Avenue, a line midway between East 79th Street and East 80th Street, a line 125 feet east of Park Avenue, a line midway between East 79th Street and East 78th Street, a line 100 feet east of Park Avenue, a line midway between East 72nd Street and East 73rd Street, a line 125 feet east of Park Avenue, a line midway between East 72nd Street and East 71st Street and a line 100 feet east of Park Avenue;

c. changing from an R9 District to R10A District property bounded by a line midway between East 96th Street and East 97th Street, Fifth Avenue, East 110th Street and a line 125 feet east of Fifth Avenue; and

d. changing from an R9 District to an R7-2 District property bounded by:

1. a line midway between East 96th Street and East 97th Street, a line 125 feet east of Fifth Avenue, East 98th Street and a line 150 feet east of Fifth Avenue;
2. East 102nd Street, a line 125 feet east of Fifth Avenue, East 106th Street and a line 150 feet east of Fifth Avenue; and
3. East 107th Street, a line 125 feet east of Fifth Avenue, East 110th Street and a line 150 feet east of Fifth Avenue;

as shown on a diagram dated August 3, 1987.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

CD 5, 8, 11

N 870929 ZRM

(Amendments to the Zoning Resolution pertaining to the deletion of the Special Park Improvement District and applying R10A bulk regulations to R10H zones.)

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 Article IX, Chapter 2, Special Park Improvement District; Section 74-80, Transient Hotels, and various Sections of Article II, Chapter 3, Bulk Regulations for Residential Buildings in Residence Districts; and Chapter 4, Bulk Regulations for Community Facility Buildings in Residence Districts, as follows:

Matter in **bold type** is new

Matter in [brackets] is deleted

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

Section 74-80--Transient Hotels

In R10H Districts or in the case of an existing building located on a *zoning lot* a substantial portion of which is located in an R10-H District, the City Planning Commission may permit transient hotels, provided the Commission finds that such *use* will not impair the essential character of the *Residence District*. The City Planning Commission may also permit the location of *residential* units within the transient hotel and modify the limitations on the location of floors occupied by *non-residential uses*, the [*lot area per room*], *lot area per dwelling unit* and the *lot area* requirement for *non-residential uses*; provided, that for every [300] **675** square feet of [gross] **net residential floor area** in the *building* there shall be no more than one [room] *dwelling unit*. *In no event shall the total residential floor area ratio* on the *zoning lot* exceed 10. The City Planning Commission may permit no more than 225 *accessory* off-street parking spaces to be located on the same *zoning lot* as the hotel provided that the following findings are made:

(a) That such spaces are needed for, and will be used by, the occupants, visitors, customers, or employees of the *use* to which they are *accessory*.

(b) That such spaces will not create or contribute to serious congestion and will not unduly inhibit surface traffic and pedestrian flow.

(c) That adequate reservoir space is provided at the vehicular entrances.

(d) That the *streets* providing access to such spaces will be adequate to handle the traffic generated thereby.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01

Applicability of This Chapter

* * *

† All districts in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
R8A	R8	23-142, 23-143, 23-145, 23-22
R8B		23-223, 23-25, 23-533, 23-632 23-633, 23-71
R9A	R9	23-142, 23-143, 23-145, 23-22 23-223, 23-533, 23-632, 23-633 23-71
R9X	R9	23-142, 23-143, 23-145, 23-22 23-223, 23-25, 23-533, 23-632 23-71
R10A R10H	R10	23-145, 23-15, 23-22, 23-223, 23-533, 23-632, 23-633, 23-71]

* * *

23-142

In R6, R7, R8 or R9 Districts

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), and Section 23-145 (In R8A, R8B, R9A, R9X or R10A Districts), in the districts indicated the minimum required *open space ratio* and the maximum *floor area ratio* for any *building* on a *zoning lot* shall be as set forth in the following table for *buildings* with the *height factor* indicated in the table.¹

* * *

23-143

For high buildings in R6, R7, R8 or R9 Districts

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), and Section 23-145 (In R8A, R8B, R9A, R9X, [or] R10A or R10-H Districts), in the districts indicated, for *buildings* with *height factors* greater than 21, the minimum required *open space ratio* shall be as set forth in the following table:

* * *

23-145

In R8A, R8B, R9A, R9X, [or] R10A or R10H Districts

In the districts indicated, the *height factor* and *open space ratio* regulations shall not apply.

The maximum permitted *floor area ratio* and the maximum permitted *lot coverage* on a *zoning lot* shall be as set forth in the following table:

<i>Corner Lot</i>	<i>Interior Lot</i>	<i>Maximum Floor Area Ratio</i>	<i>Districts</i>
80	70	6.02	R8A
80	70	4.00	R8B
80	70	7.52	R9A
80	70	9.0	R9X
100	70	10.00	R10-H, R10A

For the purposes of this Section any obstructions on a *zoning lot* permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalentents) shall not count as *lot coverage*.

* * *

23-15

Maximum Floor Area Ratio in R10 Districts

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:

* * *

In the R10A or R10-H 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).

R9A, R9X, R10A, R10-H

In the districts indicated, 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*.

* * *

23-22

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

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

* * *

(d) In [the] R8A, R8B, R9A, R9X, [or] R10A or R10-H 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:

* * *

23-223

In R6, R7, R8, R9 or R10 Districts

* * *

(3) In districts indicated, the *lot area per dwelling unit* or *rooming unit* shall not be less than as set forth in the following table:

Required Lot Area (in square feet)

Per <i>Dwelling Unit</i>	Per <i>Rooming Unit</i>	
110	88	R8A
130	104	R8B
98	78	R9A
83	66	R9X
75	60	R10A, R10-H

* * *

Regulations Applying in Special Situations

23-25

Special Provisions for Buildings Used Partly for Non-Residential Uses

R1, R2, R3, R6, R7, R8, R9, R10

In all districts, as indicated, if a *building* is used partly for *residences* and partly for *non-residential uses* (other than *community facility uses*, the provisions for which are set forth in Article II, Chapter 4), for each 100 square feet of *floor area* used for such *non-residential uses*, at least the amount *lot area* set forth in the following table shall be provided. Such *lot area* shall be in addition to that required for the *residential uses* under the provisions of Section 23-22 (Required Lot Area per Dwelling Unit or per Room).

REQUIRED LOT AREA PER 100 SQUARE FEET OF FLOOR AREA

Square Feet	Districts
200	R1, R2, R3
45	R6
30	R7
25	R8B
20	R8
17	R8A
15	R9, R9A
11	R9X
10	R10, R10A, R10-H
	* * *

23-53

Special Provisions for Through Lots

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In all districts, as indicated, the regulations of this Section shall apply to all *through lots*, except that in the case of a *zoning lot* occupying an entire *block*, no *rear yard* or *rear yard equivalent* shall be required.

* * *

23-533

Required rear yard equivalents

R4, R5, R6, R7, R8, R9, R10

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts.
- (b) Two open areas each adjoining and extending along the full length of a *street line*, and each with a minimum depth of 30 feet measured from such *street line*; except that in R7, R8, R9 or R10 Districts the depth of such required open area along one *street line* may be decreased provided that a corresponding increase of the depth of the open area along the other *street line* is made.

(c) An open area adjoining and extending along the full length of each *side lot line*, with a minimum width of 30 feet measured from each such *side lot line*.

(d) In R8A, R8B, R9A, R9X, [and] R10A or R10-H Districts the provisions of paragraphs (b) and (c) above shall not apply.

* * *

23-632

Front setbacks in districts where front yards are not required

* * *

(b) In R8A, R8B, R9A, R9X, [and] R10A or R10-H districts the maximum height of a *street wall* or any other portion of a *building or other structure* shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).

* * *

23-633

Street wall and height and setback regulations in certain districts

R8A, R9A, R10A, R8B, R9X, R10-H

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, R10-H

† (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 of the *zoning lot* except as provided in (b) and (3) below.

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*. Recesses are permitted only for entrances and windows.

Except as provided in (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*.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on 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, R10-H

(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 *building* on an adjacent *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*.

* * *

R8A, R8B, R9A, R9X, R10A, R10-H

(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, below.

2. Height of Street Wall

R8A, R8B, R9A, R9X, R10A, R10-H

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:

Column A		Column B			
		<i>Sky Exposure Plane**</i>			
Mandatory minimum height of <i>street wall</i> (in feet)	Maximum permitted height of <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>	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, R10-H

*The mandatory minimum height of a *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*.

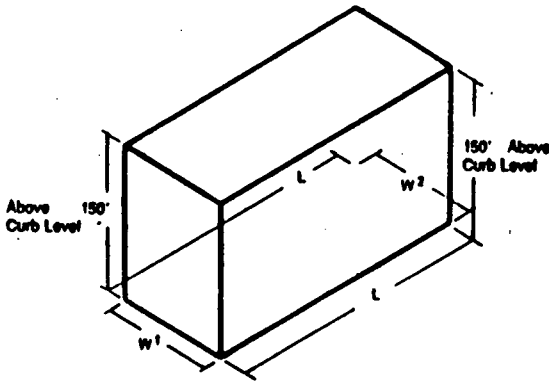
**The *sky exposure plane* shall begin at the maximum permitted height of the *street wall* at the *street line* except that in an R8B district a setback of 20 feet from the *street wall* is required at a height of 60 feet.

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

3. Modifications of Street Wall Requirements

R8A, R8B, R9A, R9X, R10A, R10-H

- (a) In the districts indicated, on a *zoning lot* where there is an existing *building* to remain, and when there is to be a new *development or enlargement*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing *building* (W^2), the *front lot line* (W^1), the prolongations of the side walls (L), and a height of 150 feet above *curb level*. If, after April 9, 1984, any exterior demolition or destruction occurs within the volume defined the requirements governing *street wall* height and location shall apply.



Above 150'
Curb Level

150' Above
Curb Level

- L Sidewall and prolongation of existing building
- W¹ Front lot line
- W² Rear wall of existing building

ILLUSTRATION OF STREET WALL REQUIREMENTS
FOR CONTEXTUAL ZONES

R8A, R8B, R9A, R9X, R10A, R10-H

(b) In the districts indicated, the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

* * *

23-70 MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE LOT

23-71

Minimum Distance between Buildings on a Single Zoning Lot

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In all districts as indicated, the minimum distance between a *residential building* and any other *building* on the same *zoning lot* shall be as provided in this section except that these provisions do not apply:

- (a) to the extent that such two *buildings* are separated from a *rear yard equivalent* as set forth in Section 23-533 (Required rear yard equivalents), or
- (b) to space between a one-family, two-family, or three-family, *residence* and a garage accessory thereto, or
- (c) to abutting new *buildings* maintaining a continuous *street wall* with a permitted front wall setback not exceeding 10 feet on a *wide street* or 15 feet on a *narrow street* for the entire length of all *street lines* of a *zoning lot* which fronts on a *wide street* in an R10 or equivalent commercial district. In no event shall the depth of such *zoning lot* as measured from the *wide street* exceed 125 feet and its maximum permissible *floor area ratio* exceed 125 feet and its maximum permissible *floor area ratio* exceed 10.0. However, any *zoning lot* which existed prior to February 1, 1981 for which a building permit application has been filed before the effective date of this amendment may reach a maximum *floor area ratio* of 12.0 provided that such *zoning lot* maintains a continuous *street wall* along its entire *wide street* frontage with a front wall setback not exceeding 10 feet on a *wide street* or 15 feet on a *narrow street* for the new building or would, but for the frontage of a corner *residential plaza* maintain such a continuous *street wall*; or
- (d) unenclosed balconies, subject to the provisions of Section 23-13 (Balconies), are permitted to project into or over an open area required by the provisions of this section.
- (e) In R8A, R9A, R9X, [and] R10A or R10-H Districts, except that on any *zoning lot* if a *development* or *enlargement* results in two or more *buildings* detached from one another at any level, such *buildings* shall at no point be less than eight feet apart.

* * *

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES, AND DEFINITIONS

24-01

Applicability of this Chapter

* * *

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

Column A	Column B	Column C
R8A	R8	†24-11, 24-111, 24-382, 24-52, 24-523
R8B	R8	24-11, 24-21, 24-382 24-52, 24-523
R9A, R9X	R9	†24-11, 24-111, 24-21, 24-22, 24, 382 24-52, 24-523
R10A, R10-H	R10	24-11, 24-22, 24-382, 24-52, 24-523

* * *

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In all districts, as indicated, for any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot*, the maximum *floor area ratio* and maximum percent of *lot coverage* shall not exceed the *floor area ratio* and *lot coverage* set forth in the table at the end of this section except as otherwise provided in the following sections:

* * *

In R9A, R9X, [and] R10A or R10-H Districts the bonus provisions of Section 24-14 (Floor Area Bonus for a Plaza), 24-15 (Floor Area Bonus for a Plaza-Connected Open Area) and 24-16 (Floor Area Bonus for Arcades) shall not apply and the maximum *floor area ratio* shall not exceed that set forth in the table below.

Lot coverage
(percent of *lot area*)

<i>Floor Area Ratio</i>	<i>Corner Lot</i>	<i>Interior Lot or Through Lot</i>	
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5
4.80	70	65	R6
4.80	70	65	R7-1
6.50	70	65	R7-2
6.50	75	65	R8
6.50	80	70	R8A
4.00	80	70	†R8B*
10.00	75	65	R9
7.50	80	70	R9A
9.00	80	70	R9X
10.00	75	65	R10
10.00	100	70	R10A, R10-I

† In R8B Districts within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum *floor area ratio* on a *zoning lot* containing *community facility uses* exclusively shall not exceed 5.10.

* * *

R9X, R9A, R10A, R10-H

In the districts indicated, 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*.

* * *

24-20 LOT AREA REQUIREMENTS FOR BUILDINGS USED PARTLY FOR RESIDENIAL USES

24-21

Required Lot Area

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In all districts, as indicated, if a *building* is used partly for *residence* and partly for *community facility use*, the provisions of this Section shall apply.

In R1, R2, R3, R6, R7, R8, R9 and R10 Districts, for each 100 square feet of *floor area* used for such *community facility use*, at least the amount of *lot area* set forth in the following table shall be provided. Such *lot area* shall be in addition to that required for the *residential uses*, which shall be set forth in Section 23-22.

Any given *lot area* shall be counted only once in meeting the *lot area* requirements.

REQUIRED LOT AREA PER 100 SQUARE FEET OF FLOOR AREA USED FOR COMMUNITY FACILITY USE (in square feet)	R1	R2	R3	R6	R7-1	R8	R8A	R8B	R9	R9A	R9X	R10, R10A, R10-H
20												
15												
25												
10												
13												
11												
10												

24-22

Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade

R9, R10

In the districts indicated, for each percent of the total *lot area* provided as a *plaza* or *plaza-connected open area*, or for each two percent of the total *lot area* covered by an *arcade*, the *lot area* requirements set forth in Section 24-21 (Required Lot Area) shall be reduced by 0.6 of one percent. However, in no event shall such reduction exceed 17 percent of the applicable *lot area* requirement set forth in Section 24-21.

These provisions shall not apply in R9A, R9X, [and] R10A or R10-H Districts.

* * *

24-382

Required rear yard equivalents

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In all districts, as indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts.
- (b) Two open areas, each adjoining and extending along the full length of a *street line*, and each with a minimum depth of 30 feet measured from such *street line*; except that in R7, R8, R9 or R10 Districts the depth of such required open area along one *street line* may be decreased provided that a corresponding increase of the depth of the open area along the other *street line* is made.
- (c) An open area adjoining and extending along the full length of each *side lot line*, with a minimum width of 30 feet measured from each such *side lot line*.
- (d) In R8A, R8B, R9A, R9X, R10-H and R10A Districts the provisions of paragraphs (b) and (c) above shall not apply.

* * *

Basic Regulations

24-52

Maximum Height of Front Wall and Required Front Setbacks

* * *

- (b) In R8A, R8B, R9A, R9X, [and] R10A or R10-H Districts the maximum height of a *street wall* or of any other portion of a *building or other structure* shall be as set forth in Section 24-523 (Street wall and height and setback regulations in certain districts).

24-523

Street wall and height and setback regulations in certain districts

R8A, R8B, R9A, R9X, R10A, R10-H

In the districts indicated, *street wall*, and 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, R10-H

† (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 of the *zoning lot*, except as provided in (b) and 3 below.

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*. Recesses are permitted only for entrances and windows.

Except as provided in (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*.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on 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, R10-H

(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 *building* on an adjacent *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.

* * *

R8B, R9X, R10-H

(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, below.

2. Height of Street Wall

R8A, R8B, R9A, R9X, R10A, R10-H

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:

Column A		Column B			
Sky Exposure Plane**					
Mandatory minimum height of <i>street wall</i> (in feet)		Maximum permitted height of <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>		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, R10-H

*The mandatory minimum height of a *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 the maximum permitted height of the *street wall* at the *street line* except that in an R8B district a setback of 20 feet from the *street wall* is required at a height of 60 feet.

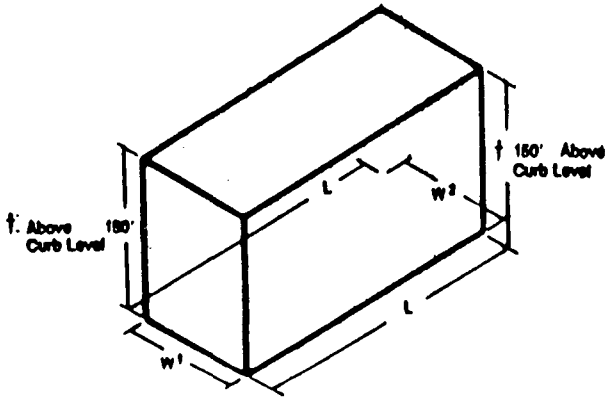
***No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(d) above.

3. Modifications of Street Wall Requirements

R8A, R9A, R10A, R8B, R9X, R10-H

(a) In the districts indicated, on a *zoning lot* where there is an existing *building* to remain, and when there is to be a new *development* or *enlargement*, the requirements governing height and location of *street walls* shall not apply

within a volume defined by the rear wall of the existing *building* (W^2), the *front lot line* (W^1), the prolongations of the side walls (L), and [a height of 150 feet above *curb level*. If, after April 9, 1984, any exterior demolition or destruction occurs within the volume defined, the requirements governing *street wall* height and location shall apply.



150' Above
Curb Level

Above 150'
Curb Level

L Sidewall and prolongation of existing building

W^1 Front lot line

W^2 Rear wall of existing building

R8A, R8B, R9A, R9X, R10A, R10-H

(b) In the districts indicated, the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

* * *

SPECIAL PURPOSE DISTRICTS

**Article IX
Special Purpose District
(continued)**

Chapter 2 Special Park Improvement District

DELETE ENTIRE CHAPTER

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 29

CD 1

C 860569 BFM

IN THE MATTER OF an application by **Downtown Jitney Express**, to provide limited route express Jitney service operating exclusively in Downtown Manhattan South of Canal Street in the Battery Park/South Street Area.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 30

CD 2

C 870394 ZMR

IN THE MATTER OF an application submitted by Community Board 2 pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 27b, changing from an R3-2 District to an R3-1 District property bounded by Richmond Road, a line midway between Lincoln Avenue and Fremont Avenue, North Railroad Avenue, Burbank Avenue, Richmond Road, Otis Avenue, a line 140 feet southeasterly of Richmond Road and Bryant Avenue **to maintain the present character of the neighborhood**, as shown on a diagram dated August 31, 1987.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 31

CD 3

C 870919 PPR

IN THE MATTER OF an application by the Division of Real Property for the disposition of 25 city-owned properties, pursuant to Section 197-c of the New York City Charter.

A list and description of the properties are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, N.Y.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

 No. 32

CD 3

C 861151 MMR

IN THE MATTER OF an application submitted by the Borough President of Staten Island pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of Hillcrest Street between Ridgcrest Avenue and Winchester Avenue to remove the cloud on title to property located in the bed of Hillcrest Street, in accordance with Map No. 4073, dated March 10, 1986 and signed by the Borough President.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

 No. 33

CD 2

C 861197 MMR

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the demapping, discontinuance and closing of Johnson Place between Delaware and Raritan Avenues in order to sell properties under Department of Real Property jurisdiction, in accordance with Map No. 4090, dated March 25, 1987 and signed by the Borough President.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

No. 34

CD 1, 2, 3

C 870978-980 PPR

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) city-owned properties as follows:

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>
C 870978 PPR	1	4
C 870979 PPR	2	1
C 870980 PPR	3	1

A list and description of the properties are on file and may be seen at the Department of City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 25, 1987 for a public hearing.

II. PUBLIC HEARINGS
BOROUGH OF THE BRONX

No. 35

CD 9

C 870862 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned vacant lot located at Westchester Avenue and Zerega Avenue (Block 3846, Lot 3).

(On October 19, 1987, Cal. No. 2, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 4

C 880121 HDX

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 1015 Anderson Avenue, on the westerly side of Anderson Avenue between West 164th Street and West 165th Street (Block 2508, Lot 41). The property proposed to be disposed is a fully occupied, five-story new law walk-up building with twenty-one (21) residential units, to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation, for the purpose of providing housing for low-income families.

(On October 19, 1987, Cal. No. 3, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CD 2

C 880122 HDX

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the **disposition of city-owned property located at 1015 Longwood Avenue**, on the northerly side of Longwood Avenue between Fox Street and Southern Boulevard (Block 2721, Lot 43). The property is a five-story new law walk-up building with ten occupied and ten vacant residential units proposed to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

(On October 19, 1987, Cal. No. 4, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CB 12

C 850824 BFX

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application by Doreal Edenwald, Inc., to provide local van service between the White Plains Road subway station at East 233rd Street and Seton Avenue.

(On September 30, 1987, Cal. No. 7, the Commission scheduled October 21, 1987 for a public hearing. On October 21, 1987, Cal. No. 18, the hearing was continued to November 4, 1987.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 39

CD 5

C 870952 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 45 city-owned vacant buildings** to be sold at auction under HPD terms of sale, pursuant to Section 197-c of the New York City Charter.

A list and description of properties are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

(On October 19, 1987, Cal. No. 5, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 9, 14

N 880168 BDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Office of Business Development, pursuant to Section D3-4.0(c), Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the District Plan for the **Flatbush Avenue Business Improvement District**.

(On October 19, 1987, Cal. No. 6, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 41, 42 and 43

(Selection and acquisition of property and grant of a special permit to permit a proposed family residence shelter on the northeast corner of Ditmas Avenue and East 58th Street)

No. 41

CB 17

C 870512 PSK

CONTINUED HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property located on the northeast corner of Ditmas Avenue and E. 58th Street** (Block 7916, Lots 1, 3 and a triangular area formerly in the bed of Ditmas Avenue and not yet assigned a tax lot number), as more specifically described in a diagram provided by the Human Resources Administration and dated August 2, 1987, **for the rehabilitation of an existing building as a family residence shelter for 100 homeless families.**

(On September 30, 1987, Cal. No. 10, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 22, the hearing was continued to November 4, 1987.)

Close the hearing.

No. 42

CB 17

C 870512 PSK (A)

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property located at 5811 Ditmas Avenue**, on the northeast corner of East 58th Street, and Ditmas Avenue (Block 7916, Lots 1 and 3 and a triangular area created by realignment of Ditmas Avenue) as more specifically described in a diagram provided by the Human Resources Administration and dated October 13, 1987, **for the construction of a family residence center.**

This modification, which is made under the provisions of Section 6.040 of the ULURP guidelines, involves the construction of a new building in lieu of a rehabilitation.

(On October 19, 1987, Cal. No. 7, the Commission scheduled November 4, 1987 for a public hearing which has been advertised.)

Close the hearing.

No. 43

CB 17

C 880026 ZSK

CONTINUED HEARING:

IN THE MATTER OF an application submitted by the New York City Human Resources Administration pursuant to Section 197-c and 200 of the New York City Charter and Section 74-902 of the Zoning Resolution for the **grant of a special permit** to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percent of Lot Coverage) to apply to a proposed non-profit institution with sleeping accommodations at the northeast corner of Ditmas Avenue and East 58th Street (Block 7916, Lots 1 and 3 and a triangular area formerly in the bed of Ditmas Avenue).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, New York 10007.

(On September 30, 1987, Cal. No. 11, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 23, the hearing was continued to November 4, 1987.)

Close the hearing.

BOROUGH OF QUEENS

No. 44

CD 14

C 870861 PPQ

PUBLIC HEARING:

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

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY SIZE</u>	<u>PROPERTY TYPE</u>
15833	28,30,31	80'x100'	vacant land
16066	14	35'x100'	vacant land

(On October 19, 1987, Cal. No. 8, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 45

CD 2

C 870086 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution of the City of New York, by 120 Wooster Associates requesting a **Special Permit** to modify Section 42-14D 1(b) **to allow** in an M1-5A Zoning District **the conversion of 3 units to Joint Living-Work Quarters for Artists** on the second and fifth floors of the loft building whose coverage exceeds 5,000 square feet located on the east side of Wooster Street between Prince and Spring Streets (120-126 Wooster Street).

Plans for this proposal are on file with the City Planning Commission and may be seen at 22 Reade Street, Room 3N, New York, New York.

(On October 19, 1987, Cal. No. 9, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

CD 10

C 870500 HDM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, by the Department of Housing Preservation and Development, for the disposition of city-owned property.

The property proposed for disposition is two vacant lots, **2410-2412 Seventh Avenue and 204-206 West 141st Street**, located on the southwesterly corner of the intersection of Adam Clayton Powell, Junior, Boulevard (Seventh Avenue) and West 141st Street (Tax Block 2026, Lots 33 and 38). The property is proposed to be disposed to the Southwest 141st Street Housing Development Fund Corporation, Inc., a corporation formed pursuant to Article XI of the New York State Private Housing Finance Law and Section 402 of the New York State Not-For-Profit Corporation Law. The property is to be used for the development of a **new six-story residential building with approximately 68 apartments for the elderly and handicapped** and one superintendent's apartment, tentatively known as **John Paul II Apartments**.

(On October 19, 1987, Cal. No. 10, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CD 4

C 880047 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Able Empire Group, Inc. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-922 of the Zoning Resolution for the **grant of a special permit to allow a large retail shopping facility with no limitation on floor area (department store) to be located**

within an existing building on a zoning lot bounded by Tenth Avenue, West 17th Street, Eleventh Avenue and West 16th Street (Block 688, Lots 1001 and 1002), in an M1-5 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 22 Reade Street, 3rd Floor, New York, New York 10007.

(On October 19, 1987, Cal. No. 11, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On November 4, 1987 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed Belz Department Store pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 48

CD 5

C 880125 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Landmarks Preservation Commission on behalf of West 56th Street Associates, pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-711 of the Zoning Resolution for the **grant of a special permit to modify a previous special permit (C 850643 ZSM)** which was approved by the City Planning Commission on June 24, 1985 (Calendar No. 3) and by the Board of Estimate on August 15, 1985 (Calendar No. 4), granting modification of the height and setback, rear yard, residential density, through block connection design standards, and bulk distribution across district boundary line regulations, **in order to construct a 68-story plus penthouse mixed-use building, on property located between West 55th Street and West 56th Street, approximately 360 feet west of Avenue of the Americas (Block 1008, Lots 12, 15, 51, 53, 55, 56, 57, 58 and 59) in C6-6 and C6-6.5 Districts.** The present application (C 880125 ZSM) increases the previously approved modifications of the height and setback and rear yard regulations, resulting from an increase of 10 feet 10½ inches in the building height, and an error of 2.86 feet in the datum elevation, which is corrected in this application.

Plans for this proposed increase in the previously approved modifications are on file with the City Planning Commission and may be seen on the 3rd Floor, 22 Reade Street, New York, New York 10007.

(On October 19, 1987, Cal. No. 12, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 49

CD 12

C 880123 HDM

PUBLIC HEARING:

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

The property to be disposed, **546 West 156th Street**, contains a six-story new law walk-up building with 12 occupied and 18 vacant residential units, located on southerly side of West 156th Street between Broadway and Amsterdam Avenue (Tax Block 2114, Lot 19). The property is proposed to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

(On October 19, 1987, Cal. No. 13, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 50

City-wide

N 870565 ZRY

PUBLIC HEARING:

(An amendment to Section 54-314 of the Zoning Resolution to allow the construction of elevator shafts in the non-complying rear yards of non-complying buildings in R6, R7 and R8 zones.)

IN THE MATTER OF an amendment pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 54-314 as follows:

Matter in **bold type** is new

Matter in brackets [] is old, to be omitted

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

54-314

Modification by authorization

In R6, R7 or R8 Districts, for any substantial rehabilitation of one or more *non-complying* multiple dwellings which were in existence prior to December 15, 1961, the City Planning Commission may authorize the [existing *open space* on the *zoning lot* to be reduced by not more than 5 percent and the existing *building floor area* on such *zoning lot* to be increased by not more than 5 percent, if the Commission finds that such modification of the applicable *bulk* regulations as set forth in Section 54-31 will result in an improved apartment design with adequate access of light and air and an improved circulation system. In the *Special Clinton District* such authorizations may apply to complying multiple dwellings and may include a 5 percent increase in *lot coverage* and *floor area*. The Commission, in making the findings above may round out the *floor area* or *lot coverage* increase to the nearest percent. No increase in the existing *zoning room* count and apartment *floor area* shall be permitted for such *buildings*.]

following:

- (a) the existing *open space*, where applicable, on the *zoning lot* to be reduced by not more than five percent and the existing *floor area* and the existing *lot coverage*, where applicable, on such *zoning lot* to be increased by not more than five percent; or
- (b) an elevator shaft to encroach into an existing *rear yard* by not more than sixty-four (64) square feet or penetrate a *rear sky exposure plane*, provided the existing *open space*, where applicable, on the *zoning lot* is not reduced by more than five percent and the existing *floor area* or *lot coverage*, where applicable, on such *zoning lot* is not increased by more than five percent as set forth in (a) above.

Prior to granting any such authorization, the Commission shall find that modification to the applicable *bulk* requirements as set forth above in this Section:

- (1) will result in an improved apartment design or in an improved circulation system; and,
- (2) will result in adequate access of light and air to all apartments in the building.

The Commission, in making the above findings, shall round out the *open space* decrease or the *floor area* or *lot coverage* increase to the nearest percent.

No increase in the existing zoning *room* count or apartment *floor area* shall be permitted for such *buildings*.

In the *Special Clinton District* such modifications may apply to complying multiple dwellings.

(On October 19, 1987, Cal. No. 14, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 51

CD 2

C 870918 PPR

PUBLIC HEARING

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

A list and description of the properties is on file and can be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

(On October 19, 1987, Cal. No. 1, the Commission scheduled November 4, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 52

CD 2, 4, 6

C 870897-899 PPX

IN THE MATTER OF an application submitted by the Division of Real Property for the disposition of the following four city-owned properties, pursuant to Section 197-c of the New York City Charter:

<u>Community Board No.</u>	<u>No. of Properties</u>	<u>ULURP No.</u>
2	1	C 870897 PPX
4	2	C 870898 PPX
6	1	C 870899 PPX

A list and description of the properties are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

(On September 30, 1987, Cal. No. 6, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 17, the hearing was closed.)

For consideration.

 No. 53

CD 1

C 870614 PSX

IN THE MATTER OF an application submitted by the N.Y.C. Board of Education pursuant to Section 197-c of the New York City Charter for the selection and acquisition of property located at 170 Brown Place between East 135th Street and East 136th Street (Block 2263, Lot 1), for the renovation of a school for emotionally handicapped students.

(On September 2, 1987, Cal. No. 12, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 30, the hearing was continued to October 21, 1987. On October 21, 1987, Cal. No. 20, the hearing was closed.)

For consideration.

Nos. 54 and 55

(Amendment to the Zoning Map and selection and acquisition of property to permit transitional housing for women and a central kitchen for the provision of food for other shelters)

No. 54

CD 4

C 870708 ZMX

IN THE MATTER OF an application submitted by the New York City Human Resources Administration pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning map, Section No. 3d, changing from an M1-1 District to an R7-1 District property bounded by East 166th Street, Webster Avenue (Gillispie Square), East 165th Street, and a line midway between Webster Avenue and Clay Avenue and establishing within the existing and proposed R7-1 District a C2-4 District bounded by East 166th Street, Webster Avenue (Gillispie Square), East 165th Street and a line 100 feet west of Webster Avenue, to permit supported housing for 300 homeless women and a central kitchen for the provision of food services to shelters for the homeless throughout the City, as shown on a diagram dated July 20, 1987.

(On September 2, 1987, Cal. No. 15, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 27, the hearing was closed. On October 21, 1987, Cal. No. 34, the item was laid over.)

For consideration.

No. 55

CD 4

C 870510 PSX

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the selection and acquisition of property located at 1075 Webster Avenue between E. 165 and E. 166th Streets (Block 2425, Lot 20), for the rehabilitation of an existing building to provide supported housing for 300 homeless women and a central kitchen for the provision of food services to shelters for the homeless throughout the City.

(On September 2, 1987, Cal. No. 16, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 28, the hearing was closed. On October 21, 1987, Cal. No. 35, the item was laid over.)

For consideration.

No. 56

CD 12

C 870930 PLX

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and leasing of an existing two-story residential building located at 1151 East 224th Street**, bounded by Laconia Avenue, East 225th Street, and Schieffelin Avenue (Block 4903, Lot 20), as more specifically described in a diagram provided by Human Resources Administration and dated June 5, 1987, **for the operation of a group home for seven young men between the ages of 18-21 years.**

(On September 2, 1987, Cal. No. 17, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 29, the hearing was closed. On October 21, 1987, Cal. No. 36, the item was laid over.)

For consideration.

BOROUGH OF BROOKLYN

No. 57

CB 1

C 870675 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 37 city-owned properties.**

A list and description of the properties can be seen at the City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

(On September 30, 1987, Cal. No. 9, the Commission scheduled October 21, 1987, for a Public hearing. On October 21, 1987, Cal. No. 21, the hearing was closed.)

For consideration.

CD 4

C 870569 PSK

IN THE MATTER OF an application submitted by the New York City Housing Authority, pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** bounded by Central Avenue, Forrest Street, Wilson Avenue and Noll Street, (Block 3148, Lots 1, 13, 48, 49, 50, 51 and 53) **for the construction of a new six-story police facility** to replace the existing over crowded police service facility located at the Whitman Houses.

(On September 2, 1987, Cal. No. 19, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 31, the hearing was closed. On October 21, 1987, Cal. No. 38, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 59

CD 2

C 870508 ZSM

IN THE MATTER OF an application submitted by 547 Broadway Realty Inc./Richard Potofsky, pursuant to Section 74-782 of the Zoning Resolution, for the **grant of a special permit to modify the provisions of Section 42-14D 1 (b) to legalize six existing Joint Living-work Quarters for Artists** on the third through sixth floors of **547 Broadway**, on the West side of Broadway between Spring and Prince Streets in Soho (Block 498, Lot 15), in an M1-5B District.

(On September 30, 1987, Cal. No. 1, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 26, the hearing was closed.)

For consideration.

 No. 60

CD 11

C 870766 PSM

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of city-owned property located at 1680 Lexington Avenue** bounded by East 105th Street, Park Avenue, and East 106th Street (Block 1633, Lot 13), as more specifically described in a diagram provided by the Human Resources Administration and dated April 6, 1987), **for the renovation of an existing five-story building for use as a 250 bed, Tier II Family Residence Center.**

(On September 2, 1987, Cal. No. 5, the Commission scheduled September 30, 1987 for a public hearing. On September 30, 1987, Cal. No. 15, the hearing was closed. On October 21, 1987, Cal. No. 46, the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 61

CD 2

C 850959 MMR

IN THE MATTER OF an application submitted by Mr. Hadi Salchi, pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination of Conrad Avenue between Rockland and Monahan Avenues, and the delineation of a sewer easement to **facilitate the development of a single family house.**

(On September 30, 1987, Cal. No. 4, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 14, the hearing was closed.)

For consideration.

 No. 62

CD 2

C 870804 ZAR

IN THE MATTER OF an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Alfredo DeVido, for the grant of **authorizations involving modification of topography and alteration of the botanic environment requiring the removal of twenty (20) trees on property located at 130 Old Farmers Lane, Block 860, Lot 113.**

Plans for the proposed single family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

 No. 63

CD 1

C 870917 PPR

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 54 city-owned properties**, pursuant to Section 197-c of the New York City Charter.

A list and description of the properties are on file and can be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

(On September 30, 1987, Cal. No. 5, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 64

CD 12

C 870715 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the **selection and leasing for seven years of property located at 122-02 Lucas Street** between 122nd Avenue and Nashville Boulevard (Block 12705, Lot 30), **for the continued operation of an agency operated boarding home for six children.**

(On September 2, 1987, Cal. No. 2, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 34 the hearing was closed. On October 21, 1987, Cal. No. 41, the item was laid over.)

For consideration.

No. 65

CD 7

C 870995 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and leasing of an existing two-story residential building located at 171-27 Gladwin Avenue**, bounded by Auburndale Lane, Effington Avenue and Fresh Meadow Lane (Block 5578, Lot 13), more specifically described in a diagram provided by the Human Resources Administration and dated June 26, 1987, **for the operation of an Agency Operated Children's Home (AOCH) for six infants** between the ages of 0-2 years.

(On September 2, 1987, Cal. No. 3, the Commission scheduled September 30, 1987 for a Public hearing. On September 30, 1987, Cal. No. 35 the hearing was closed. On October 21, 1987, Cal. No. 42, the item was laid over.)

For consideration.
