

SPECIAL MEETING OF NOVEMBER 23, 1987

TIME: 4:20 p.m.

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 870683 - 685	PPK		Sched. for 12/9/87		
2	C 870950 - 951	PPK		" " "		
3	C 870729	HUK		" " "		
4	C 870730	HDK		" " "		
5	C 870731	ZMK		" " "		
6	C 870928	ZMM		" " "		
7	N 870929	ZRM		" " "		
8	C 880153	PPX		" " "		
* 9	C 880034	PPM		Fin. Rept. Adopted	Americas Tower	
* 10	C 880035	ZSM		" " "		
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12						
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15						
16						
17						
18						
19						
20						
21					Present	
22					S. Deutch, Ch.	
23					S. Gasliardo, Comm	
24					M. Mammans, "	
25					W.G. McNeil, "	
26					* Stuart Pertz, "	
27					D. Scannell, "	
28					D. Scheinberg, "	
29						
30						
31						
32					* Comm. Pertz did	
33					not participate	
34					in the vote.	
35						
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Re: 11/23/87

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

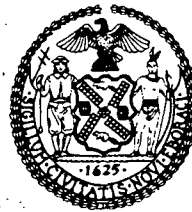
of

**The City of New York**

**CITY PLANNING COMMISSION**

**WEDNESDAY, November 23, 1987**

**SPECIAL MEETING  
in the  
SPECTOR HALL**



**Edward I. Koch, Mayor**

**City of New York**

**Prepared by Lory R. Alcalá, Calendar Officer**

SPECIAL MEETING

SYLVIA DEUTSCH, *Chairperson*  
SALVATORE C. GAGLIARDO  
MARILYN MAMMANO  
WM. GARRISON McNEIL  
STUART PERTZ  
DANIEL T. SCANNELL,  
DENISE M. SCHEINBERG, *Commissioners*

CITY PLANNING COMMISSION  
SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK 10007

At \_\_\_\_\_ P.M.  
Adj. \_\_\_\_\_ P.M.

MONDAY, NOVEMBER 23, 1987

- I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, DECEMBER 9, 1987 STARTING AT 10:00 A.M. IN CITY HALL NEW YORK, NEW YORK

BOROUGH OF BROOKLYN

No. 1

CD 9, 10, 11

C 870683-685 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-six (26) city-owned properties as follows:

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>
C 870683 PPK	9	12
C 870684 PPK	10	4
C 870685 PPK	11	10

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.

No. 2

CD 2, 4

C 870950-951 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 two (2) city-owned properties as follows:

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>
C 870950 PPK	2	1
C 870951 PPK	4	1

*Nos. 3, 4 and 5*

*(Disposition of city-owned properties and amendment to the Zoning Map for the proposed development of the East New York II Urban Renewal Plan)*

CD 5, 16

No. 3

C 870729 HUK

IN THE MATTER OF the East New York II Urban Renewal Plan, 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 proposed urban renewal project comprises an area formerly part of the Central Brooklyn Urban Renewal Area, bounded by East New York Avenue, Atlantic Avenue, Sheffield Avenue, Sutter Avenue and Powell Street, within Community Districts 5 and 16, Borough of Brooklyn.

The proposed urban renewal plan provides for industrial and commercial use on 34 new sites (numbered) and 6 previously designated industrial sites (lettered).

The acquisition of 262 properties, 60 of which are privately-owned, is proposed to provide site assemblages of appropriate size and configuration for development, and, in some cases to provide for expansion opportunities for existing businesses.

The following list of properties to be acquired pursuant to the urban renewal plan are predominantly city-owned. The properties that are privately-owned are indicated with an asterisk (\*):

Site 1—Property on most of the block bounded by East New York Avenue, Junius Street, Liberty Avenue and Powell Street.

Block 3678 Lots 1\*, 2, 3\*, 4, 5, 10\*

Site 2—Property on the easterly side of Van Sinderen, between Liberty and Atlantic Avenues.

Block 3680 Lots 29, 129

Site 3—Property on the southerly side of Atlantic Avenue, between Snediker Street and Hinsdale Avenue.

Block 3681 Lot 21

Site 4—Property on the easterly side of Snediker Street, between Atlantic and Liberty Avenues.

Block 3681 Lot 14

Site 5—Property on the westerly side of Hinsdale Avenue, between Atlantic and Liberty Avenues.

**Block 3681 Lot 36**

Site 6—Property on the westerly side of Hinsdale Avenue, between Atlantic and Liberty Avenues

**Block 3681 Lots 38\*, 138, 39, 40**

Site 7—Property on the northerly side of Liberty Avenue, between Snediker Street and Hinsdale Avenue.

**Block 3681 Lots 50, 51**

Site 8—Property on the easterly side of Hinsdale Avenue, between Atlantic Avenue and Liberty Avenue.

**Block 3682 Lot 13**

Site 9—Property on a southerly part of the block bounded by Liberty Avenue, Hinsdale Avenue, Atlantic Avenue and Williams Avenue.

**Block 3682 Lots 1, 101\*, 2, 3, 4\*, 5\*, 105, 6, 7\*, 8\*, 9, 53, 54\*, 55\*, 56\*, 57, 58**

Site 10—Property on a part of the block bounded by Williams Avenue, Atlantic Avenue, Alabama Avenue and Sutter Avenue.

**Block 3683 Lots 9\*, 10, 11\*, 12, 13, 14, 15, 16\*, 17, 18, 19, 20\*, 35, 37, 140\*, 41, 42, 43, 44, 46**

Site 11—Property on a part of the block bounded by Williams Avenue, Atlantic Avenue, Alabama Avenue and Liberty Avenue.

**Block 3683 Lots 1, 2, 102, 4, 5, 55\*, 56**

Site 12—Property on a part of the block bounded by Alabama Avenue, Atlantic Avenue, Georgia Avenue and Sutter Avenue.

**Block 3684 Lots 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 31**

Site 13—Property on the easterly side of the block bounded by Powell Street, Liberty Avenue, Junius Street and Glenmore Avenue.

**Block 3695 Lot 13**

Site 14—Property on the easterly side of Powell Street, Liberty Avenue, Junius Street and Glenmore Avenue.

**Block 3695 Lots 4, 5, 6, 8, 9, 10**

Site 15—Property on the easterly side of Snediker Avenue, between Liberty and Glenmore Avenues.

**Block 3698 Lot 5**

Site 16—Property on the northerly part of the block bounded by Liberty Avenue, Williams Avenue, Glenmore Avenue and Hinsdale Avenue.

**Block 3699** Lots 9, 10, 11\*, 12, 13, 14, 15, 16, 116, 17, 18, 19, 20

Site 17—Property on the southerly part of the block bounded by Glenmore Avenue, Hinsdale Avenue, Liberty Avenue and Williams Avenue.

**Block 3699** Lots 31, 33, 34, 35, 36, 37, 38

Site 18—Property on most of the block bounded by Liberty Avenue, Alabama Avenue and Glenmore Avenue.

**Block 3700** Lots 1, 2\*, 3\*, 4, 5, 6, 8, 9, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40

Site 19—The entire block bounded by Liberty Avenue, Sheffield Avenue, Glenore Avenue and Georgia Avenue.

**Block 3702** Lots 1, 25, 30, 33, 35, 36 (Entire block)

Site 20—Property on the northerly part of the block bounded by Glenmore Avenue, Junius Street, Pitkin Avenue and Powell Street.

**Block 3712** Lots 19, 21, 23

Site 21—Property on a southerly part of the block bounded by Glenmore Avenue, Junius Street, Pitkin Avenue and Powell Street.

**Block 3712** Lots 2, 3, 5, 31, 39, 40, 41, 42\*

Site 22—Property on the southerly side of Glenmore Avenue, between Snediker Street and Hinsdale Avenue.

**Block 3715** Lot 10

Site 23—Property on the easterly side of Snediker Street, between Glenmore and Pitkin Avenues.

**Block 3715** Lot 7

Site 24—Property on the southerly side of Glenmore Avenue, between Hinsdale and Williams Avenue.

**Block 3716** Lots 16\*, 17\*

Site 25—Property on a part of the block bounded by Glenmore Avenue, Williams Avenue, Pitkin Avenue and Hinsdale Avenue.

**Block 3716** Lots 1\*, 10\*, 11, 19, 20, 21, 23, 24\*, 25, 27\*, 28, 30, 31\*, 32\*, 33\*

Site 26—Property on a northerly part of the block bounded by Glenmore Avenue, Alabama Avenue, Pitkin Avenue and Williams Avenue.

**Block 3717** Lots 7\*, 8\*, 10, 12, 14, 16, 17, 117, 18, 118, 19, 20\*, 21\*

Site 27—Property on a part of the block bounded by Glenmore Avenue, Alabama Avenue, Pitkin Avenue and Williams Avenue.

**Block 3717** Lots 1, 3, 23\*, 24\*, 25, 26

Site 28—Property on the westerly side of Sheffield Avenue, between Glenmore and Pitkin Avenues.

**Block 3719** Lot 15

Site 29—Property on the easterly side of Georgia Avenue, between Glenmore and Pitkin Avenues.

**Block 3719** Lot 9

Site 30—Property on a southerly part of the block bounded by Belmont Avenue, Junius Street, Sutter Avenue and Powell Street.

**Block 3746** Lots 1, 6, 37\*, 39, 41\*, 42\*, 43\*, 44\*, 45\*, 46, 47

Site 31—Property on most of the block bounded by Belmont Avenue, Snediker Avenue, Sutter Avenue and Van Sinderen Avenue.

**Block 3748** Lots 1, 2, 3, 5\*, 7, 9\*, 11, 23, 24, 25\*, 26\*, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47

Site 32—Property on a part of the block bounded by Belmont Avenue, Hinsdale Avenue, Sutter Avenue and Snediker Street.

**Block 3749** Lots 3\*, 5\*, 6\*, 7\*, 8\*, 9, 10, 11\*, 111, 12\*, 13\*, 14\*, 20, 25

Site 33—Property on a part of the block bounded by Belmont Avenue, Williams Avenue, Sutter Avenue and Williams Avenue.

**Block 3750** Lots 1, 2\*, 3, 4, 20\*, 26, 27, 32, 33\*, 34

Site 34—Property on a northerly part of the block bounded by Belmont Avenue, Sheffield Avenue, Sutter Avenue and Georgia Avenue.

**Block 3753** Lots 3

Site A—Property comprising the entire block bounded by Glenmore Avenue, Georgia Avenue, Pitkin Avenue and Alabama Avenue.

**Block 3718** Lots 1, 4-8, 108, 9-23, 25, 27-34, 37, 41 (Entire block)

Site B—Property comprising the entire block bounded by Pitkin Avenue, Williams Avenue, Belmont Avenue and Hinsdale Avenue.

**Block 3733** Lots 1, 6, 11, 16, 21, 26 (Entire block)

Site C—Property comprising the entire block bounded by Pitkin Avenue, Alabama Avenue, Belmont Avenue and Williams Avenue.

**Block 3734** Lots 1, 6, 13, 16, 20, 25, 27, 30, 36 (Entire block)

Site D—Property comprising the entire block bounded by Pitkin Avenue, Georgia Avenue, Belmont Avenue and Alabama Avenue.

Block 3735 Lots 1, 5, 6, 108, 11, 14, 18, 20, 21, 22, 122, 23-28, 30, 32,  
33, 34 (Entire block)

Site E—Property comprising the entire block bounded by Pitkin Avenue, Sheffield Avenue, Belmont Avenue and Georgia Avenue.

Block 3736 Lots 1, 2, 14-17, 18, 23, 25-30, 33 (Entire block)

Site F—Property on a southerly part of the block bounded by Belmont Avenue, Williams Avenue, Sutter Avenue and Hinsdale Street.

Block 3749 Lots 2, 26, 36, 37, 38

CD 5, 16

No. 4

C 870730 HDK

IN THE MATTER OF the disposition of city-owned properties within the East New York II Urban Renewal Area, pursuant to Sections 197-c of the New York City Charter. The property is to be disposed to the Public Development Corporation for industrial and commercial re-use.

The disposition of 34 new sites (numbered) comprising 252 properties, 60 of which are privately-owned and six previously designated sites (lettered) comprising ten city-owned properties, is proposed to provide site assemblages of appropriate size and configuration for development, and, in some cases to provide for expansion opportunities of existing businesses.

CD 5, 16

No. 5

C 870731 ZMK

IN THE MATTER OF an application from the Department of Housing Preservation and Development pursuant to Sections 197-c and 200 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 17c and 17d, changing from M2-1, M1-1, C4-3, R6, C1-3, C2-3 and C2-1 Districts to an M1-4 District, property bounded by Sutter Avenue, Powell Street, Liberty Avenue, Junius Street, East New York Avenue, Atlantic Avenue, Alabama Avenue, Liberty Avenue, Williams Avenue, Glenmore Avenue, Alabama Avenue, Pitkin Avenue, Sheffield Avenue, a line 150 feet north of Sutter Avenue, and Williams Avenue, within the East New York II Urban Renewal Area, as shown on a diagram dated August 31, 1987.



BOROUGH OF MANHATTAN

*Nos. 6 and 7*

(Zoning map change and amendments to the Zoning Resolution relating to the Special Park Improvement District.)

CD 8, 11

No. 6

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.

CD 5, 8, 11

No. 7

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

11-12

Establishment of Districts

In order to carry out the purposes and provisions of this resolution, the following districts are hereby established:

Residence Districts

\* \* \*

R10[-]H General Residence District

\* \* \*

[Establishment of the Special Park

Improvement District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 2, the Special Park Improvement District is hereby established.]

\* \* \*

22-22

By the City Planning Commission

In the districts indicated, the following *uses* are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

\* \* \*

R10[-]H Transient Hotels

\* \* \*

23-012

Quality Housing Program

In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, or R10A or R10H Districts any *development* or *enlargement* shall comply with the applicable district *bulk* regulations as set forth in this Chapter and any *residential development, enlargement, extension* or conversion shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program).

\* \* \*

23-13

Balconies

23-131

In R1 through R10 Districts

\* \* \*

However, for residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program the provisions of Section 23-132 (Balconies in R6A through R10[A]H Districts) shall apply.

23-132

Balconies in R6A through R10[A]H Districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

\* \* \*

23-14

Minimum Required Open Space Ratio, Maximum Quality Housing Lot Coverage and Maximum Floor Area Ratio in R1 through R9 Districts and R6A through R10[A]H Districts

R1, R2, R3, R4, R5, R6, R7, R8, R9, R6A, R7A, R8A,

R9A, R6B, R7B, R8B, R7X, R8X, R9X, R10A, R10H

\* \* \*

23-145

For residential buildings developed or enlarged pursuant to the Quality Housing Program

\* \* \*

Maximum Quality Housing Lot Coverage (in percent)

Corner Lot	Interior Lot or Through Lot	Maximum		District
		Floor Area Ratio	Floor Area Ratio	
100	70	10.00		R10, R10A, R10H

\* \* \*

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

\* \* \*

However, for residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program, the lot area requirement shall be as set forth in (d) below.

(d) In [the] R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H 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)

REQUIRED AREA  
(in square feet)

Per Dwelling Unit	Per Rooming Unit	District
79	60	R10,R10A,R10H

23-25

Special Provisions for Buildings Used Partly for Non-Residential Uses  
R1,R2,R3,R6,R7,R8,R9,R10

\* \* \*

REQUIRED LOT AREA PER 100 SQUARE FEET OF FLOOR AREA

Square Feet	Districts
10	R10,R10A,R10H

23-51

Special Provisions Applying along District Boundaries

R6,R7,R8,R9,R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4, or R5 Districts coincides with *side lot line* of a *zoning lot*, a *side yard* at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, portions of *buildings developed or enlarged* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts, or portions of

*residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall comply with the requirements for R6B Districts in Sections 23-45 (Minimum Required Front Yards) and 23-633 (Street wall and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.

\* \* \*

## 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. *Buildings developed or enlarged* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [and] R10A or R10H Districts or *residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9, or R10 Districts, shall provide a *rear yard equivalent* only as set forth in this paragraph.

\* \* \*

## 23-633

Street wall and height and setback regulations in certain districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

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.

I. Location of Street Wall

R8A, R9A, R9X, R10A, R10H

\* \* \*

R8A, R9A, R9X, R10A, R10H

(b)

\* \* \*

R8A, R8B, R6A, R6B, R7A, R7B, R7X, R8X, R9A, R9X, R10A, R10H

(f)

\* \* \*

2. Height of Street Wall

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(a)

R8A, R8B, R9A, R9X, R10A, R10H

(b)

\* \* \*

3. Modifications of Street Wall Requirements

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(a)

\* \* \*

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(b)

\* \* \*

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

4. Front and Rear Sky Exposure Planes

\* \* \*

District	Maximum Street Wall Setback Distance from Street Line (in feet)		Minimum Required Height of a Street Wall within Setback Distance (in feet)		Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance)			
	on a Wide Street	on a Narrow Street	on a Wide Street	on a Narrow Street	Front Sky Exposure Plane		Rear Sky Exposure Plane	
					Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
R10A, R10H Narrow (2)	-	(6)	-	23	150	2.5 to 1.0	140	1.0 to 1.0
R10A, R10H (Wide) (3)	(8)	-	125	-	150	2.5 to 1.0	-	-

23-634

Provisions for lots more than 100 feet in depth

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

\* \* \*

23-71

Minimum Distance between Buildings on a Single Zoning Lot

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



\* \* \*

(e) to residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program and to all buildings in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts provided 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.

\* \* \*

24-012

Quality Housing Program

IN R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts, any residential portion of a building shall comply with all of the regulations of Article II, Chapter 8, (Quality Housing Program) and the entire building shall comply with the applicable provisions of Article II, Chapter 8.

\* \* \*

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

\* \* \*

MAXIMUM FLOOR AREA AND MAXIMUM LOT COVERAGE

Floor Area Ratio	Lot Coverage (percent of lot area)		R10A, R10H
	Corner Lot	Interior Lot or Through Lot	
	*	*	
10.00	100	70	

24-111

Maximum floor area ratio for certain community facility uses

\* \* \*

R3, R4, R5, R6, R7, R8, R9, R10A, R10H

\* \* \*

(b)

* * *	
Maximum Floor Area	
<u>Ratio Permitted</u>	<u>District</u>
* * *	
10.00	R10A, R10H
* * *	

24-174

Location of open space for residential portion

\* \* \*

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(b)

24-175

Balconies in R3 through R10 districts

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

\* \* \*

However, for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program, the regulations for balconies shall be as set forth in Section 24-176 (Balconies in R6A through R10[A]H Districts).

24-176

Balconies in R6A through [R10A] R10H Districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

\* \* \*

24-21

Required Lot Area

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

\* \* \*

REQUIRED LOT AREA  
 PER 100 SQUARE  
 FEET  
 OF FLOOR AREA  
 USED  
 FOR COMMUNITY  
 FACILITY USE  
 in Square Feet

District

*	*	*
10		R9, R10, R10A, R10H
*	*	*

24-35

Minimum Required Side Yards

\* \* \*

24-351

Special provisions applying along district boundaries

R6, R7, R8, R9, R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4, or R5 District coincides with a *side lot line* of a *zoning lot*, a *side yard* at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, the requirements for R6B Districts in Sections 24-34 (Minimum Required Front Yards) and 24-523 (Street wall and height and setback regulations in certain districts) shall apply to any portion of a building located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District if the building that contains such portion is:

- (a) within an R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H District; or

\* \* \*

24-38

Special Provisions for Through Lots

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

\* \* \*

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. However, *developments* or *enlargements* in R6A, R6B, R7A, R7X, R8A, R8B, R8X, R9A, R9X [or], R10A or R10H Districts or *buildings* the *residential* portion of which is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall provide a *rear yard equivalent* only as set forth in this paragraph.

\* \* \*

24-52

Maximum Height of Front Wall and Required Front Setbacks

\* \* \*

24-522

Front setbacks in districts where front yards are not required

\* \* \*

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(b)

\* \* \*

24-523

Street wall and height and setback regulations in certain districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

\* \* \*

1. Location of Street Wall

R8A, R9A, R9X, R10A, R10H

(a)

\* \* \*

R8A, R9A, R9X, R10A, R10H

(b)

\* \* \*

R8A, R8B, R8X, R9A, R9X, R10A, R10H, R6A, R6B, R7A, R7B, R7X

(f) \* \* \*

2. Height of Street Wall

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(a) \* \* \*

R8A, R8B, R9A, R9X, R10A, R10H

(b) \* \* \*

3. Modifications of Street Wall Requirements

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(a) \* \* \*

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(b) \* \* \*

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

4. Front and Rear Sky Exposure Planes

\* \* \*

TABLE: STREET WALL AND HEIGHT AND SETBACK REGULATIONS  
(continued)

District	Maximum Street Wall Setback Distance from Street Line (in feet)		Minimum Required Height of a Street Wall within Setback Distance (in feet)		Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance)			
	on a Wide Street	on a Narrow Street	on a Wide Street	on a Narrow Street	Front Sky Exposure Plane		Rear Sky Exposure Plane	
					Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
R10A, R10H Narrow (2)	-	(6)	-	23	150	2.5 to 1.0	140	1.0 to 1.0
R10A, R10H (Wide) (3)	(8)	-	125	-	150	2.5 to 1.0	-	-

SIZE OF DWELLING UNITS

District	<u>Minimum Average</u> <u>Net Square Feet of</u> <u>a Dwelling Unit</u>		<u>Preferred Average</u> <u>Net Square Feet of</u> <u>a Dwelling Unit</u>	
	<i>Non-Profit</i> <i>Residence for</i> <i>Elderly</i>	<i>Other</i> <i>Residential</i> <i>Building</i>	<i>Non-Profit</i> <i>Residence for</i> <i>Elderly</i>	<i>Other</i> <i>Residential</i> <i>Building</i>
R9X, R10, R10A, R10H	500	675	550	800

28-32

Required Indoor and Outdoor Recreation Space

28-32

Required Indoor and Outdoor Recreation Space

REQUIRED RECREATION SPACE  
(as a percent of the total net residential floor area)

District	<u>Minimum Standard</u>		<u>Preferred Standard</u>		
	<u>Child Use</u>	<u>Joint Use</u>	<u>Child Use</u>	<u>Joint Use</u>	
	Indoor	Outdoor	Indoor	Outdoor	
R8, R8A, R8B, R8X, R9, R9A, R9X, R10, R10A, R10H	.5%	1%	1.5%	2%	2.5%*

28-41

Density per Corridor

\* \* \*

DENSITY OF DWELLING UNITS PER CORRIDOR

District	Number of <i>Dwelling Units</i> and <i>Rooming Units Served by a Corridor Per Story</i>	
	Minimum Standard*	Preferred Standard
R9, R9A, R9X, R10, R10A, R10H	15	8

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.

\*\*\*

Article IX  
Special Purpose District  
(continued)

[Chapter 2 Special Park Improvement  
District]

(Delete entire Chapter)

\*\*\*

BOROUGH OF THE BRONX

CD 1

No. 8

C 880153 PPX

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, by the Department of Real Property, for the disposition of 45 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.



"Americas Tower"

II R E P O R T S

## BOROUGH OF MANHATTAN

Nos. 9 and 10

*(Disposition of surplus development rights, acquisition and disposition of access easements and the grant of a special permit to allow the development of a 48 story office building on a zoning lot containing the High School of Performing Arts)*

No. 9

CD 5

C 880034 PPM

**IN THE MATTER OF** an application submitted by the New York City Division of Real Property of the Department of General Services pursuant to Section 197-c of the New York City Charter for the **disposition of surplus development rights** from 120 West 46th Street (Block 998, Lot 41) to an adjacent development on Avenue of the Americas (Block 998, Lots 29, 30, 33, 34, 35, 36, 37 and 135) and for the **acquisition and disposition of access easements** and other leasehold easements necessary to effect joint uses within the zoning lot.

(On September 30, 1987, Cal. No. 2, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 27, the hearing was closed)

FOR CONSIDERATIONNo. 10

CD 5

C 880035 ZSM

**IN THE MATTER OF** an application submitted by the New York City Landmarks Preservation Commission on behalf of the 46 NYL Partners and the Division of Real Property of the Department of General Services pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **for the modification of regulations** for use and bulk involving the transfer of floor area across zoning district boundaries, pedestrian circulation space, and the waiver of a mandatory through block connection; and for the grant of a special permit pursuant to Sections 13-462 and 74-52 of the Zoning Resolution for a public parking garage with a capacity of 147 spaces in a C6 District, **to allow the development of a 48 story office building on a zoning lot containing the High School of Performing Arts**, an existing landmarked building, and bounded by West 46th Street, Avenue of the Americas and West 45th Street (Block 998, Lots 29, 30, 33, 34, 35, 36, 37, 41 and 135), **within the Special Midtown 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, NY 10007.

(On September 30, 1987, Cal. No. 3, the Commission scheduled October 21, 1987, for a public hearing. On October 21, 1987, Cal. No. 28, the hearing was closed)

FOR CONSIDERATION