

CITY PLANNING COMMISSION

DISPOSITION SHEET - PUBLIC MEETING OF DECEMBER 9, 1987

CITY HALL, N.Y. 10:00 A.M.

CAL. NO.	C.P. NO.	REPORTS TO BOE	REMARKS	CAL. No.	C.P. No.	REPORTS TO BOE	REMARKS
	MINUTES 11/4, 9 & 23/87		Approved				
1	C 870761 ZMQ		Sched. 12/30	41	C 870976	PLQ	Laid over
2	C 880126 PPQ		" "	42	C 880037	PSQ	✓ 12/10 F.R.A.
3	C 870362 ZMM		" "	43	C 880038	ZSQ	✓ 12/11 " " "
4	C 880118 HAM		" "	44	C 870936	PSQ	✓ 12/10 " " "
5	C 860146 GFM		" "	45	C 870981	PLQ	✓ 12/10 " " "
6	C 870209 ZSM		" "	46	C 880065 - 066	PPQ	✓ 12/11 " " "
7	C 870408 GFM		" "	47	C 880115	ZMQ	✓ 12/11 " " "
8	C 880067 PPR		" "	48	C 880116	HAQ	✓ 12/10 " " "
9	C 870700 PPX		" "	49	C 870790	ZSM	✓ 12/11 " " "
10	C 870702 PPX		" "	50	C 870895	PPM	WITHDRAWN
11	C 870410 MMX		" "	*51	C 870416	HAM	✓ 12/10 " " "
12	C 870805 ZMX		" "	52	C 860569	BEM	Laid Over
13	C 870806 ZSX		" "	53	C 880047	ZSM	Laid Over
14	C 870329 ZMK		" "	54	N 880357 - 358	HKM	✓ 12/10 Approved
15	C 870526 HAK		" "	55	N 880359	HKM	✓ " " "
16	C 880185 HAK		" "	56	N 880383	HKM	✓ " " "
17	C 880190 HOK		" "	57	N 880360 - 361	HKM	✓ " " "
18	C 880062 - 064	PPK	" "	58	N 880362 - 363	HKM	✓ " " "
19	C 880200 PPK		" "	59	N 880364 - 365	HKM	✓ " " "
20	C 870992 - 993	PPK	" "	60	N 880384	HKM	✓ " " "
21	C 880199 PPK		" "	61	N 880385	HKM	✓ " " "
22	C 880202 PPK		" "	62	C 870394	ZMR	✓ 12/11 Fav Rept Mpt
23	C 880167 PSK		" "	63	C 870919	PPR	✓ 12/11 " " "
24	C 870680 - 681	PPK	" "	64	C 861151	MMR	Laid Over
25	C 880240 HDK		" "	65	C 861197	MMR	" " "
26	C 880241 HDK		" "	66	C 870978 - 980	PPR	✓ 12/11 Fav Rept Mpt
27	C 880242 HDK		" "	67	N 860141	RAR	Approved
28	C 880243 HDK		" "	68	C 870918	PPR	Laid Over
29	C 880251 HDK		" "	69	N 860513	RAR	Approved
30	C 880252 HDK		" "	70	N 860925	RAR	" "
31	C 880253 HDK		" "	71	C 870949	PPX	✓ 12/11 F.R.A.
32	C 870928 ZMM		Hearing Closed	72	C 880154	PPX	✓ 12/11 " " "
33	N 870929 ZRM		" "	73	N 870863	ZAX	Laid Over
34	C 880153 PPX		" "	74	C 870682	PPK	✓ 12/11 F.R.A.
35	C 870683 - 685	PPK	" "	75	C 870787	PLK	✓ 12/10 " " "
36	C 870951 PPK		" "	76	C 880039	PPK	✓ 12/11 " " "
37	C 870729 HUK		" "	*77	Morton St. Facility		Letter Approval
38	C 870730 HDK		" "	78			
39	C 870731 ZMK		" "	79			
40	C 870678 - 679	PPK	" "	80			

COMMISSION ATTENDANCE	Present	Excused	NOTES
Sylvia Deutsch, Chairperson	_____	_____	* Re: #51 Comm. McNeil did not vote. * Re: #77 Comm. Pertz - did not vote.
Salvatore C. Gagliardo	_____	_____	
Marilyn Mammano	_____	_____	
Wm. Gary McNeil	_____	_____	
Stuartz Pertz	_____	_____	
Daniel T. Scannell	_____	_____	
Denise Scheinberg, Commissioners			
Lory R. Alcalá, Calendar Officer (212) 720-3370			

Adjourned at: 12:45 P.M.

LRA/12/87

So gged

Date Logged _____
By: _____

**COMPREHENSIVE
CITY PLANNING CALENDAR**

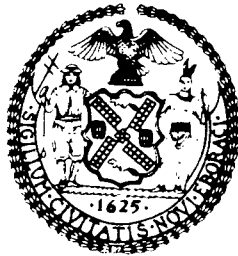
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, December 9, 1987

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



Edward I. Koch, Mayor

City of New York

[No. 19]

Prepared by Lory R. Alcala, Calendar Officer

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.

CITY PLANNING COMMISSION

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

SYLVIA DEUTSCH, *Chairperson*

SALVATORE C. GAGLIARDO

MARILYN MAMMANO

WM. GARRISON McNEIL

STUART PERTZ

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, December 9, 1987

Calendar No. 19

Roll Call; approval of minutes	1
I. Scheduling December 30, 1987	1
II. Public Hearings	16
III. Reports	40

**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 December 30, 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 does 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, December 9, 1987

APPROVAL OF MINUTES OF Regular Meeting of November 4, 1987 and
Special Meetings of November 9th and 23rd, 1987

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS
TO BE SCHEDULED FOR WEDNESDAY, DECEMBER 30, 1987
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF QUEENS

No. 1

CD 8

C 870761 ZMQ

IN THE MATTER OF an application submitted by John Xikis pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 14c, establishing within an existing R4 District a C1-2 District bounded by 72nd Avenue, Parsons Boulevard and Aguilar Avenue **to permit the development of a one-story retail use**, as shown on a diagram dated October 5, 1987.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 2

CD 5

C 880126 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 1 city-owned property located at 48th Street near 58th Road (Block 2602, Lot 100)**.

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 December 30, 1987 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CD 6

C 870362 ZMM

IN THE MATTER OF an application submitted by the East End Temple and East End Capital Partners pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section Nos. 8d and 12c, changing from a C6-3 District to a C1-9A District, **property bounded by a line 100 feet east of Second Avenue, a line midway between East 21st Street and East 22nd Street, a line 100 feet west of Second Avenue and a line midway between East 23rd Street and East 24th Street, to enable high density developments**, as shown on a diagram dated October 5, 1987 and subject to the conditions of CEQR Declaration E8.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

 NOTICE

On December 30, 1987 at 10:00 a.m. in City Hall, New York, a **public hearing will be 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 development (East End Temple and East Capital Partners)**, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 4

CD 3

C 880118 HAM

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

Approval of three separate matters is required:

(1) The designation as an Urban Development Action Area of property located on the southerly side of East 6th Street between Avenue A and Avenue B, **538 East 6th Street (Tax Block 401, Lot 29)**;

(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 disposition would facilitate the rehabilitation of a vacant six-story old law tenement to provide 17 units of housing for chronically mentally disabled adults, and one unit for the resident manager. The project is tentatively known as "Bridge House #4".

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 5

CD 1

C 860146 GFM

IN THE MATTER OF an application submitted by One Estate Inc. pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year renewal of revocable consent to continue to maintain and use a single-span steel bridge over and across Thames Street**, between Broadway and Trinity Place, for use as an emergency exit in case of fire only.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 6

CD 2

C 870209 ZSM

IN THE MATTER OF an application, pursuant to Section 74-781 of the Zoning Resolution of the City of New York, by the 121 Greene Street Associates, requesting a **Special Permit** to modify Section 42-14 D2(b) to allow in an M1-5B Zoning District the conversion to Use Group 6 on the ground floor in a building whose coverage exceeds 3,600 square feet located on the west side of Greene Street between Prince and West Houston streets (121 Greene Street).

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 7

CD 12

C 870408 GFM

IN THE MATTER OF an application submitted by the Presbyterian Hospital in the City of New York pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year renewal of revocable consent to continue to maintain and use one tunnel under and across Fort Washington Avenue, 142 feet 7½ inches north of the Northwest corner of West 165th Street**, to be used as a

pedestrian passageway and to house connecting service lines for high pressure steam, electricity for emergency power, telephone service and chilled water.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

CD 1

C 880067 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 one (1) city-owned property.**

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 December 30, 1987 for a public hearing.

BOROUGH OF THE BRONX

No. 9

CD 4

C 870700 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 forty-seven (47) 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 December 30, 1987 for a public hearing.

No. 10

CD 6

C 870702 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 **forty-nine (49) 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 December 30, 1987 for a public hearing.

 Nos. 11, 12 and 13

(Amendment to the City Map, the Zoning Map and the grant of special permits and authorizations to permit the proposed Shorehaven residential development.)

No. 11

CD 9

C 870410 MMX

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

1) The elimination, discontinuing and closing of White Plains Road from the U.S. Bulkhead Line to Bronx River Avenue and the delineation of a 100-foot wide sewer easement therein,

2) The delineation of a widening (to 100 feet) of an existing adjoining easement,

3) The elimination of Pugsley Avenue from the U.S. Bulkhead Line to Soundview Avenue,

4) The elimination of Bronx River Avenue from Pugsley Avenue to Soundview Avenue,

5) The elimination of Bronx River Avenue from the U.S. Bulkhead Line to Soundview Avenue and the discontinuing and closing of a portion thereof and the establishment of a park addition colinear with the eliminated portion of Bronx River Avenue,

6) The elimination of Betts Avenue from Soundview Avenue to Gildersleeve Avenue and the discontinuing and closing of a portion thereof between Soundview Avenue and Cornell Avenue and the establishment of a

park addition within the eliminated portion of Betts Avenue between Soundview Avenue and Gildersleeve Avenue,

7) The elimination of Husson Avenue from Soundview Avenue to Cornell Avenue and the discontinuing and closing of a portion thereof,

8) The elimination of Cornell Avenue from Betts Avenue to a point 120.000 feet westerly therefrom and the discontinuing and closing of a portion thereof and the establishment of a park addition colinear with the eliminated portion of Cornell Avenue,

9) The elimination of a 30-foot wide permanent sewer easement from White Plains Road to Pugsley Avenue, and

10) The adjustment of grades necessitated thereby.

To facilitate construction of a large scale residential development and a park addition, Borough of The Bronx, Community District 9, in accordance with Map No. 13027 dated September 30, 1987 and revised on October 19, 1987 and signed by the Borough President.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 12

CD 9

C 870805 ZMX

IN THE MATTER OF an application submitted by Soundview Associates Co. pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 7a and 7b, changing from a C3 District to an R3-2 District, property bounded by:

a) White Plains Road, Soundview Avenue, Pugsley Avenue and the U.S. Pierhead Line of the East River; and

b) Husson Avenue, Cornell Avenue, Betts Avenue, and Soundview Avenue, Borough of The Bronx, Community District 9, as shown on a diagram dated October 19, 1987.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 13

CD 9

C 870806 ZSX

IN THE MATTER OF an application submitted by Soundview Associates Co. pursuant to Sections 197-c and 200 of the New York City Charter and Sections 25-14 and 74-53 and various Sections of Article VII, Chapter 8 of the Zoning Resolution, for **special permits and authorizations** involving a large scale residential development on property located generally within the area bounded by Bolton Avenue, O'Brien Avenue, White Plains Road, Gildersleeve Avenue, Bronx River Avenue and the East River.

Plans for these proposed special permits and authorizations are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 3N, New York, New York.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

 NOTICE

On December 30, 1987 at 10:00 a.m. in City Hall, New York, a **public hearing will be 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 Shorehaven Development** pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF BROOKLYN**Nos. 14 and 15**

(Amendment to the Zoning Map and the designation and disposition of city-owned property for an Urban Development Action Area project.)

No. 14

CD 7

C 870329 ZMK

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 an **amendment of the Zoning Map**, Section 16b, changing from a M3-1 District to a M1-2 District, property constituting the blockfront bounded by 36th Street, a line 100 feet west of Gowanus Expressway (Third Avenue), 37th Street, and Gowanus Expressway (Third Avenue), in order

for the blockfront to more closely reflect the mixed-use character of existing development and relate to the adjoining M1-2 District to the east and south, as shown on a diagram dated October 5, 1987.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No.15

CD 7

C 870526 HAK

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

Approval of three separate matters is required:

- 1) The designation as an Urban Development Action Area of property located on the northwesterly corner of the intersection of 3rd Avenue and 37th Street, 968 3rd Avenue (Tax Block 695, Lot 46);
- 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 disposition would facilitate the rehabilitation of a four-story building as a non-profit institution with sleeping accommodations for approximately 30 homeless youth in 26 dormitory rooms, and two apartments for the resident houseparents.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

Nos. 16 and 17

(Designation and disposition of city-owned property for a proposed New York City Housing Authority plan and project tentatively known as the Sterling Place-Buffalo Avenue Rehabilitation Project.)

No. 16

CD 8

C 880185 HAK

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

Approval of three separate matters is required:

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

<u>ADDRESS</u>	<u>TAX BLOCK</u>	<u>LOT</u>
225-229 Buffalo Avenue	1375	2
1444-1448 Sterling Place	1379	8
1452 Sterling Place	1379	11
1568 Sterling Place	1380	25
1578 Sterling Place	1380	28
1588 Sterling Place	1380	31
1598 Sterling Place	1380	34

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

3) Disposition of such property to a developer to be selected by the New York City Housing Authority.

The proposed disposition would facilitate the rehabilitation of seven vacant buildings to provide 125 units of housing for low income families under the turnkey program of the New York City Housing Authority.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 17

CD 8

C 880190 HOK

IN THE MATTER OF a plan and project for a public housing project, pursuant to the Public Housing Law of New York State and Section 197-c of the New York City Charter.

The proposed public housing project, tentatively known as the "Sterling Place-Buffalo Avenue Rehabilitation Project", is generally located in the area bounded by Utica Avenue, Park Place, Ralph Avenue and St. Johns Place, and specifically as follows:

On the easterly side of Buffalo Avenue between Park and Sterling Places, 225-229 Buffalo Avenue (Tax Block 1375, Lot 2);

On the southeasterly corner of the intersection of Sterling Place and Utica Avenue, 1444-1448 and 1452 Sterling Place (Tax Block 1379, Lots 8 and 11); and

On the southerly side of Sterling Place between Rochester and Buffalo Avenues, 1568, 1578, 1588 and 1598 Sterling Place (Tax Block 1380, Lots 25, 28, 31 and 34).

The proposed project would provide approximately 125 units of housing for low-income families in seven vacant buildings to be rehabilitated under the turnkey program of the New York City Housing Authority (NYCHA).

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 18

CD 3, 6, 17

C 880062-064 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 thirteen (13) city-owned properties:

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>
C 880062 PPK	3	11
C 880063 PPK	6	1
C 880064 PPK	17	1

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 December 30, 1987 for a public hearing.

No. 19

CD 3

C 880200 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 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 December 30, 1987 for a public hearing.

 No. 20

CD 8, 16

C 870992-993 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 thirteen (13) city-owned properties:**

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 870992 PPK	8	12	Various
C 870993 PPK	16	1	355 Amboy St.

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 December 30, 1987 for a public hearing.

 No. 21

CD 1

C 880199 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 one city-owned property located at 428 Bedford Avenue, (Block 2137, Lot 24).**

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 December 30, 1987 for a public hearing.

No. 22

CD 5

C 880202 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 four 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 December 30, 1987 for a public hearing.

No. 23

CD 2

C 880167 PSK

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 of city-owned property located at 1024 Fulton Street** bounded by Classon Avenue, Lefferts Place, and Grand Avenue (Block 2015, Lot 28), as more specifically described in a diagram provided by the Human Resources Administration and dated August 21, 1987, for the renovation of a three-story building (plus a cellar) **for use as a 215 bed Family Residence Center and Emergency Assistance Unit (EAU)** at the former Adelphi Institute.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 24

CD 6, 7

C 870680-681 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-three (23) city-owned properties.**

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 870680 PPK	6	16	various
C 870681 PPK	7	7	various

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 December 30, 1987 for a public hearing.

No. 25

CD 8

C 880240 HDK

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 of, **1611 Lincoln Place** (Block 1387, Lot 59), is a three story Class A multiple dwelling building. The Department of Housing Preservation and Development (HPD) intends to sell this property to the Homesteader's Association which has successfully applied to the Urban Homesteading Program by responding to a competitively based Request For Proposal. The Association will form a Housing Development Fund Corporation, under Article XI of the New York State Private Housing Finance Law, **for the purpose of providing housing for low- and moderate income families.**

Resolution for adoption scheduling December 30, 1987 for a public hearing.

 No. 26

CD 9

C 880241 HDK

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 of, **588 Rogers Avenue** (Block 5046, Lot 50), is a four story Class A multiple dwelling building. The Department of Housing Preservation and Development (HPD) intends to sell this property to the 588 Rogers Avenue Homesteader's Association which has successfully applied to the Urban Homesteading Program by responding to a competitively based Request For Proposal. The Association will form a Housing Development Fund Corporation, under Article XI of the New York State Private Housing Finance Law, **for the purpose of providing housing for low- and moderate income families.**

Resolution for adoption scheduling December 30, 1987 for a public hearing.

 No. 27

CD 9

C 880242 HDK

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 of, **592 Rogers Avenue** (Block 5046, Lot 52), is a four story Class A multiple dwelling building. The Department of Housing

Preservation and Development (HPD) intends to sell this property to the Homesteader's Association which has successfully applied to the Urban Homesteading Program by responding to a competitively based Request For Proposal. The Association will form a Housing Development Fund Corporation, under Article XI of the New York State Private Housing Finance Law, for the purpose of providing housing for low- and moderate income families.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 28

CD 8

C 880243 HDK

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 of, **694 Classon Avenue** (Block 1155, Lot 52), is a four story Class A multiple dwelling building. The Department of Housing Preservation and Development (HPD) intends to sell this property to the Homesteader's Association, which has successfully applied to the Urban Homesteading Program by responding to a competitively based Request For Proposal. The Association will form a Housing Development Fund Corporation, under Article XI of the New York State Private Housing Finance Law, for the purpose of providing housing for low- and moderate income families.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 29

CD 9

C 880251 HDK

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 of, **584 Rogers Avenue** (Block 5046, Lot 48), is a four story Class A multiple dwelling building. The Department of Housing Preservation and Development (HPD) intends to sell this property to the Homesteader's Association which has successfully applied to the Urban Homesteading Program by responding to a competitively based Request For Proposal. The Association will form a Housing Development Fund Corporation,

under Article XI of the New York State Private Housing Finance Law, **for the purpose of providing housing for low- and moderate income families.**

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 30

CD 7

C 880252 HDK

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 of, **445 16th Street** (Block 1105, Lot 46), is a four story new law walk-up building with 8 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to a Housing Development Fund Corporation, formed under Article XI of the New York State Private Housing Finance Law, **for the purpose of providing housing for low-income families.** The property has been managed and maintained by the tenant's association for the building since October 1, 1986 through HPD's Leasing Bureau.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

No. 31

CD 5

C 880253 HDK

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 of, **236-8 New Jersey Avenue** (Block 3704, Lot 29), is a four story new law walk-up building with 16 residential units. The Department of Housing Preservation and Development (HPD) intends to sell this property to a Housing Development Fund Corporation, formed under Article XI of the New York State Private Housing Finance Law, **for the purpose of providing housing for low-income families.** The property has been managed and maintained by the tenant's association for the building since October 1, 1986 through HPD's Leasing Bureau.

Resolution for adoption scheduling December 30, 1987 for a public hearing.

II. PUBLIC HEARINGS
BOROUGH OF MANHATTAN

Nos. 32 and 33

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

No. 32

CD 8, 11

C 870928 ZMM

PUBLIC HEARING

(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.

(On November 23, 1987, Cal. No. 6 the commission scheduled December 9, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 5, 8, 11

N 870929 ZRM

PUBLIC HEARING

(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.

* * *

Transient Hotels

R10[-]H

* * *

23-012

Quality Housing Program

In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, 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)*

<i>Corner Lot</i>	<i>Interior Lot or Through Lot</i>	<i>Maximum Floor Area Ratio</i>		<i>District</i>
		<i>*</i>	<i>*</i>	
100	70	10.00		R10, R10A, R10H
		<i>*</i>	<i>*</i>	<i>*</i>

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.

1. 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

<u>Floor Area Ratio</u>	<u>Lot Coverage</u> (percent of lot area)			R10A, R10H
	<u>Corner Lot</u>	<u>Interior Lot or Through Lot</u>		
	*	*	*	
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)

<u>Maximum Floor Area 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	—	—

24-524

Provisions for lots more than 100 feet in depth

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

* * *

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

24-552

Required rear setbacks for tall buildings

* * *

This section shall not apply to any *development* or *enlargement* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A or R9X Districts or in R10A, or **R10H** Districts on *interior lots* on *narrow streets*, and to *buildings* in which the *residential* portion is *developed* or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 Districts or in R10 Districts on *interior lots* on *narrow streets*.

* * *

28-01

Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements for *buildings* containing *residences*. In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or **R10H** Districts and in the equivalent *Commercial Districts* listed in Sections 34-111 and 34-112 these standards and requirements are mandatory for the *development*, *enlargement*, *extension* of, or conversion to, any *residential use* other than *single* or *two-family residences*.

* * *

28-21

Size of Dwelling Units

* * *

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>	
	<u>Non-</u> <u>Profit</u> <u>Residence</u> <u>for</u> <u>Elderly</u>	<u>Other</u> <u>Residential</u> <u>Building</u>	<u>Non-</u> <u>Profit</u> <u>Residence</u> <u>for</u> <u>Elderly</u>	<u>Other</u> <u>Residential</u> <u>Building</u>
R9X, R10, R10A, R10H	500	675	550	800

* * *

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%	1% 2% 2.5%*

* * *

28-41

Density per Corridor

* * *

DENSITY OF DWELLING UNITS PER CORRIDOR

Number of *Dwelling Units* and *Rooming
Units Served by a Corridor Per Story*

District	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)

* * *

(On November 23, Cal. No. 7, the Commission scheduled December 9, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 34

CD 1

C 880153 PPX

PUBLIC HEARING

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 forty-four (44) 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.

(On November 23, 1987, Cal. No. 8, the Commission scheduled December 9, 1987 for a public hearing which has been duly advertised.)

BOROUGH OF BROOKLYN

No. 35

CD 9, 10, 11

C 870683-685 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of twenty-five (25) city-owned properties as follows:**

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

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>
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.

(On November 23, 1987, Cal. No. 1, the Commission scheduled December 9, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 2, 4

C 870951 PPK

PUBLIC HEARING

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) city-owned property** located at 271 Wyckoff Avenue (Block 3320, Lot 5).

(On November 23, 1987, Cal. No. 2, the Commission scheduled December 9, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 37, 38 and 39

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

No. 37

CD 5, 16

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

(On November 23, 1987, Cal. No. 3, the Commission scheduled December 9, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 5, 16

C 870730 HDK

PUBLIC HEARING

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.

(On November 23, 1987, Cal. No. 4, the Commission scheduled December 9, 1987 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 5, 16

C 870731 ZMK

PUBLIC HEARING

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.

(On November 23, 1987, Cal. No. 5, the Commission scheduled December 9, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 4 and 5

C 870678-679 PPK

CONTINUED 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 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.

(On November 4, 1987, Cal. No. 8, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 1, the hearing was continued to December 9, 1987.)

Close the hearing.

III. REPORTS

BOROUGH OF QUEENS

No. 41

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.

(On November 4, 1987, Cal. No. 12, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 5, the hearing was closed.)

For consideration.

Nos. 42 and 43

(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. 42

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.**

(On November 4, 1987, Cal. No. 13, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 6, the hearing was closed.)

For consideration.

No. 43

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.

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.

(On November 4, 1987, Cal. No. 14, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 7, the hearing was closed.)

For consideration.

No. 44

CD 5

C 870936 PSQ

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.**

(On November 4, 1987, Cal. No. 15, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 8, the hearing was closed.)

For consideration.

No. 45

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.**

(On November 4, 1987, Cal. No. 16, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 9, the hearing was closed.)

For consideration.



No. 46

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.

(On November 4, 1987, Cal. No. 17, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 10, the hearing was closed.)

For consideration.



No. 47

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 **an 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.

(On November 4, 1987, Cal. No. 18, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 11, the hearing was closed.)

For consideration.

No. 48

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.

(On November 4, 1987, Cal. No. 19, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 49

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.

(On November 4, 1987, Cal. No. 22, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 15, the hearing was closed.)

For consideration.

No. 50

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

(On November 4, 1987, Cal. No. 25, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 18, the hearing was closed.)

For consideration.

No. 51

CD 9

C 870416 HAM

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

Approval of three separate matters is requested:

1) The designation as an Urban Development Action Area 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.

(On November 4, 1987, Cal. No. 26, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 19, the hearing was closed.)

For consideration.

No. 52

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.

(On November 4, 1987, Cal. No. 29, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 20, the hearing was closed.)

For consideration.

No. 53

(Special permit to allow the development of the Belz Department Store.)

CD 4

C 880047 ZSM

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 Department of City Planning 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. On November 4, 1987, Calendar No. 47, the hearing was closed.)

For consideration.

Nos. 54, 55, 56, 57, 58, 59, 60 and 61

(Proposed landmarking of seven theatres (Brook Atkinson Theatre and interior, Barrymore Theatre and interior, Martin Beck Theatre and interior, Belasco Theatre and interior, Booth Theatre and interior, Biltmore Theatre an interior and the Broadhurst Theatre).

No. 54

CD 5

N 880357-358 HKM

IN THE MATTER OF a communication dated November 12, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on (List No. 194), for the **proposed landmarking of the Brook Atkinson Theatre and interior** located at 256-262 West 47th Street, Block No. 1018, Lot No. 57.

For consideration.

 No. 55

CD 5

N 880359 HKM

IN THE MATTER OF a communication dated November 12, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administration Code designated by the Landmarks Preservation Commission on (List No. 194), for the **proposed landmarking of the Barrymore Theatre** located at 243-251 West 47th Street, Block No. 1019, Lot No. 12.

For consideration.

 No. 56

CD 5

N 880383 HKM

IN THE MATTER OF a communication dated November 18, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on November 10, 1987

(List No. 195), for the **proposed landmarking of the Barrymore Theatre Interior** located at **243-251 West 47th Street, Block No. 1019, Lot No. 12.**

For consideration.

No. 57

CD 5

N 88360-361 HKM

IN THE MATTER OF a communication dated November 12, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on November 4, 1987 (List No. 194), for the **proposed landmarking of the Martin Beck Theatre and interior** located at **302-314 West 45th Street, Block No. 1035, Lot No. 37.**

For consideration.

No. 58

CD 5

N 880362-363 HKM

IN THE MATTER OF a communication dated November 12, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on November 4, 1987 (List No. 194), for the **proposed landmarking of the Belasco Theatre and interior** located at **111-121 West 44th Street, Block No. 997, Lot No. 37.**

For consideration.

No. 59

CD 5

N 880364-365 HKM

IN THE MATTER OF a communication dated November 12, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on November 4, 1987

(List No. 194), for the **proposed landmarking of the Booth Theatre and interior** located at **222-232 West 45th Street**, Block No. 1016, Lot No. 15.

For consideration.

No. 60

CD 5

N 880384 HKM

IN THE MATTER OF a communication dated November 18, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on November 10, 1987 (List No. 195), for the **proposed landmarking of the Biltmore Theatre and interior** located at **161-265 West 47th Street**, Block No. 1019, Lot No. 5.

For consideration.

No. 61

CD 5

N 880385 HKM

IN THE MATTER OF a communication dated November 18, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on November 10, 1987 (List No. 195), for the **proposed landmarking of the Broadhurst Theatre** located at **235-243 West 44th Street**, Block No. 1016, Lot No. 11.

For consideration.

BOROUGH OF STATEN ISLAND

No. 62

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.

(On November 4, 1987, Cal. No. 30, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 22, the hearing was closed.)

For consideration.

No. 63

CD 3

C 870919 PPR

IN THE MATTER OF an application by the Division of Real Property for the disposition of 23 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.

(On November 4, 1987, Cal. No. 31, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 23, the hearing was closed.)

For consideration.

No. 64

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 Ridgecrest 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.

(On November 4, 1987, Cal. No. 32, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 24, the hearing was closed.)

For consideration.

No. 65

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 Division of Real Property jurisdiction, in accordance with Map No. 4090, dated March 25, 1987 and signed by the Borough President.

(On November 4, 1987, Cal. No. 33, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 25, the hearing was closed.)

For consideration.

 No. 66

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.

(On November 4, 1987, Cal. No. 34, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 26, the hearing was closed.)

For consideration.

No. 67

CD 3

N 860141 RAR

IN THE MATTER of an application pursuant to 107-64, 107-65, 107-08, 107-123 of the Zoning Resolution from Vincent Martenelli for granting **authorization** for tree removal and modification of topography and for granting certification for subdivision and school seats at 7, 17, 2, 26, 37 **Christine Court**, (Block 6559, Lots 65, 117, 112, 84, 91).

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

For consideration.

No. 68

CD 2

C 870918 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 eleven (11) city-owned vacant lots.**

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 October 21, 1987, Cal. No. 1, the Commission scheduled November 4, 1987 for a public hearing. On November 4, 1987, Cal. No. 51, the hearing was closed.)

For consideration.

No. 69

CD 3

N 860513 RAR

IN THE MATTER OF an application pursuant to 107-65 and 107-123 of the Zoning Resolution from Michael Marrocco for granting **authorization** for modification of topography and certification of school seats at **116 Colon Street**, Block 6565, Lot 30.

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

For consideration.

No. 70

CD 3

N 860925 RAR

IN THE MATTER OF an application, pursuant to 107-64, 107-65, 107-68, 107-323 and 107-255 of the Zoning Resolution from Michael Grille and granting authorization of tree removal, topographical modification, authorized modification of the size of an accessory group parking facility and certify substitution of plant material and an additional arterial curb cut at Arthur Kill Road, 2309.76 feet south of Bloomingdale Road, Borough of Staten Island, Block 7120, Lot 180, for the purpose of developing six (6) industrial warehousing structures.

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

For consideration.

BOROUGH OF THE BRONX

No. 71

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

(On November 4, 1987, Cal. No. 6, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 32, the hearing was closed.)

For consideration.

No. 72

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 twenty-eight (28) 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 November 4, 1987, Cal. No. 7, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 33, the hearing was closed.)

For consideration.

No. 73

CD 8

N 870863 ZAX

IN THE MATTER OF an application submitted by Estates of Style, Inc. pursuant to Sections 105-90, 105-421 and 105-423 of the Zoning Resolution requesting a certification by the City Planning Commission to allow the subdivision of Block 5947, Lot 423 into two zoning lots and for the **grant of authorizations** involving the modification of the existing topography and alteration of botanic environment requiring the removal of three trees on property known as **15 and 17 Sigma Place** (Block 5947, Lot 423).

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.

For consideration.

BOROUGH OF BROOKLYN

No. 74

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.

(On November 4, 1987, Cal. No. 9, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 2, the hearing was closed.)

For consideration.

No. 75

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.**

(On November 4, 1987, Cal. No. 10, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 3, the hearing was closed.)

For consideration.

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 structures.**

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.

(On November 4, 1987, Cal. No. 11, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 4, the hearing was closed.)

For consideration.
