

CAL. NO.	C.P. NO.	REPORTS TO BOE	REMARKS	CAL. No.	C.P. No.	REPORTS TO BOE	REMARKS
	MINUTES 1/4/88 & 1/11/88		Approved				
1	C 880016 PLX		Hearing Closed	41			
2	C 880340 HDX		" "	42			
3	C 880071 PPK		" "	43			
4	C 880072-073 PPK		" "	44			
5	C 880338 HDK		" "	45			
6	C 880339 HDK		" "	46			
7	C 880198 PPQ		" "	47			
8	C 880309 HAQ		" "	48			
9	C 870816 ZSR		" "	49			
0	C 880335 HDM		" "	50			
1	C 880336 HDM		" "	51			
2	C 880337 HDM		" "	52			
3	C 870546 GFM	(PK) ✓	" "	53			
4	N 880002 ZAM		" "	54			
5	N 880386 ZRM		" "	55			
6	N 880386(A) ZRM		" "	56			
7	C 870514 MMX	✓	Fav. Rept. Adopted	57			
8	C 870881 PLQ		Laid Over	58			
9*	C 870887 ZMQ	✓	Fav. Rept. Adopted	59			
20	C 870939 PSQ	✓	" "	60			
21	C 870761 ZMQ		Laid Over	61			Re: No. 8 and Nos 15 + 16
22	C 880211 ZSM	✓	Fav Rept. Adopted	62			Comm. Pertz did not participate
23	C 870362 ZMM	✓	" " "	63			
24	N 880088 RAR		Auth. Approved	64			
25				65			
26				66			* Re: No. 19.
27				67			Comm. Gagliardo and
28				68			" Scannell voted "NO".
29				69			
30				70			
31				71			Present
32				72			Ch. Deutsch
33				73			V. Ch. Scheinberg
34				74			Comm. Gagliardo
35				75			" Mammano
36				76			" McNeil
37				77			" Pertz
38				78			" Scannell
39				79			
40				80			

COMMISSION ATTENDANCE

Sylvia Deutsch, Chairperson	Present	✓
Salvatore C. Gagliardo	Present	✓
Marilyn Mammano	Present	✓
Wm. Gary McNeil	Present	✓
Stuartz Pertz	Present	✓
Daniel T. Scannell, Commissioner	Present	✓
Denise Scheinberg, Commissioner V.C.	Present	✓

Lory R. Alcala, Calendar Officer (212) 720-3370

LRA/12/87

MEETING ADJOURNED AT: 11:01 A.M.

Logged: 3/22/88 By: [Signature]

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

of

**The City of New York**

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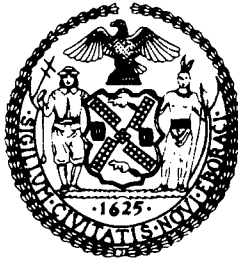
**CITY PLANNING COMMISSION**

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**WEDNESDAY, February 3, 1988**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 2]**

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

CITY PLANNING COMMISSION

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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.

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**CALENDARS:** Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$64.95 (includes tax) for a two year subscription pro-rated) may do so by contacting the Calendar Information Office, 720-3370.

B

**CITY PLANNING COMMISSION**

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

SYLVIA DEUTSCH, *Chairperson*

DENISE M. SCHEINBERG, *Vice Chairperson*

SALVATORE C. GAGLIARDO

MARILYN MAMMANO

WM. GARRISON MCNEIL

STUART PERTZ

DANIEL T. SCANNELL, *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, February 3, 1988**

**Calendar No. 2**

Roll Call; approval of minutes .....	1
I. Scheduling February 17, 1988 .....	1
II. Public Hearings .....	15
III. Reports .....	67

**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 February 17, 1988, 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, February 3, 1988

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APPROVAL OF MINUTES OF Special Meetings of January 4th and 11th, 1988

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS HAVE  
BEEN PREVIOUSLY SCHEDULED FOR WEDNESDAY, FEBRUARY  
17, 1988  
STARTING AT 10 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**CD 3**

**C 880155 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 fifty (50) 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.

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**CD 4**

**C 880156 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 thirty-nine (39) 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.

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**CD 5**

**C 880157 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 twelve (12) 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.

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CD 2, 3, 4, 6

C 880311-314 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 sixteen (16) City-owned properties.

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 880311 PPX	2	1	1095 Longwood Ave.
C 880312 PPX	3	1	1394 Crotona Ave.
C 880313 PPX	4	10	Various
C 880314 PPX	6	4	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.

CD 2

C 880354 HDX

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

The property proposed for disposition, **547 Southern Boulevard** (block 2688, lot 52), is a five story new-law walk-up with seventeen (17) residential units and two commercial units. The Department of Housing Preservation and Development intends to sell the property for the purpose of providing housing for low-income families. The tenants' association has managed and maintained the building since May 1, 1986 under HPD's Leasing Bureau.

CD 2

C 880355 HDX

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

The property proposed for disposition, **986 Leggett Avenue** [block 2684, lot 74], is a five story new-law walk-up with 20 residential units. The Department of Housing Preservation and Development intends to sell the property for the purpose of providing housing for low-income families. The tenants' association has managed and maintained the building since March 1, 1985 under HPD's Leasing Bureau.

CD 3

C 860365 ZMX

IN THE MATTER OF an application submitted by A. Silmac Glass Corporation pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section 3d, establishing within an existing R8

District a C2-4 District, bounded by Townsend Avenue, a line 100 feet north of East 175th Street, a line 100 feet west of Townsend and a line 240 feet north of East 175th Street, to permit the development of an accessory parking lot, as shown on a diagram dated December 7, 1987.

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**BOROUGH OF BROOKLYN**

*(Selection and acquisition of property and an amendment to the City Map to facilitate the construction of two garages and a salt storage facility for the Department of Sanitation)*

**CD 1**

**C 870403 PSK**

**IN THE MATTER OF** an application by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located on the west side of Varick Avenue, and bounded on the north by the former center line of Stagg Street, on the west by English Kills, and on the south by the center line of Meserole Street, (Blocks 2962, Lots 1, 5 and 37 and Block 2968, Lots 1 and 20, as well as a portion of Meserole Street and the entire bed of Schole Street from Varick Avenue to English Kills) as more specifically described in a diagram provided by the Department of Sanitation and dated December 4, 1987, for the construction of garages for the Department's Brooklyn North Districts 1 and 4, and a salt storage facility.

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**CD 1**

**C 870833 MMK**

**IN THE MATTER OF** an application by the Department of Sanitation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination of Scholes Street and Meserole Street from Varick Avenue to English Kills and the discontinuation and closing of Scholes Street from Varick Avenue to English Kills and the adjustment of legal grades necessitated thereby to **facilitate construction of two garages and a salt storage facility**, in accordance with map numbers X-2409 and V-2410, preliminary copies of which were received from the Borough President on December 2, 1987.

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**CD 1**

**C 880353 HDK**

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

The property proposed for disposition, 384 Keap Street (block 2142, Lot 2), is a five story new-law walk-up with twenty-five residential units and two



commercial units. The Department of Housing Preservation and Development intends to sell the property for the purpose of providing housing for low-income families. A community group has managed and maintained the building since February 29, 1980.

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**CD 1**

**C 880369 HDK**

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

The property proposed for disposition, 452 Bedford Avenue (block 2146, lot 22), is a four story old-law walk-up with six residential units and one commercial unit. The Department of Housing Preservation and Development intends to sell the property for the purpose of providing housing for low-income families. The tenant's association has managed and maintained the building since November 1, 1982 under HPD's Leasing Bureau.

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**CD 3**

**C 880045 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 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.

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**CD 3, 17**

**C 880315-316 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.

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 880315 PPK	3	3	Various
C 880316 PPK	17	1	1085 Rogers Ave.

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

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**CD 5, 13**

**C 880332-333 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 three (3) city-owned properties.

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 880332 PPK	5	2	S/E/C Liberty Ave. and Wyona St. S/S Liberty Ave., 100 ft. E/O Wyona St.
C 880333 PPK	13	1	Avenue X between W. 8 St. and Boynnton Pl.

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

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**CD 14**
**C 870688 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 twelve (12) city-owned properties.**

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 870688 PPK	14	12	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.

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**CD 16**
**C 870690 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-two (22) 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.

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**CD 13**
**C 870391 HUK**

**IN THE MATTER OF** an amendment to the Coney Island Urban Renewal Plan for the Coney Island Urban Renewal Area, pursuant to Section 505 of 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 amendment provides for the acquisition of new sites and various land use changes. These sites and properties are to be acquired pursuant to the proposed 8th Amendment to the Coney Island Urban Renewal Plan. Privately-owned properties are indicated with an asterisk(\*). The remaining properties are city-owned and are included in the list of properties to be acquired in order to ensure clear title. The sites are as follows:

- SITE 39** Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and West 37th Street; block #7004, lots 1, 3, 4\*, 5, 6, 82, 84, 103, 203, 204 and 304;
- SITE 40** Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and West 37th Street;; block #7004, lots 77, 78, 79, 80
- SITE 41** Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and West 37th Street; block #7004, lots 73, 74, 173
- SITE 42** Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and west 37th Street; block #7004, lot 55
- SITE 43** Property on part of the block bounded by Mermaid Avenue, West 32nd Street, Surf Avenue and West 33rd Street; block #7048, lots 1, 2, 3, 4\*, 6\*
- SITE 44** Property on part of the block bounded by Mermaid Avenue, West 31st Street, Surf Avenue and West 32nd Street; block #7049, lots 1, 3, 5\*, 6, 7
- SITE 45** Property on part of the block bounded by Mermaid Avenue, West 31st Street, Surf Avenue and West 32nd Street; block #7049, lot 11
- SITE 46** Property on part of the block bounded by Mermaid Avenue, West 31st Street, Surf Avenue and West 32nd Street; block #7049, lots 50, 51
- SITE 47** Property on part of the block bounded by Mermaid Avenue, West 29th Street, Surf Avenue and West 30th Street; block #7051, lots 33, 35\*, 38\*, 139, 40, 140, 41, 37\*, 138\*, 68\*, 141, 42, 142\*, 143\*, 144, 145, 46, 57\*, 59\*, 61, 63, 64, 65, 165, 66\*, 439, 167, 168, 69, 170\*, 171, 172, 239, 269\*, 339.
- SITE 48** Property on part of the block bounded by Neptune Avenue, West 24th Street, Mermaid Avenue and West 25th Street; block #7014, lots 49, 50, 51\*, 52\*, 53
- SITE 49** Property on part of the block bounded by Neptune Avenue, West 24th Street, Mermaid Avenue and West 25th Street; block #7014, lots 42, 43, 44\*, 45\*, 46
- SITE 50** Property on part of the block bounded by Mermaid Avenue, West 24th Street, Surf Avenue and West 25th Street; block #7055, lots 2 thru 12

- SITE 51 Property on part of the block bounded by Neptune Avenue, West 23rd Street, Mermaid Avenue and West 24th Street; block #7015, lots 30, 35, 39\*, 40\*
- SITE 52 Property on part of the block bounded by Mermaid Avenue, West 23rd Street, Surf Avenue and West 24th Street; block #7056, lots 2 thru 11
- SITE 53 Property on part of the block bounded by Mermaid Avenue, West 22nd Street, Surf Avenue and West 23rd Street; block #7057, lots 1, 3, 4, 5, 6, 7, 8, 9\*, 10, 11
- SITE 54 Property on part of the block bounded by Mermaid Avenue, West 21st Street, Surf Avenue and West 22nd Street; block #7058, lots 8, 9, 10, 11
- SITE 55A Property on part of the block bounded by Neptune Avenue, West 20th Street, Mermaid Avenue and West 21st Street; block #7018, lots 30, 31, 32, 33, 34\*, 36\*, p/o 38, 58, 59, 60, 61, 62, 63
- SITE 55B Property on part of the block bounded by Neptune Avenue, West 20th Street, Mermaid Avenue and West 21st Street; block #7018, lots 42, 43\*, 44 thru 50, 53, 55, 56, p/o 38
- SITE 56 Property on part of the block bounded by Mermaid Avenue, West 20th Street, Surf Avenue and West 21st Street; block #7059, lots 2, 3, 4, 5, 6
- SITE 57 Property on part of the block bounded by Mermaid Avenue, West 20th Street, Surf Avenue and West 21st Street; block #7059, lots 8, 9, 10
- SITE 58 Property on part of the block bounded by Neptune Avenue, West 19th Street, Mermaid Avenue and West 20th Street; block #7019, lots 31, 33, 38, 39\*, 47, 48, 49, 50, 51\*, 52, 53, 54, 55\*, 56, 58\*, 60, 61, 62\*, 67\*, 68\*, 69\*, 70\*, 160
- SITE 59 Property on part of the block bounded by Mermaid Avenue, West 19th Street, Surf Avenue and West 20th Street; block #7060; lots 1, 3, 4, 5, 6\*, 7, 8, 9\*, 10\*, 14, 16, 17, 18\*, 21, 22\*, 24\*, 27\*, 32, 35\*, 44\*, 45, 46, 47, 147, 48, 49\*, 50\*, 51
- SITE 60 Property on part of the block bounded by Mermaid Avenue, West 17th Street, Surf Avenue and West 19th Street; block #7061, lots 9\*, 11\*, 14\*, 16\*, 20\*, 21, 40, 41, 42, 43, 45\*
- SITE 61 Property on part of the block bounded by Neptune Avenue, West 16th Street, Mermaid Avenue and West 17th Street; block #7021, lots 14\*, 15\*, 16\*, 18, 19, 119, 76, 77, 79\*

- SITE 62 Property on part of the block bounded by Neptune Avenue, West 16th Street, Mermaid Avenue and West 17th Street; block #7021, lots 24\*, 25\*, 27\*, 70\*
- SITE 63 Property on part of the block bounded by Neptune Avenue, West 16th Street, Mermaid Avenue and West 17th Street; block #7021, lot 40
- SITE 64 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 14, 15
- SITE 65 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lot 19\*
- SITE 66 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 70\*, 72, 73\*
- SITE 67 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 39, 40, 57
- SITE 68 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 48\*, 49\*, 51, 52
- SITE 69 Property on part of the block bounded by Neptune Avenue, Stillwell Avenue, Mermaid Avenue and West 15th Street; block #7023A, lots 71, 72
- SITE 70 Property on part of the block bounded by Neptune Avenue, Stillwell Avenue, Mermaid Avenue and West 15th Street; block #7023A, lot 13\*
- SITE 71 Property on part of the block bounded by Neptune Avenue, Stillwell Avenue, Mermaid Avenue and West 15th Street; block #7023A, lot 56
- SITE 72 Property on part of the block bounded by Neptune Avenue, Stillwell Avenue, Mermaid Avenue and West 15th Street; block #7023A, lots 21\*, 22\*, 23\*

The following land use changes are proposed:

<u>LAND USE CHANGES</u>	<u>SITES</u>
1. From Residential to Commercial	43, 44, 45, 47, 68 portion of 7
2. From Residential to Residential/Commercial	29, 34C, 34D, 48, 49, 50, 52, 53, 54, 55B, 56, 57
3. From Commercial to Residential	69, 70, 71, 72
4. From Public to Commercial	46
5. From Public/Commercial to Residential Commercial	28
6. New sites without land use changes	
—commercial use	59, 60
—residential use	39, 40, 41, 42, 55A, 58, 61, 62, 63, 64, 65, 66, 67.
public/semi-public	51

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CD 13

C 870392 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 28d, establishing within an existing R6 District a C1-2 District, bounded by West 29th Street, Surf Avenue, West 30th Street and a line 150 feet south of Mermaid Avenue, within the Coney Island Urban Renewal Area, as shown on a diagram dated December 7, 1987.

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CD 13

C 870393 HDK

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

The properties to be disposed are for commercial re-use and comprise Site 47. These sites and properties are to be acquired pursuant to the proposed 8th Amendment to the Coney Island Urban Renewal Plan. Privately-owned properties

are indicated with an asterisk (\*). The remaining properties are city-owned and are included in the list of properties to be acquired in order to ensure clear title.

SITE 47 Property on part of the block bounded by Mermaid Avenue, West 29th Street, Surf Avenue and West 30th Street; block #7051, lots 33, 35\*, 38\*, 39, 139, 40, 140, 41, 37\*, 138\*, 68\*, 141, 42, 143, 142\*, 144, 145, 46, 57\*, 59\*, 61, 63, 64, 65, 165, 66\*, 439, 167, 168, 69, 170\*, 171, 172, 239, 269\*, 339.

CD 13

C 870920 HDK

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

The **properties to be disposed are for residential re-use** and comprise the following urban renewal sites. These sites and properties are to be acquired pursuant to the proposed 8th Amendment to the Coney Island Urban Renewal Plan. Privately-owned properties are indicated with an asterisk (\*). The remaining properties are city-owned and are included in the list of properties to be acquired in order to ensure clear title.

SITE 39 Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and West 37th Street; block #7004, lots 1, 3, 4\*, 5, 6, 82, 84, 103, 203, 204 and 304;

SITE 40 Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and West 37th Street,; block #7004, lots 77, 78, 79, 80

SITE 41 Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and West 37th Street; block #7004, lots 73, 74, 173

SITE 42 Property on part of the block bounded by Neptune Avenue, West 36th Street, Mermaid Avenue and west 37th Street; block #7004, lot 55

SITE 55A Property on part of the block bounded by Neptune Avenue, West 20th Street, Mermaid Avenue and West 21st Street; block #7018, lots 30, 31, 32, 33, 34\*, 36\*, p/o 38, 58, 59, 60, 61, 62, 63

SITE 58 Property on part of the block bounded by Neptune Avenue, West 19th Street, Mermaid Avenue and West 20th Street; block #7019, lots 31, 33, 38, 39\*, 47, 48, 49, 50, 51\*, 52, 53, 54, 55\*, 56, 58\*, 60, 61, 62\*, 67\*, 68\*, 69\*, 70\*, 160

- SITE 61 Property on part of the block bounded by Neptune Avenue, West 16th Street, Mermaid Avenue and West 17th Street; block #7021, lots 14\*, 15\*, 16\*, 18, 19, 119, 76, 77, 79\*
- SITE 62 Property on part of the block bounded by Neptune Avenue, West 16th Street, Mermaid Avenue and West 17th Street; block #7021, lots 24\*, 25\*, 27\*, 70\*
- SITE 63 Property on part of the block bounded by Neptune Avenue, West 16th Street, Mermaid Avenue and West 17th Street; block #7021, lot 40
- SITE 64 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 14, 15
- SITE 65 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lot 19\*
- SITE 66 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 70\*, 72, 73\*
- SITE 67 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 39, 40, 57
- SITE 69 Property on part of the block bounded by Neptune Avenue, Stillwell Avenue, Mermaid Avenue and West 15th Street; block #7023A, lots 71, 72
- SITE 70 Property on part of the block bounded by Neptune Avenue, Stillwell Avenue, Mermaid Avenue and West 15th Street; block #7023A, lot 13\*

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**CD 13**
**C 870921 HUK**

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

The **properties to be disposed are for commercial re-use** and comprise the following urban renewal sites. These sites and properties are to be acquired pursuant to the proposed 8th Amendment to the Coney Island Urban Renewal Plan. Privately-owned properties are indicated with an asterisk (\*). The remaining



properties are city-owned and are included in the list of properties to be acquired in order to ensure clear title.

- SITE 43 Property on part of the block bounded by Mermaid Avenue, West 32nd Street, Surf Avenue and West 33rd Street; block #7048, lots 1, 2, 3, 4\*, 6\*
- SITE 44 Property on part of the block bounded by Mermaid Avenue, West 31st Street, Surf Avenue and West 32nd Street; block #7049, lots 1, 3, 5\*, 6, 7
- SITE 45 Property on part of the block bounded by Mermaid Avenue, West 31st Street, Surf Avenue and West 32nd Street; block #7049, lot 11
- SITE 46 Property on part of the block bounded by Mermaid Avenue, West 31st Street, Surf Avenue and West 32nd Street; block #7049, lots 50, 51
- SITE 59 Property on part of the block bounded by Mermaid Avenue, West 19th Street, Surf Avenue and West 20th Street; block #7060, lots 1, 3, 4, 5, 6\*, 7, 8, 9\*, 10\*
- SITE 60 Property on part of the block bounded by Mermaid Avenue, West 17th Street, Surf Avenue and West 19th Street; block #7061, lots 9\*, 11\*
- SITE 68 Property on part of the block bounded by Neptune Avenue, West 15th Street, Mermaid Avenue and West 16th Street; block #7022, lots 48\*, 49\*, 51, 52

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CD 13

C 870922 HDK

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

The properties to be disposed are for residential or commercial re-use and comprise the following urban renewal sites. These sites and properties are to be acquired pursuant to the proposed 8th Amendment to the Coney Island Urban Renewal Plan. Privately-owned properties are indicated with an asterisk (\*). The remaining properties are city-owned and are included in the list of properties to be acquired in order to ensure clear title.

- SITE 28 Property on the northerly side of Mermaid Avenue between West 32nd Streets; block #7007, lots 40 thru 50 and 145.
- SITE 29 Property on the southerly side of Mermaid Avenue between West 33rd and West 35th Streets; block #7047, lots 1 thru 10
- SITE 34C Property on the northerly side of Mermaid Avenue between West 30th and West 31st Streets; block #7009, lots 39, 42, 44 thru 54.

- SITE 48 Property on part of the block bounded by Neptune Avenue, West 24th Street, Mermaid Avenue and West 25th Street; block #7014, lots 49, 50, 51\*, 52\*, 53
- SITE 49 Property on part of the block bounded by Neptune Avenue, West 24th Street, Mermaid Avenue and West 25th Street; block #7014, lots 42, 43, 44\*, 45\*, 46
- SITE 50 Property on part of the block bounded by Mermaid Avenue, West 24th Street, Surf Avenue and West 25th Street; block #7055, lots 2 thru 12
- SITE 52 Property on part of the block bounded by Mermaid Avenue, West 23rd Street, Surf Avenue and West 24th Street; block #7056, lots 2 thru 11
- SITE 53 Property on part of the block bounded by Mermaid Avenue, West 22nd Street, Surf Avenue and West 23rd Street; block #7057, lots 1, 3, 4, 5, 6, 7, 8, 9\*, 10, 11
- SITE 54 Property on part of the block bounded by Mermaid Avenue, West 21st Street, Surf Avenue and West 22nd Street; block #7058, lots 8, 9, 10, 11
- SITE 55B Property on part of the block bounded by Neptune Avenue, West 20th Street, Mermaid Avenue and West 21st Street; block #7018, lots 42, 43\*, 44 thru 50, 53, 55, 56, p/o 38
- SITE 56 Property on part of the block bounded by Mermaid Avenue, West 20th Street, Surf Avenue and West 21st Street; block #7059, lots 2, 3, 4, 5, 6
- SITE 57 Property on part of the block bounded by Mermaid Avenue, West 20th Street, Surf Avenue and West 21st Street; block #7059, lots 8, 9, 10

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 CD 13

C 870923 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 28d, establishing within an existing R6 District a C1-2 District bounded by West 33rd Street, Mermaid Avenue, West 35th Street and a line 150 feet south of Mermaid Avenue, to facilitate the development of commercial uses along Mermaid Avenue,

within the Coney Island Urban Renewal Area, as shown on a diagram dated December 7, 1987.

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CD 7

M 870581 ZMK

IN THE MATTER OF an application submitted by Stadtamuer and Bailkin requesting the **amendment of the restrictive declaration of a previously approved zoning application (C 830094 ZMK)** to change R6 to C8-1, to allow the permitted uses in Use Group 16D to be unlimited as to floor area and location within the main building, bounded by 2nd Avenue, 63rd Street, 3rd Avenue and 64th Street (Block 5807, Lot 1).

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**BOROUGH OF STATEN ISLAND**

CD 1, 2

C 880234-235 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 five (5) city-owned properties.**

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 880234 PPR	1	4	Various
C 880235 PPR	2	1	Easterly intersection of Lightner Ave. and Fine Blvd (Tillman St.) at Richmond Parkway.

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

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**II. PUBLIC HEARINGS****BOROUGH OF THE BRONX****No. 1****CD 1****C 880016 PLX****PUBLIC HEARING**

**IN THE MATTER OF** an application submitted by the NYC Department of Transportation, pursuant to Section 197-c of the New York City Charter for the leasing for nine years of property located at 205-209 East 138th Street between Park Avenue and Canal Place (Block 340, Lot 3) for the operation of a sign shop and administration office.

(On January 20, 1987, Cal. No. 2, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 2****CD 6****C 880340 HDX****PUBLIC HEARING**

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

The property to be disposed, 676 East 179th Street [block 3079, lot 67] is located on the southwesterly corner of Crotona Avenue and East 179th Street, and is a four story new law walk-up building, with eight residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for families with low incomes. The tenant association for the building has managed and maintained the property since April 1, 1985 through HPD's Leasing Bureau.

(On January 20, 1987, Cal. No. 3, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF BROOKLYN****No. 3****CD 16****C 880071 PPK****PUBLIC HEARING**

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

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 January 20, 1987, Cal. No. 4, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 4****CD 1, 2****C 880072-073 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-three (23) city-owned properties:**

<u>ULURP No.</u>	<u>CB No.</u>	<u>No. of Parcels</u>	<u>Location</u>
C 880072 PPK	1	22	various
C 880073 PPK	2	1	198 Flushing Ave.

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 January 20, 1987, Cal. No. 5, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 5

CD 1

C 880338 HDK

**PUBLIC HEARING**

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

The property to be disposed, 392 Marcy Avenue [block 2240, lot 43] is located on the westerly side of Marcy Avenue, between Middleton and Lorimer Streets, and is a three story old law walk-up building, with six residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for families with low incomes**. The tenant association of the building has managed and maintained the property since February 1987 through HPD's Leasing Bureau.

(On January 20, 1987, Cal. No. 6, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 6

CD 16

C 880339 HDK

**PUBLIC HEARING**

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

The property to be disposed, 354 Saratoga Avenue [block 1452, lot 51] is located on the northwesterly corner of Saratoga and St. Mark's Avenues, and is a 4 story new law walk-up building, with 12 residential units and three vacant commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for families with low incomes**. A Community group has managed and maintained the property since November 1, 1982 through HPD's Community Management Program.

(On January 20, 1987, Cal. No. 7, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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## BOROUGH OF QUEENS

No. 7

## PUBLIC HEARING

CD 3

C 880198 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 one (1) city-owned property located at 103-19 Northern Boulevard (Block 1698, Lot 39).

(On January 20, 1987, Cal. No. 8, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 8

*(Designation and disposition of city-owned property for the proposed Queenswood Municipal Assistance Corporation to provide housing for low and moderate income tenants)*

CD 4

C 880309 HAQ

## PUBLIC HEARING

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

Approval of three separate matters is required:

- 1) The designation as an Urban Development Action Area of the following property on the block bounded by 101st Street, Martense Avenue, 57th Avenue, 100th Avenue and Lewis Avenue (block 1937, lot 1).
- 2) Approval of an Urban Development Action Area Project for such property; and
- 3) Disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

The proposed project would provide 296 units of new housing under the MAC (Municipal Assistance Corporation) Moderate Income Housing Program, with 20% reserved for low income tenants and 80% for moderate income tenants.

(On January 20, 1987, Cal. No. 9, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 9**

**CD 3**

**C 870816 ZSR**

**PUBLIC HEARING**

**IN THE MATTER OF** an application submitted by Holiday Villas South, Inc., pursuant to Sections 197-c and 200 of the New York City Charter and Sections 74-86 and 107-65 of the Zoning Resolution, for the **grant of a special permit for an outdoor swimming pool** as accessory to a residential development, and a certification for the modification of existing topography, **on property located at 45 Croft Court**, south of the intersection of Croft Court and Corona Avenue (Block 4478, Lot 550), in the Special South Richmond Development District (SRD).

(On January 20, 1987, Cal. No. 1, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 10, 11 and 12**

*(Disposition of city-owned properties for the purpose of providing housing for low income families)*

**No. 10**

**CD 9**

**C 880335 HDM**

**PUBLIC HEARING**

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

The property to be disposed, **504 West 135th Street** (block 1988, lot 39) is located on the southerly side of West 135th Street, between Broadway and Amsterdam Avenue, and is a six (6) story new law building, with twenty-four (24)



residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for families with low incomes. The tenant association of the building has managed and maintained the property since October 1, 1985 through HPD's Leasing Bureau.

(On January 20, 1987, Cal. No. 10, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 11**

**CD 11**

**C 880336 HDM**

**PUBLIC HEARING**

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

The property to be disposed, 237 East 121st Street (block 1786, lot 17) is located on the northerly side of East 121st Street, between Second and Third Avenues, and is a four (4) story old law walk-up building, with twelve (12) residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for families with low incomes. The tenant association of the building has managed and maintained the property since June 1, 1986 through HPD's Leasing Bureau.

(On January 20, 1987, Cal. No. 11, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

**CD 12**

**C 880337 HDM**

**PUBLIC HEARING**

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

The property to be disposed, 547 West 160th Street (block 2119, lot 66) is located on the northerly side of West 160th Street, between Broadway and Amsterdam Avenue, and is a five (5) story new law walk-up building, with twenty

(20) residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for families with low incomes. A Community Group has managed and maintained the property since June 1, 1985 through HPD's Community Management Program.

(On January 20, 1987, Cal. No. 12, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

**CD 8**

**C 870546 GFM**

**PUBLIC HEARING**

**IN THE MATTER OF** an application submitted by Sloan-Kettering Institute for Cancer Research, pursuant to Section 197-c of the New York City Charter for the grant of a ten year revocable consent to construct, maintain and use a tunnel under and across East 67th Street between First and York Avenues for the convenient movement of patients and staff and for service utilities between two buildings.

Plans for this proposed tunnel are on file with the City Planning Commission, Room 3N, 22 Reade Street, New York, New York 10007.

(On January 20, 1987, Cal. No. 13, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 7**

**N 880002 ZAM**

**PUBLIC HEARING**

**IN THE MATTER OF** an application, submitted by Two Lincoln Square Associates, pursuant to Section 82-14 of the Zoning Resolution, for an authorization for a change in the size and public amenity provisions of a covered plaza shown on the plans accompanying a previously approved application (CP 22126) for a special permit pursuant to Sections 82-07, 82-08 and 82-10 of the Zoning Resolution, involving modifications of bulk, height and setback, and parking regulations for a mixed building on property located on the easterly side of

Columbus Avenue between West 65th Street and West 66th Street, within the Special Lincoln Square District, which was approved by the City Planning Commission on October 11, 1972 (Cal. No. 57) and by the Board of Estimate on October 26, 1972 (Cal. No. 171).

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

(On January 20, 1987, Cal. No. 14, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 15 and 16**

(Amendments to the Zoning Resolution pertaining to Zone A of the Special Battery Park City District)

**No. 15**

**CD 1**

**N 880386 ZRM**

**CONTINUED PUBLIC HEARING**

**IN THE MATTER OF** Amendments, pursuant to Section 200 of the New York Charter of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 4, Special Battery Park City District; Sections 84-024, 84-22, 84-23, 84-31, 84-33, and Appendix Maps 3.1 and 3.5, as follows:

Matter in **bold** type is new

Matter in [brackets] is deleted

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

**Chapter 4 Special Battery Park City District**

**84-00 GENERAL PURPOSE AND GENERAL PROVISIONS**

**84-01**

**General Purposes**

The "Special Battery Park City District" established in this resolution is designed to promote and protect public health, safety, and general welfare. These general goals include among others, the following specific purposes:

- (a) To strengthen the business core of Lower Manhattan by improving the working environment.

- (b) To provide major additional space for expansion of office *uses* and their ancillary facilities.
- (c) To broaden the regional choice of residence by introducing new housing in the vicinity of the major employment center of Lower Manhattan.
- (d) To achieve a harmonious visual and functional relationship with adjacent areas.
- (e) To create an environment which will be lively and attractive and provide daily amenities and services for the use and enjoyment of the working population and the new residents.
- (f) To take maximum advantage of the beauty of the Hudson River waterfront, thereby best serving the downtown business community, the new residential population and providing regional recreation as well.
- (g) To promote the most desirable use of land and direction of building development in the Lower Manhattan area.

#### 84-02

##### General Provisions and Definitions

In harmony with the general purpose and intent of this resolution and in order to achieve the purpose of the *Special Battery Park City District*, a special set of regulations is established for the *Special Battery Park City District* controlling *use, bulk, accessory* off-street parking facilities, and *accessory* off-street loading facilities. Such regulations are contained in this Chapter and in other provisions of this resolution incorporated in this Chapter by cross-reference.

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), in this Section, or Section 84-03 (District Plan). Where matter in italics is defined both in Section 12-10 (DEFINITIONS) and in this Chapter, the definition in this Chapter shall govern.

#### 84-021

##### Definitions (repeated from Section 12-10) Special Battery Park City District

The "Special Battery Park City District" is a Special Purpose District designated by the letters "BPC" in which special regulations set forth in Article VIII, Chapter 4, apply to all *development, enlargement* and changes of *use*.

#### 84-022

##### Incorporation of Appendix 1, Appendix 2 and Appendix 3

Appendix 1 (Battery Park City District Plan), Appendix 2 and Appendix 3 (Zone A District Plans) are hereby incorporated as integral parts of the provisions of this Chapter. In the event of an inconsistency or need for

clarification between Appendix 1 or Appendix 2 or Appendix 3 and the written specifications in this Chapter, in each such case the written specifications in this Chapter shall govern.

#### 84-023

##### Esplanade

The "Esplanade" is a *public park* extending along all waterfront edges of the *Special Battery Park City District*. The *esplanade* is shown in the Battery Park City District Plan in Appendix 1.

#### 84-024

##### Mandatory Front Building Wall Lines

"Mandatory front building wall lines" are imaginary lines extending through Zone A of the *Special Battery Park City District* which, except as shown in the Zone A District Plan in Appendix 2.1 and in Appendix 3.1, coincide with *street lines* and with which *building walls* must generally coincide, as provided in Section 84-22. The height of required *building walls* along the *mandatory front building wall lines* shall be 60 to 85 feet or 110 to 135 feet or 150 to 250 [220] feet, as shown in the Zone A District Plan in Appendix 2.1 and Appendix 3.1, and such walls are hereinafter referred to as "mandatory front building walls."

#### 84-025

##### Special Height Locations

"Special Height Locations" are designated areas on certain *zoning lots* in Zone A of the *Special Battery Park City* upon which a *development* or *enlargement* or portion thereof may be built to a height of up to 400 feet above *curb level*, except as provided in Sections 84-22 and 84-23.

*Special height locations* are indicated in the Zone A District in Appendix 2.2 and Appendix 3.2.

#### 84-03

##### District Plan

The District Plan is set forth in Appendix 1. Each block shall be considered a single *zoning lot* for the purpose of the *Special Battery Park City District*.

#### 84-04

##### Sub-Districts: Zone A and Zone B

In order to carry out the purposes and provisions of this Chapter, the *Special Battery Park City District* is divided into two sub-districts: Zone A and Zone B.

The locations and boundaries of the sub-districts are shown on the District Plan in Appendix 1.

#### **84-041**

##### **Zone A**

Zone A is designed generally to provide for residential development with ancillary retail and service uses. Zone A is divided into six sub-Zones: A-1, A-2, A-3, A-4, A-5 and A-6. The location and boundaries of the sub-Zones are shown in the Zone A District Plan in Appendix 2 and Appendix 3.

#### **84-042**

##### **Zone B**

Zone B is designed to provide for commercial and mixed *development* with ancillary retail and service *uses*, in accordance with the Large Scale Commercial Development Plan which is attached as an exhibit to the Master Lease for Battery Park City dated June 6, 1980 as amended. Alignment of the pedestrian bridge at Liberty Street shall connect or allow for connection at the easterly line of West Street with pedestrian ways to be provided on the southerly side of Liberty Street, as set forth in Chapter 6 "Special Greenwich Street Development District." in addition, the pedestrian bridge at the World Trade Center crossing shall connect or allow for connection with the World Trade Center at the easterly line of West Street. The pedestrian bridges are shown in the Battery Park City District Plan in Appendix 1.

### **84-10 ZONE A GENERAL DISTRICT REGULATIONS**

#### **84-11**

##### **General Provisions**

Except as expressly modified by the provisions of this Chapter, the regulations applying in an R10 district shall apply in sub-zones A-1, A-2, A-3, a-5 and A-6 of Zone A of the *Special Battery Park City District*. Notwithstanding any other provision of this Resolution, no *development* may be constructed in sub-Zone A except in accordance with certifications given by the City Planning Commission, *Residential open space* in sub-Zone A-4 shall be subject to the provision of Sections 12-10 and 23-12 of the Zoning Resolution, and for every *room*, there shall be a minimum of 22.0 square feet of *open space*. All other provisions of this Chapter with respect to Zone A shall not apply to *development* or *enlargements* in sub-Zone a-4 unless otherwise indicated.

**84-12****Use Regulations**

In areas indicated as commercial overlay in the Zone A District Plan in Appendix 2.3 and Appendix 3.3, the use regulations applying in a C2 district shall apply, except as provided in Sections 84-121 (Special Permit Uses), 84-122 (Uses Not Permitted), 84-123 (Uses Along Esplanade), and this Section.

The *uses* permitted hereunder shall be constructed and located so that no exhaust vents or chimneys open onto any *street* or park or onto the *esplanade*.

Notwithstanding any other provisions of this Resolution, the permitted *uses* listed in Use Groups 6, 7, 8, 9 or 14 and the additional *uses* permitted hereunder shall be limited, per establishment, to 10,000 square feet of *floor area* of any *story* and shall not be located above the first *story* ceiling, except that:

- (a) In any *development* containing an *arcade* required in Section 84-13 (Mandatory Arcades), any permitted *use* may be located above the first *story* ceiling and below the second *story* ceiling;
- (b) Supermarkets are permitted with no limitation on *floor area*. Theatres shall comply with the waiting space requirements set forth in Section 32-17; and
- (c) Automobile rental establishments are permitted with a capacity of up to 100 cars.

For *developments* and *enlargements* located in sub-Zone a-4, the City Planning Commission may, upon application, authorize modification of supplementary *use* regulations of Section 32-422 (Location of Floors Occupied by Non-Residential Uses) provided the following findings are made:

- (a) That the non-*residential uses* are located in a portion of the *mixed building* which has separate access to the outside with no opening of any kind to the *residential* portion of the *building* at any *story*;
- (b) That the non-*residential uses* are not located directly over any *story* containing *dwelling units*; and
- (c) That the modifications shall not adversely affect the *residential* character of the area.

**84-121****Special Permit Uses**

The following *uses* are permitted only by special permit of the City Planning Commission and the Board of Estimate:

Electrical or gas utility sub-stations, open or enclosed pursuant to Section 74-61.

Public parking garages as provided for in C5 zones pursuant to Section 74-52.

As a condition precedent to the granting of such special permit, the City Planning Commission shall make a finding that such *use* is located so as to minimize adverse effects on existing or future *development* in nearby areas or on the use or enjoyment of the *esplanade* or other public facilities:

The following *uses* are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility sub-stations, open or enclosed pursuant to Section 73-14.

Public utility stations for oil or gas metering or regulating pursuant to Section 73-15.

Telephone exchanges or other communications equipment structures pursuant to Section 73-14.

Physical Culture Establishments in sub-Zone A-4 only, pursuant to Section 73-36. However, Physical Culture or Health Establishments located below the level of the first *story* ceiling shall not be permitted to front on the *esplanade*.

#### 84-122

##### Uses Not Permitted

The following uses shall not be permitted:

##### A. TRANSIENT ACCOMMODATIONS

Hotels, transient

Motels or tourist cabins or boatels

##### B. RETAIL OR SERVICE ESTABLISHMENTS

Electrical, glazing, heating, painting, paper hanging

plumbing, roofing or ventilating contractors establishments

Exterminators

Funeral establishments

Lumber stores

Monument sales establishments

Moving or storage offices

Pawn shops

Printing establishments

Refreshment stands, drive-in

Sign painting shops

Taxidermist shops

Trade embalmers



- Upholstering shops
- Window cleaning contractors establishments, including floor
- Waxing and other similar building maintenance services
- C. WHOLESALE ESTABLISHMENTS
  - Wholesale establishments
- D. AUTOMOBILE SERVICE ESTABLISHMENTS
  - Automobile service stations
  - Automobile glass and mirror shops
  - Automobile seat cover and convertible top establishments
  - Tire sales establishments
- E. PUBLIC SERVICE ESTABLISHMENTS
  - Prisons

**84-123****Uses Along Esplanade**

Except as set forth in this Section and in Section 84-12, *uses* fronting on the *esplanade* shall be limited to the *uses* listed in Use Group 2, 3 and 4 as set forth in Section 22-12 except that in the areas indicated as retail overlay in the Zone A District Plan in Appendix 2.3, in the lowest *story* other than a *basement*, in any *development* the following additional *uses* shall be permitted:

Eating or drinking places, as listed in Use Group 6A, set forth in Section 32-15.

**84-124****Interim Uses**

On application to and with the permission of the Battery Park City Authority, any open *use* listed in Use Groups 1 through 16, as set forth in Section 32-11 through 32-25, is permitted if such *use* is in an interim *use* which will not obstruct, interfere with, or be incompatible with the general purposes and overall development of the *Special Battery Park City District*, and if such *use* is not prohibited by the Settlement Agreement dated June 6, 1980 between the City of New York, the State of New York and various agencies and instrumentalities thereof. The Authority may prescribe appropriate conditions and safeguards in order to minimize adverse effects on surrounding land *uses*.

**84-13****Mandatory Arcades**

Any *development* located on a *zoning lot* upon which the Zone A District Plan in Appendix 2.4 requires an *arcade* shall contain an *arcade* as defined in Section 12-10, and:

(a) The *arcade* shall extend the full length of the *zoning lot* along the indicated *street lines* or other lines, except where otherwise indicated in the Zone A District Plan; and

(b) The minimum unobstructed depth of the *arcade* shall be 12 feet, and the minimum height of the *arcade* shall be 20 feet above *curb level*.

#### **84-20 MODIFICATIONS OF BULK REQUIREMENTS IN ZONE A**

*Residential and community facility* bulk regulations otherwise applicable in R10 district are modified in Zone A of the *Special Battery Park City District* to the extent set forth in this Section and Sections 84-21 through 84-23.

The height and setback regulations otherwise applicable in R10 districts are superseded by the regulations set forth in Sections 84-21, 82-22, and 84-23.

The provisions of Section 23-533 (Required Rear Yard Equivalents), Section 24-11 (Maximum Floor Area Ratio and Percent of Coverage), Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments), and Article VII, Chapter 9 (Special Regulations Applying to Large Scale Community Facility Development) are not applicable.

The provisions of Section 23-70 (Minimum Distance Between Buildings) may be modified by the Battery Park City Authority. Prior to the granting of any such modification, the Authority shall make the following findings:

- (a) That such modification will aid in achieving the general purpose and intent of the *Special Battery Park City District* as set forth in Section 84-01;
- (b) That such modification will not unduly increase the bulk of buildings, the density of population, or the intensity of use on any *zoning lot* to the detriment of the occupants of buildings on such *zoning lot* or nearby *zoning lots*;
- (c) That such modification will not adversely affect the buildings on the *zoning lot* by restricting access to light and air; and
- (d) That if an open area is provided, at any level, between two *buildings*, it shall have a width of not less than eight feet.

#### **84-21**

##### **Floor Area Regulations**

Notwithstanding any other provisions of this Resolution, the permitted *floor area ratio* for any *development* or *enlargement* on a *zoning lot* in sub-Zones A-1 and A-5 shall not exceed 12.0 and in sub-Zones A-2, A-3 and A-6 shall not exceed 8.0.

The *bulk* of any *development* or *enlargement* on a *zoning lot* in sub-Zone A-2 is further limited by the height regulations set forth in Section 84-23 (Limited Height of Buildings).

The *floor area* bonus provisions with respect to R10 districts shall not apply.

The provisions of Sections 23-22 (Required Lot Area per Dwelling Unit, Lot Area per Room, or Floor Area per Room) shall not apply. For every 300 square feet of gross *residential floor area* provided within any *building*, there shall be no more than one room. The minimum *floor area* contained within any *dwelling unit* shall not be less than 550 square feet.

#### 84-22

##### Required Building Walls

Where the Zone A District Plan in Appendix 2.1 or Appendix 3.1 shows a requirement for a *development* to be built to a *mandatory front building wall line*, any such *development* shall have a mandatory front building wall coincident with and constructed along such *mandatory front building wall line*, which shall rise without setback for a height above curb level not less nor more than the amount specified below:

- (a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot *mandatory front building wall line* shown in Zone A District Plan in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.
- (b) With respect to any 110-135 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1 and Appendix 3.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*. For the parcels fronting on North End Avenue between Murray Street and Park Place West, a setback shall be provided at a height of not less than 60' and not more than 85', to a depth of 20', for that portion of the parcel that extends beyond the *mandatory front building wall line*.
- (c) On the portion of any zoning lot designated as a *special height location* in the Zone A District Plan in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraph (a) or paragraph (b) of this Section and not more than 400 feet, except that for any development south of First Place and east of Battery Place, with a mandatory front *building wall*, the area of which below the level of the second story ceiling occupies 100 percent of the frontage along its *mandatory front building wall line*, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.
- (d) With respect to any *zoning lot* south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above *curb level*.
- (e) With respect to any 110-135 foot *mandatory front building wall line* shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet.

(f) With respect to any 150-250 [220] foot *mandatory front building wall line* shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 feet; except that the height may not exceed 150 feet for more than 120 feet or 75% of the length of a building's western property line, whichever is less, and a setback of not less than 5 feet and not more than 10 feet is required at a height of 150 feet.

(g) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 3.2 a height of not less than the *otherwise applicable amount* set forth in Paragraphs e or f of this Section and not more than the height shown in Appendix 3.1 and 3.2.

Subject to the provisions of Section 84-221 (Front Wall Recesses), the mandatory front *building wall* requirements set forth above shall also apply to all *development* along all *street lines* within 50 feet of their intersection with any *mandatory front building wall line*. For any part of the next 20 feet along the *street line*, the *mandatory front building wall* requirements are optional, *except that, for any development north of Vesey Street and Vesey Place, the mandatory front building wall requirements are optional for the next 25 feet*. The height limit of 85 feet shall apply along *street lines* or to *developments* not subject to the mandatory front building wall requirements.

#### 84-211

##### Front Wall Recesses

Front wall recesses for architectural or decorative purposes are permitted, except in an *arcade* required in Section 84-13 (Mandatory Arcades), provided that the aggregate area of all such recesses at the level of any *story* shall not exceed 20 percent of the aggregate area of the mandatory front building wall at that *story*, and provided further that the depth of such recess does not exceed 10 feet. At any *story* above the level of the second story ceiling, additional recesses amount of 25 percent of the aggregate area of the wall at each *story* are permitted, provided the depth of any such additional recess does not exceed 10 feet. All recess shall be subject to the applicable provisions of Section 23-84 (Outer Court Regulations).

#### 84-23

##### Limited Height of Buildings

No portion of any *building* or other *structure* may be built to a height greater than 85 feet above *curb level*, except that:

(a) Any portion of a *building* required to have an exterior wall coincident with a 110-135 foot *mandatory front building wall line*, as provided in Section 84-22

(Required Building Walls) may be built to a height of up to 135 feet above curb level.

(b) Portions of a *building* required to have an exterior wall coincident with a 150-250 [220] foot *mandatory front building wall [line]*, as provided in Section 84-22 (Required Building Walls), may be built to a height of up to 250 [220] feet above *curb level*.

(c) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, a *building* may be built to a height of up to 400 feet or 320 feet above *curb level*.

(d) Sections 23-62 and 33-42 (Permitted Obstructions ) are hereby made inapplicable. Any portion of a *building* or other structure that exceeds an established height limit shall be subject to the following provisions:

(1) In the Battery Park City Special District the following shall not be considered obstructions and may thus penetrate a maximum height limit:

i) Chimneys or flues with a total width not exceeding 10 percent of the width of the *street wall* of the *building* at any level where such penetration occurs.

ii) Elevator or stair bulkheads, roof water tanks or cooling towers (including enclosures) each of which shall have a width of no more than 30 feet. The sum of the products, in square feet of the widths of such obstructions times their heights shall not exceed a figure equal to four times the width of the streetwall of the *building* facing such frontage at *curb level*.

iii) Flagpoles and aerials

iv) Parapet walls not more than four feet high

v) Wire, chain link or other transparent fences.

(2) The Chairperson of the City Planning Commission may, by certification permit the obstructions set forth in paragraph d, subparagraph 1 of this Section to be concealed by an enclosure wall. An enclosure wall, for the purposes of this Section, is a vertical structure which serves to surround a space that is unroofed and contains no *floor area*. No portion of the enclosure wall shall be at an angle of more than 45 degrees from the vertical. The gross area of each face of the enclosure wall, in square feet, shall not exceed a figure equal to eight times the width of the wall of that face of the *building* at *curb level*. All obstructions, permitted pursuant to this paragraph are exempt from the size restrictions of paragraph d, subparagraph 1 of this Section and must be completely located within the enclosure wall.

(3) The City Planning Commission may permit, by authorization, an increase in the size of the enclosure wall beyond that permitted by certification, provided that the Commission finds:

- i) that the width of such additional enclosure wall at each *building* face does not exceed 80 percent of the width of the enclosure wall certified pursuant to paragraph d, subparagraph 2 of this Section;
- ii) that the additional area of the enclosure wall at each face of the *building* is not more than 50 percent of the area allowed in paragraph d, subparagraph 2 of this Section; and,
- iii) that the enclosure wall is compatible with the *building* and the urban design goals of the special district and compliments the design by providing a decorative top.

(e) In special height locations in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, no portion of a *building*, including permitted obstructions, shall exceed a height of 450 feet above *curb level*.

#### 84-31

##### Accessory Off-Street Parking Spaces

*Accessory* off-street parking spaces may be provided only for *residential uses* subject to the provisions of this Section. The ownership requirement for *accessory* off-street parking is satisfied by an interest commensurate with the interest of the principal use. Such *accessory* parking spaces shall be *completely enclosed* and if above grade level, may be located only in the locations indicated in the Zone A District Plan Appendix 2.5 and 3.4.

No portion of any *accessory* parking facility may be constructed at a height of more than 23 feet above *curb level*. Except as otherwise provided in this Section no *accessory* off-site parking shall be permitted.

Parking facilities *accessory* to *residential uses* on a *zoning lot* shall contain no more than 200 off-street parking spaces or a number of spaces equal to 20 percent of the number of *dwelling units* on such *zoning lot*, whichever is less. The size in square feet of an *accessory* off-street parking facility, exclusive of entrance and exit ramps, shall not exceed 200 times the number of parking spaces provided.

*Accessory* parking facilities shall be constructed so that no exhaust vents open onto any *street* or park or onto the *esplanade* and so that no portion of the facility, other than entrances and exits, is visible from adjoining *zoning lots*, *streets*, or parks or the *esplanade*.

The City Planning Commission may, upon application, authorize permitted *accessory* off-street parking spaces to be located anywhere within Zone A without

regard for *zoning lot* lines, provided that the Commission shall make the following findings:

(a) that the *accessory* off-street parking spaces and required curb cuts are located within sub-Zones A-1, A-2, A-3 for *zoning lots* within sub-Zones A-1, A-2 or A-3 or within sub-Zones A-5 or A-6 for *zoning lots* in sub-Zones A-5 or A-6, as indicated in the Zone A District Plans in Appendix 2 and Appendix 3, Permitted Parking Locations in Appendix 2.5 and 3.4 and Permitted Curb Cut Locations in Appendix 2.6 and 3.5 of the Battery Park City Special District;

(b) that such *accessory* off-street parking spaces will be conveniently located in relation to the *residential* buildings to which such off-street spaces are *accessory*, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the *zoning lot* occupied by the residences to which they are *accessory*;

(c) that such location of *accessory* off-street parking spaces will permit better site planning;

(d) that the *accessory* off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement; and

(e) that the *accessory* off-street parking facility is located so as to draw a minimum of additional vehicular traffic to and through local *residential* streets.

Whenever off-street parking spaces are authorized to be located without regard to *zoning lot* lines in accordance with the provisions of this section, the number of spaces generated by each building shall be recorded in that buildings' Certificate of Occupancy (Temporary and Permanent). In addition, any Certificate of Occupancy for the *accessory* off-street parking facility shall state the number of parking spaces authorized to be relocated from each *zoning lot*.

84-32

### Off-street Loading

Enclosed *accessory* off-street loading berths shall be provided in conformity with the requirements set forth in the following table and under rules and regulations promulgated by the Commissioner of Buildings, for the *uses* listed in the table.

#### REQUIRED OFF-STREET LOADING BERTHS

Type of Use	For <i>Floor</i> area (in square feet)	Required Berths
Supermarkets	First 8,000	None
	Next 17,000	1
	Next 15,000	1
	Each additional 15,000 or fraction thereof	1

All required off-street loading berths shall have a minimum length of 33 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet.

84-33

#### Location of Curb Cuts

Curb cuts are permitted only in the areas or locations indicated in the Zone A District Plan in Appendix 2.6 and Appendix 3.5. The aggregate width of all curb cuts provided for any *development* shall not exceed 20 feet, except that:

(a) for the *zoning lot* bounded to the north by mapped public place, to the west by North Park, to the south by Chambers Street and to the east by Marginal Street the aggregate width of all curb cuts shall not exceed 65 feet including a 25-foot curb cut as access to the accessory off-street parking facility.

(b) for the *zoning lot* bounded by Warren Street in the north, River Terrace in the west, North End Avenue in the east and Park Place West in the south the aggregate width of all curb cuts shall not exceed 30 feet, comprised of two 15-foot curb cuts as access to the Mews.

(c) for the *zoning lot* bounded by Murray Street in the north, River Terrace in the south the aggregate width of all curb cuts shall not exceed 40 feet, including a 25-foot-wide curb cut as access to the *accessory* off-street parking facility.

(On January 4, 1988, Cal. No. 3, the Commission scheduled January 20, 1988 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 16

CD 1

N 880386(A) ZRM

#### PUBLIC HEARING

(Amendments to the Zoning Resolution pertaining to Zone A of the Special Battery Park City District. This item was calendared as 880386 ZRM on January 4, 1988 for hearing on January 20, 1988 (Cal. No. 25). N 880386A ZRM has been modified to correct printing errors and to include maps omitted in 880386 ZRM).

**IN THE MATTER OF** Amendments, pursuant to Section 200 of the New York Charter of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 4, Special Battery Park City District; Sections 84-024, 84-22, 84-23, 84-33, and Appendix Maps 3.1, 3.4 and 3.5, as follows:



Matter in **bold** type is new

Matter in [brackets] is deleted

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

#### Chapter 4 Special Battery Park City District

### 84-00 GENERAL PURPOSE AND GENERAL PROVISIONS

#### 84-01

##### General Purpose

The "Special Battery Park City District" established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include among others, the following specific purposes:

- (a) To strengthen the business core of Lower Manhattan by improving the working environment.
- (b) To provide major additional space for expansion of office uses and their ancillary facilities.
- (c) To broaden the regional choice of residence by introducing new housing in the vicinity of the major employment center of Lower Manhattan.
- (d) To achieve a harmonious visual and functional relationship with adjacent areas.
- (e) To create an environment which will be lively and attractive and provide daily amenities and service for the use and enjoyment of the working population and the new residents.
- (f) To take maximum advantage of the beauty of the Hudson River waterfront, thereby best serving the downtown business community, the new residential population and providing regional recreation as well.
- (g) To promote the most desirable use of land and direction of building development in the Lower Manhattan area.

#### 84-02

##### General Provisions and Definitions

In harmony with the general purpose and intent of this Resolution and in order to achieve the purpose of the *Special Battery Park City District*, a special set of regulations is established for the *Special Battery Park City District* controlling *use, bulk, accessory* off-street parking facilities, and *accessory* off-street loading facilities. Such regulations are contained in this Chapter and in other provisions of this Resolution incorporated in this Chapter by cross-reference.

For purposes of this Chapter, matter in *italics* is defined in Section 12-10 (DEFINITIONS), in this Section, or Section 84-03 (District Plan). Where matter

in italics is defined both in Section 12-10 (DEFINITIONS) and in this Chapter, the definitions in this Chapter shall govern.

#### 84-021

##### **Definition (repeated from Section 12-10) Special Battery Park City District**

The "Special Battery Park City District" is a Special Purpose District designated by the letters "BPC" in which special regulations set forth in Article VIII, Chapter 4, apply to all *development, enlargement* and changes of *use*.

#### 84-022

##### **Incorporation of Appendix 1, Appendix 2 and Appendix 3**

Appendix 1 (Battery Park City District Plan), Appendix 2 and Appendix 3 (Zone A District Plans) are hereby incorporated as integral parts of the provisions of this Chapter. In the event of an inconsistency or need for clarification between Appendix 1 or Appendix 2 or Appendix 3 and the written specifications in this Chapter, in each such case the written specifications in this Chapter shall govern.

#### 84-023

##### **Esplanade**

The "Esplanade" is a *public park* extending along all waterfront edges of the *Special Battery Park City District*. The *Esplanade* is shown in the Battery Park City District Plan in Appendix 1.

#### 84-024

##### **Mandatory front building wall lines**

"Mandatory front building wall lines" are imaginary lines extending through Zone A of the *Special Battery Park City District* which, except as shown in the Zone A District Plan in Appendix 2.1 and in Appendix 3.1, coincide with *street lines* and with which *building walls* must generally coincide, as provided in Section 84-22. The height of required *building walls* along the *mandatory front building wall lines* shall be 60 to 85 feet or 110 to 135 feet or 150 to 250[220] feet, as shown in the Zone A District Plan in Appendix 2.1 and Appendix 3.1, and such walls are hereinafter referred to as "mandatory front building walls."

#### 84-025

##### **Special height locations**

"Special height locations" are designated areas on certain *zoning lots* in Zone A of the *Special Battery Park City District* upon which a *development* or

*enlargement* or portion thereof may be built to a height of up to 400 feet above *curb level*, except as provided in Sections 84-22 and 84-23.

*Special height locations* are indicated in the Zone A District Plan in Appendix 2.2 and Appendix 3.2.

#### **84-03**

##### **District Plan**

The District Plan is set forth in Appendix 1. Each *block* shall be considered a single *zoning lot* for the purposes of the *Special Battery Park City District*.

#### **84-04**

##### **Sub-Districts: Zone A and Zone B**

In order to carry out the purposes and provisions of this Chapter, the *Special Battery Park City District* is divided into two sub-districts: Zone A and Zone B. The location and boundaries of the sub-district are shown on the District Plan in Appendix 1.

##### **84-041**

##### **Zone A**

Zone A is designed generally to provide for *residential development* with ancillary retail and service *uses*. Zone A is divided into six sub-zones: A-1, A-2, A-3, A-4, A-5 and A-6. The location and boundaries of the sub-zones are shown on the Zone A District Plan in Appendix 2 and Appendix 3.

##### **84-042**

##### **Zone B**

Zone B is designed to provide for commercial and mixed *development* with ancillary retail and service *uses*, in accordance with the Large Scale Commercial Development Plan which is attached as an exhibit to the Master Lease for Battery Park City dated June 6, 1980 as amended. Alignment of the pedestrian bridge at Liberty Street shall connect or allow for connection at the easterly line of West Street with pedestrian ways to be provided on the southerly side of Liberty Street, as set forth in Article VIII, Chapter 6, (Special Greenwich Street Development District). In addition, the pedestrian bridge at the World Trade Center crossing shall connect or allow for connection with the World Trade Center at the easterly line of West Street. The pedestrian bridges are shown on the Battery Park City District Plan in Appendix 1.

#### **84-043**

This Section was repealed on 2/26/1987.

## 84-10 ZONE A GENERAL DISTRICT REGULATIONS

### 84-11

#### General Provisions

Except as expressly modified by the provisions of this Chapter, the regulations applying to an R10 district shall apply in sub-zones A-1, A-2, A-3, A-5 and A-6 of Zone A of the *Special Battery Park City District*. Notwithstanding any other provision of this Resolution, no *development* may be constructed in sub-zone A-4 except in accordance with certifications given by the City Planning Commission. *Residential open space* in sub-zone A-4 shall be subject to the provisions of Sections 12-10 and 23-12 of the Zoning Resolution, and for every *room*, there shall be a minimum of 22.0 square feet of *open space*. All other provisions of this Chapter with respect to Zone A shall not apply to *development* or *enlargements* in sub-zone A-4 unless otherwise indicated.

### 84-12

#### Use Regulations

In the areas indicated as commercial overlay in the Zone A District Plan in Appendix 2.3, and Appendix 3.3 the *use* regulations applying in a C2 District shall apply, except as provided in Sections 84-121 (Special permit uses), 84-122 (Uses not permitted), 84-123 (Uses along Esplanade), and this Section.

The *uses* permitted hereunder shall be constructed and located so that no exhaust vents or chimneys open onto any *street* or park or onto the *Esplanade*.

Notwithstanding any other provisions of this Resolution, the permitted *uses* listed in Use Groups 6, 7, 8, 9 or 14 and the additional *uses* permitted hereunder shall be limited, per establishment, to 10,000 square feet of *floor area* of any *story* and shall not be located above the first *story* ceiling, except that:

- (a) In any *development* containing an *arcade* required in Section 84-13 (Mandatory Arcades), any permitted *use* may be located above the first *story* ceiling and below the second *story* ceiling;
- (b) Supermarkets are permitted with no limitation on *floor area*. Theatres shall comply with the waiting space requirements set forth in Section 32-17; and
- (c) automobile rental establishments are permitted with a capacity of up to 100 cars.

For *developments* and *enlargements* located in sub-zone A-4, the City Planning Commission may, upon application, authorize modification of supplementary *use* regulations of Section 32-422 (Location of floors occupied by non-residential uses) provided the following findings are made:

- (a) that the non-*residential uses* are located in a portion of the *mixed building* which has separate access to the outside with no opening of any kind to the *residential* portion of the *building* at any *story*;
- (b) that the non-*residential uses* are not located directly over any *story* containing *dwelling units*; and
- (c) that the modifications shall not adversely affect the *residential* character of the area.

**84-121****Special permit uses**

The following *uses* are permitted only by special permit of the City Planning Commission and the Board of Estimate.

Electric or gas utility sub-stations, open or enclosed pursuant to Section 74-61

*Public parking garages* as provided for in C5 Districts pursuant to Section 74-52.

As a condition precedent to the granting of such special permit, the City Planning Commission shall make a finding that such *use* is located so as to minimize adverse effects on existing or future development in nearby areas or on the use or enjoyment of the *Esplanade* or other public facilities.

The following *uses* are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility sub-stations, open or enclosed pursuant to Section 73-14

Public utility stations for oil or gas metering or regulating pursuant to Section 73-15

Telephone exchanges or other communications equipment structures pursuant to Section 73-14

*Physical culture or health establishments* in sub-Zone A-4 only, pursuant to Section 73-36. However, *physical culture or health establishments* located below the level of the first *story* ceiling shall not be permitted to front on the *Esplanade*.

**84-122****Uses not permitted**

The following *uses* shall not be permitted:

- A. Transient Accommodations

*Hotels, transient**Motels or tourist cabins or boatels*

- B. Retail or service establishments
  - Electrical glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors establishments
  - Exterminators
  - Funeral establishments
  - Lumber stores
  - Monument sales establishments
  - Moving or storage offices
  - Pawn shops
  - Printing establishments
  - Refreshment stands, drive-in
  - Sign painting shops
  - Taxidermist shops
  - Trade embalmers
  - Upholstering shops
  - Window cleaning contractors' establishments, including floor waxing and other similar building maintenance services
- C. Wholesale Establishments
  - Wholesale establishments
- D. Automobile service establishments
  - Automotive service stations*
  - Automotive glass and mirror shops
  - Automotive seat cover or convertible top establishments
  - Tire sales establishments
- E. Public Service Establishments
  - Prisons

**84-123****Uses along esplanade**

Except as set forth in this Section and in Section 84-12, *uses* fronting on the *Esplanade* shall be limited to the *uses* listed in Use Group 2, 3 and 4 as set forth in Section 22-12 except that in the areas indicated as retail overlay in the Zone A District Plan in Appendix 2.3, in the lowest *story*, other than a *basement*, in any *development* the following additional *uses* shall be permitted:

Eating or drinking places, as listed in Use Group 6A, set forth in Section 32-15.

**84-124****Interim uses**

On application to and with the permission of the Battery Park City Authority, any open *use* listed in Use Groups 1 through 16, as set forth in Section 32-11 through 32-25, is permitted if such *use* is in an interim *use* which will not obstruct, interfere with, or be incompatible with the general purposes and overall development of the *Special Battery Park City District*, and if such *use* is not prohibited by the Settlement Agreement dated June 6, 1980 between the City of New York, the State of New York, and various agencies and instrumentalities thereof. The Authority may prescribe appropriate conditions and safeguards in order to minimize adverse effects on surrounding land *uses*.

**84-13****Mandatory Arcades**

Any *development* located on a *zoning lot* upon which the Zone A District Plan in Appendix 2.4 requires an *arcade* shall contain an *arcade* as defined in Section 12-10, and:

- (a) The *arcade* shall extend the full length of the *zoning lot* along the indicated *street lines* or other lines, except where otherwise indicated in the Zone A District Plan; and
- (b) The minimum unobstructed depth of the *arcade* shall be 12 feet, and the minimum height of the *arcade* shall be 20 feet above *curb level*.

**84-20 MODIFICATIONS OF BULK REQUIREMENTS IN ZONE A**

*Residential* and community facility *bulk* regulations otherwise applicable in R10 Districts are modified in Zone A of the *Special Battery Park City District* to the extent set forth in this Section and Sections 84-21 through 84-23.

The height and setback regulations otherwise applicable in R10 Districts are superseded by the regulations set forth in Sections 84-21, 82-22, and 84-23.

The provisions of Section 23-533 (Required rear yard equivalents), Section 24-11 (Maximum Floor Area Ratio and Percent of Coverage), Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments), and Article VII, Chapter 9 (Special Regulations Applying to Large Scale Community Facility Development) are not applicable.

The provisions of Section 23-70 (MINIMUM DISTANCE BETWEEN BUILDINGS) may be modified by the Battery Park City Authority. Prior to the granting of any such modification, the Authority shall make the following findings:

- (a) that such modification will aid in achieving the general purpose and intent of the *Special Battery Park City District* as set forth in Section 84-01;
- (b) that such modification will not unduly increase the *bulk* of *buildings*, the density of population, or the intensity of *use* on any *zoning lot* to the detriment of the occupants of *buildings* on such *zoning lot* or nearby *zoning lots*;
- (c) that such modification will not adversely affect the *buildings* on the *zoning lot* by restricting access to light and air; and
- (d) that if an open area is provided, at any level, between two *buildings*, it shall have a width of not less than eight feet.

#### 84-21

##### Floor Area Regulations

Notwithstanding any other provisions of this Resolution, the permitted *floor area ratio* for any *development* or *enlargement* on a *zoning lot* in sub-zones A-1 and A-5 shall not exceed 12.0 and in sub-zones A-2, A-3 and A-6 shall not exceed 8.0.

The *bulk* of any *development* or *enlargement* on a *zoning lot* in sub-zone A-2 is further limited by the height regulations set forth in Section 84-23 (Limited Height of Building).

The *floor area* bonus provisions with respect to R10 districts shall not apply.

The provisions of Section 23-22 (Required Lot Area per Dwelling Unit, Lot Area per Room, or Floor Area per Room) shall not apply. For every 300 square feet of gross *residential floor area* provided within any *building*, there shall be no more than one *room*. The minimum *floor area* contained within any *dwelling unit* shall not be less than 550 square feet.

#### 84-22

##### Required Building Walls

Where the Zone A District Plan in Appendix 2.1 or Appendix 3.1 shows a requirement for a *development* to be built to a *mandatory front building wall line*, any such *development* shall have a mandatory front building wall coincident with and constructed along such *mandatory front building wall line*, which shall rise without setback for a height above *curb level* not less nor more than the amount specified below:

- (a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot *mandatory front building wall line* shown in Zone A District Plan in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.
- (b) With respect to any 110-135 foot *mandatory front building wall line* shown in the Zone A District Plan in Appendix 2.1 and Appendix 3.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not



more than 10 feet may be provided at a height of 85 feet or more above *curb level*. For the parcels fronting on North End Avenue between Murray Street and Park Place West, a setback shall be provided at a height of not less than 60' and not more than 85', to a depth of 20', for that portion of the parcel that extends beyond the *mandatory front building wall line*.

(c) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraph (a) or paragraph (b) of this Section and not more than 400 feet, except that for any development south of First Place and east of Battery Place, with a mandatory front building wall, the area of which below the level of the second *story* ceiling occupies 100 percent of the frontage, along its *mandatory front building wall line*, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above *curb level*.

(d) With respect to any *zoning lot* south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above *curb level*.

(e) With respect to any 110-135 foot *mandatory front building wall line* shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet.

(f) With respect to any 150-250 [220] foot *mandatory front building wall line* shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 [220] feet; except that the height may not exceed 150 feet for more than 120 feet or 75 percent of the length of a *building's* western property line, whichever is less, and a setback of not less than 5 feet and not more than 10 feet is required at a height of 150 feet.

(g) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 3.2 a height of not less than the otherwise applicable amount set forth in Paragraphs (e) or (f) of this Section and not more than the height shown in Appendix 3.1 and 3.2.

Subject to the provisions of Section 84-221 (Front wall recesses), the mandatory front building wall requirements set forth above shall also apply to all *development* along all *street lines* within 50 feet of their intersection with any *mandatory front building wall line*. For the next 20 feet along the *street line*, the *mandatory front building wall* requirements are optional, **except that, for any *development north of Vesey Street and Vesey Place*, the mandatory front building wall requirements are optional for the next 25 feet.** The height limit of 85 feet shall apply along *street lines* or to *developments* not subject to the mandatory front building wall requirements.

**84-221****Front wall recesses**

Front wall recesses for architectural or decorative purposes are permitted, except in an *arcade* required in Section 84-13 (Mandatory Arcades), provided that the aggregate area of all such recesses at the level of any *story* shall not exceed 20 percent of the aggregate area of the mandatory front building wall at that *story*, and provided further that the depth of such recess does not exceed 10 feet. At any *story* above the level of the second *story* ceiling, additional recesses to the amount of 25 percent of the aggregate area of the wall at each *story* are permitted, provided the depth of any such additional recesses does not exceed 10 feet. All recesses shall be subject to the applicable provisions of Section 23-84 (Outer Court Regulations).

**84-23****Limited Height of Buildings**

No portion of *any building* or other *structure* may be built to a height greater than 85 feet above *curb level*, except that:

(a) Any portion of a *building* required to have an exterior wall coincident with a 110-135 foot *mandatory front building wall line*, as provided in Section 84-22 (Required Building Walls) may be built to a height of up to 135 feet above *curb level*.

(b) Portions of a *building* required to have an exterior wall coincident with a 150-250 [220] foot *mandatory front building wall line*, as provided in Section 84-22 (Required Building Walls), may be built to a height of up to 250 [220] feet above *curb level*.

(c) On the portion of any *zoning lot* designated as a *special height location* in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, a *building* may be built to a height of up to 400 feet or 320 feet above *curb level*.

(d) Sections 23-62 and 33-42 (Permitted Obstructions) are hereby made inapplicable. Any portion of a *building* or other *structure* that exceeds an established height limit shall be subject to the following provisions:

(1) In the *Special Battery Park City District* the following shall not be considered obstructions and may thus penetrate a maximum height limit:

(i) Chimneys or flues with a total width not exceeding 10 percent of the width of the *street wall* of the *building* measured at any level where such penetration occurs.

(ii) Elevator or stair bulkheads, roof water tanks or cooling towers (including enclosures) each of which shall have a width of no more than 30 feet. The sum of the products, in square feet of the widths of such obstructions times their heights shall not exceed a figure equal to four times the width of the *street wall* of the *building* facing such frontage at *curb level*.

(iii) Flagpoles and aerals.

(iv) Parapet walls not more than four feet high.

(v) Wire, chain link or other transparent fences.

(2) The Chairman of the City Planning Commission may, by certification permit the obstructions set forth in Section (d), subparagraph (1) of this Section to be concealed by an enclosure wall. An enclosure wall, for the purposes of this Section, is a vertical structure which serves to surround a space that is unroofed and contains no *floor area*. No portion of the enclosure wall shall be at an angle of more than 45 degrees from the vertical. The gross area of each face of the enclosure wall, in square feet, shall not exceed a figure equal to eight times the width of the wall of that face of the *building* at *curb level*. All obstructions, permitted pursuant to this paragraph are exempt from the size restrictions of paragraph (d), subparagraph (1) of this Section and must be completely located within the enclosure wall.

(3) The City Planning Commission may permit, by authorization, an increase in the size of the enclosure wall beyond that permitted by certification, provided that the Commission finds:

(i) that the width of such additional enclosure wall at each building face does not exceed 80 percent of the width of the enclosure wall certified pursuant to paragraph (d), subparagraph (2) of this Section;

(ii) that the additional area of the enclosure wall at each face of the *building* is not more than 50 percent of the area allowed in paragraph (d), subparagraph (2) of this Section; and

(iii) that the enclosure wall is compatible with the *building* and the urban design goals of the Special District and compliments the design by providing a decorative top.

(e) In *special height locations* in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, no portion of a *building*, including permitted obstructions, shall exceed a height of 450 feet above *curb level*.

## 84-30 ZONE A PARKING REGULATIONS AND CURB CUTS

### 84-31

#### Accessory Off-Street Parking Spaces

*Accessory* off-street parking spaces may be provided only for *residential uses* subject to the provisions of this Section. The ownership requirement for *accessory* off-street parking is satisfied by an interest commensurate with the interest of the principal *use*. Such *accessory* parking spaces shall be *completely enclosed*. No portion of any *accessory* parking facility may be constructed at a height of more than 23 feet above *curb level*. Except as otherwise provided in this Section no *accessory* off-site parking shall be permitted.

Parking facilities *accessory* to *residential uses* on a *zoning lot* shall contain no more than 200 off-street parking spaces or a number of spaces equal to 20 percent of the number of *dwelling units* on such *zoning lot*, whichever is less. The size in square feet of an *accessory* off-street parking facility, exclusive of entrance and exit ramps, shall not exceed 200 times the number of parking spaces provided.

*Accessory* parking facilities shall be constructed so that no exhaust vents open onto any *street* or park or onto the *Esplanade* and so that no portion of the facility, other than entrances and exits, is visible from adjoining *zoning lots*, *streets*, or parks or the *Esplanade*.

The City Planning Commission may, upon application, authorize permitted *accessory* off-street parking spaces to be located anywhere within Zone A without regard for *zoning lot lines*, provided that the Commission shall make the following findings:

- (a) that the *accessory* off-street parking spaces and required curb cuts are located within sub-zones A-1, A-2, or A-3 for *zoning lots* within sub-zones A-1, A-2, or A-3 or within sub-zones A-5 or A-6. For *zoning lots* in sub-zones A-5 or A-6, as indicated in the Zone A District Plans in Appendix 2 and Appendix 3, Parking Setbacks in Appendix 2.5 and 3.4 and Curb Cut Locations in Appendix 2.6 and 3.5 of the *Special Battery Park City District*;
- (b) that such *accessory* off-street parking spaces will be conveniently located in relation to the *residential* buildings to which such off-street spaces are *accessory*, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the *zoning lot* occupied by the residences to which they are *accessory*;
- (c) that such location of *accessory* off-street parking spaces will permit better site planning;
- (d) that the *accessory* off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement; and

(e) that the accessory off-street parking facility is located so as to draw a minimum of additional vehicular traffic to and through local *residential streets*.

Whenever off-street parking spaces are authorized to be located without regard to *zoning lot lines* in accordance with the provisions of this Section, the number of spaces generated by each *building* shall be recorded in that *buildings'* Certificate of Occupancy (Temporary and Permanent). In addition, any Certificate of Occupancy for the *accessory* off-street parking facility shall state the number of parking spaces authorized to be relocated from each *zoning lot*.

#### 84-32

##### Off-Street Loading

Enclosed *accessory* off-street loading berths shall be provided in conformity with the requirements set forth in the following table and under rules and regulations promulgated by the Commissioner of Buildings, for the *uses* listed in the table.

##### REQUIRED OFF-STREET LOADING BERTHS

Type of Use	For Floor area (in square feet)	Required Berths
Supermarkets	First 8,000	None
	Next 17,000	1
	Next 15,000	1
	Each additional 15,000 or fraction thereof	1

All required off-street loading berths shall have a minimum length of 33 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet.

#### 84-33

##### Location of Curb Cuts

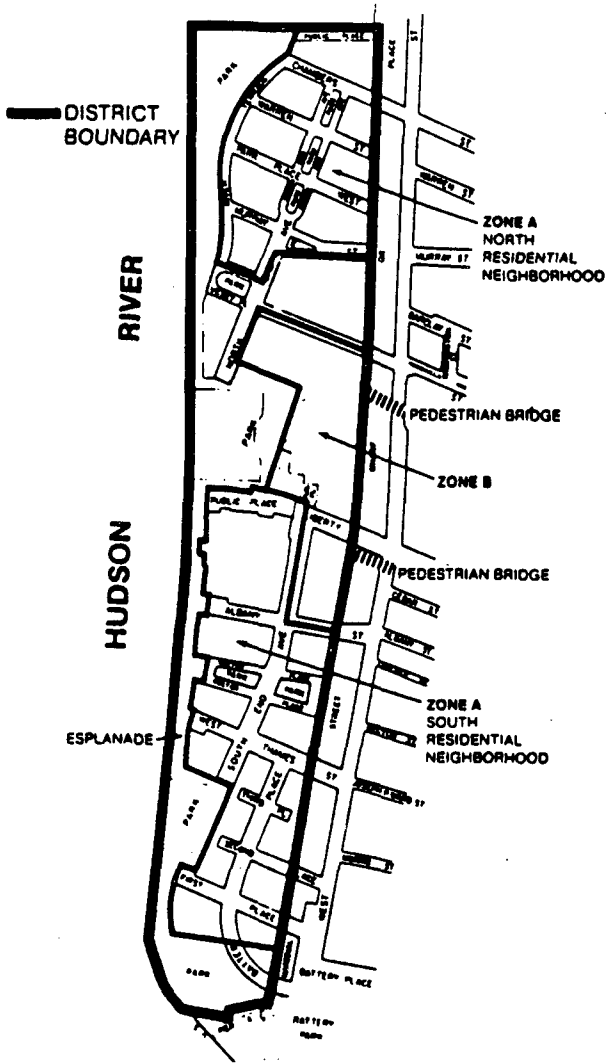
Curb cuts are permitted only in the areas or locations indicated in the Zone A District Plan in Appendix 2.6 and Appendix 3.5. The aggregate width of all curb cuts provided for any *development* shall not exceed 20 feet, except that:

(a) for the *zoning lot* bounded to the north by mapped public place, to the west by North Park, to the south by Chambers Street and to the east by Marginal Street the aggregate width of all curb cuts shall not exceed 65 feet including a 25-foot curb cut as access to the *accessory* off-street parking facility.

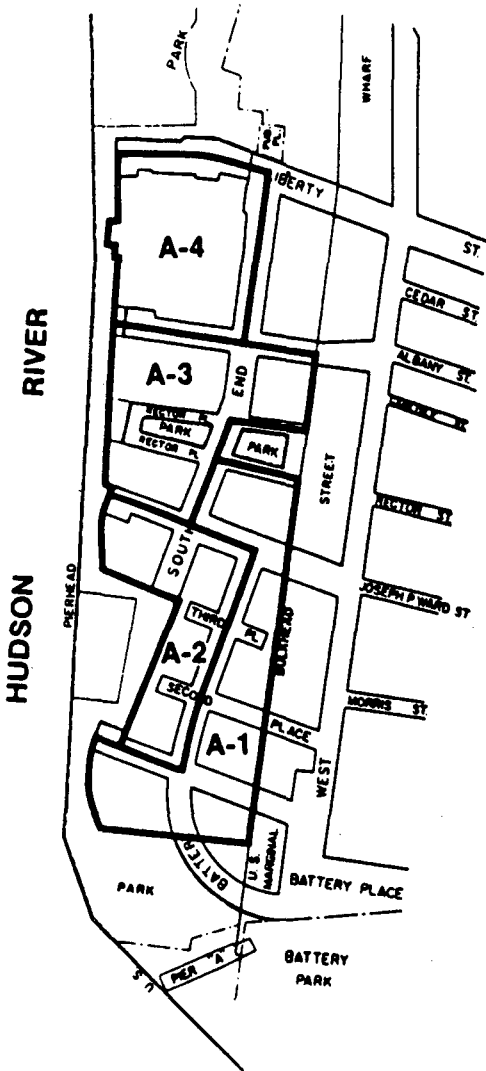
(b) for the *zoning lot* bounded by Warren Street in the north, River Terrace in the west, North End Avenue in the east and Park Place West in the south the aggregate width of all curb cuts shall not exceed 30 feet, comprised of two 15-foot curb cuts.

(c) for the *zoning lot* bounded by Murray Street in the north, River Terrace in the west, North End Avenue in the east and Vesey Place in the south the aggregate width of all curb cuts shall not exceed 40 feet, including a 25-foot-wide curb cut as access to the *accessory* off-street parking facility.

APPENDIX I:  
SPECIAL BATTERY PARK CITY DISTRICT—PLAN

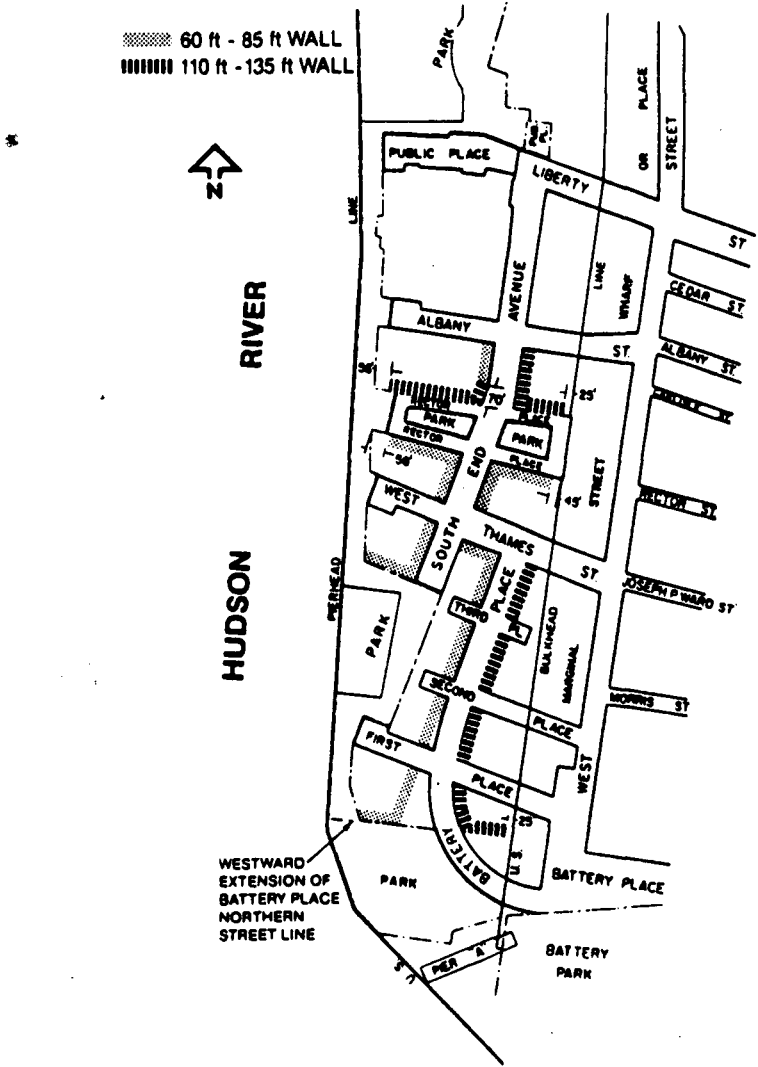


APPENDIX 2:  
SPECIAL BATTERY PARK CITY DISTRICT—ZONE A  
SOUTH RESIDENTIAL NEIGHBORHOOD

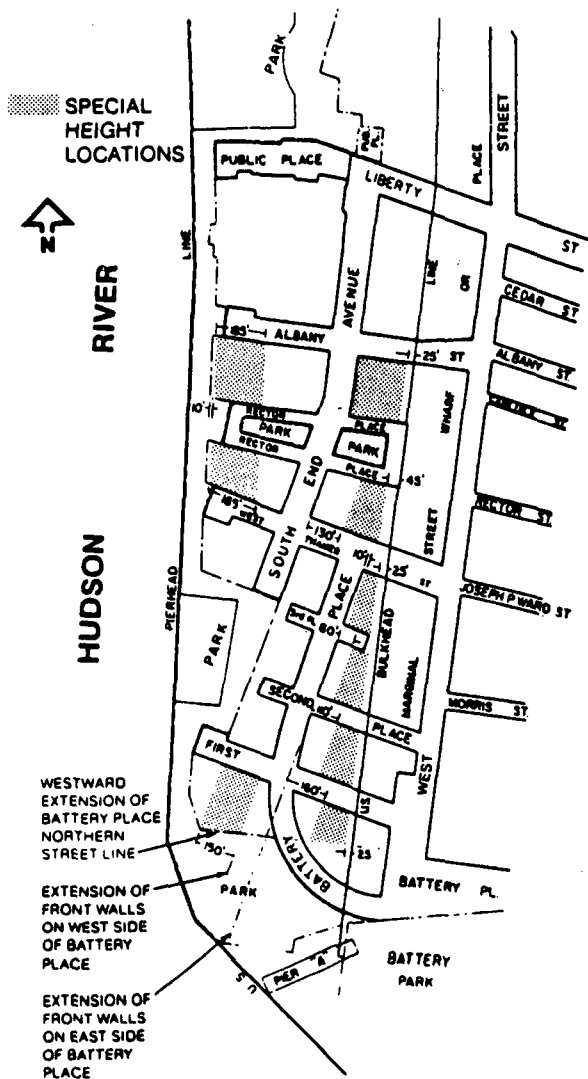




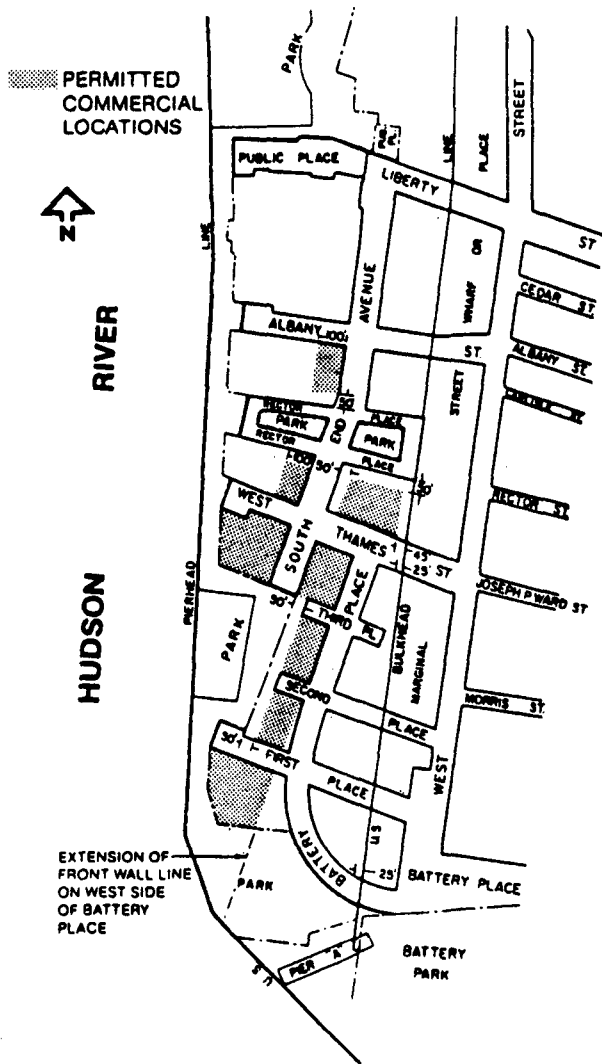
### APPENDIX 2.1: SPECIAL BATTERY PARK CITY DISTRICT— MANDATORY FRONT BUILDING WALLS



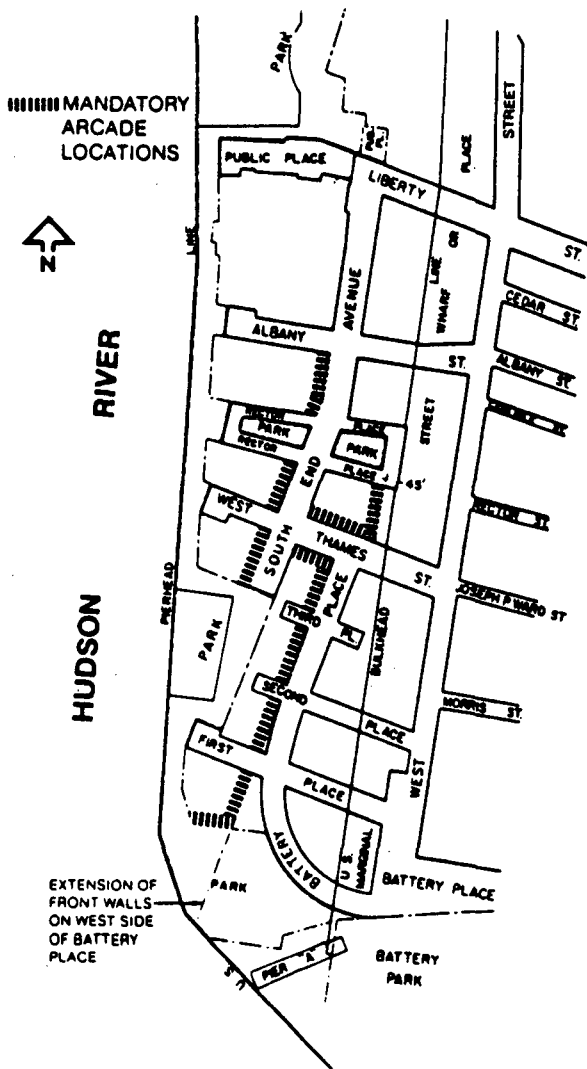
APPENDIX 2.2:  
SPECIAL BATTERY PARK CITY DISTRICT—SPECIAL  
HEIGHT LOCATIONS



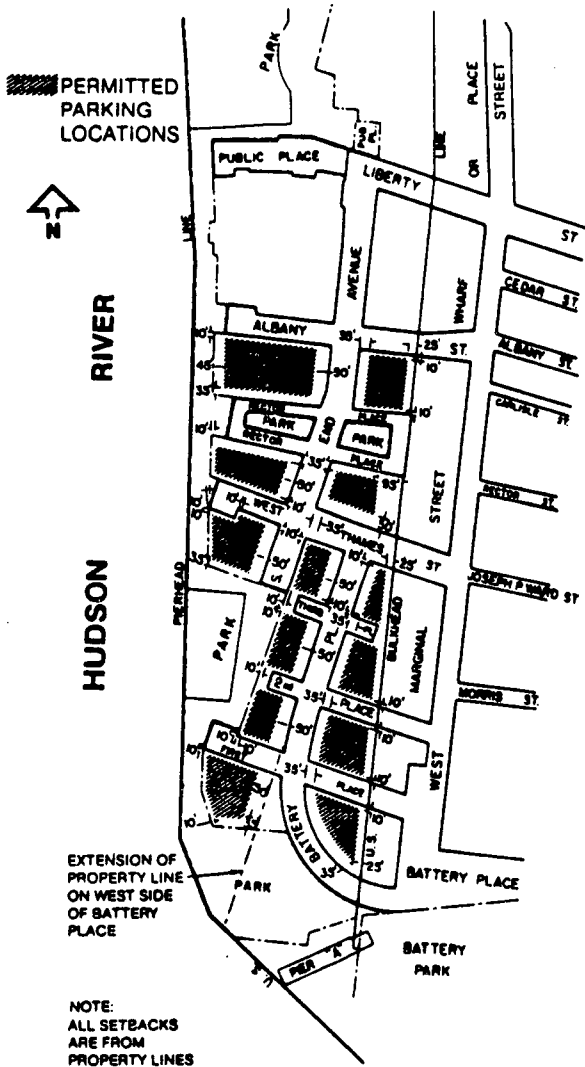
**APPENDIX 2.3:**  
**SPECIAL BATTERY PARK CITY DISTRICT — PERMITTED**  
**COMMERCIAL LOCATIONS**



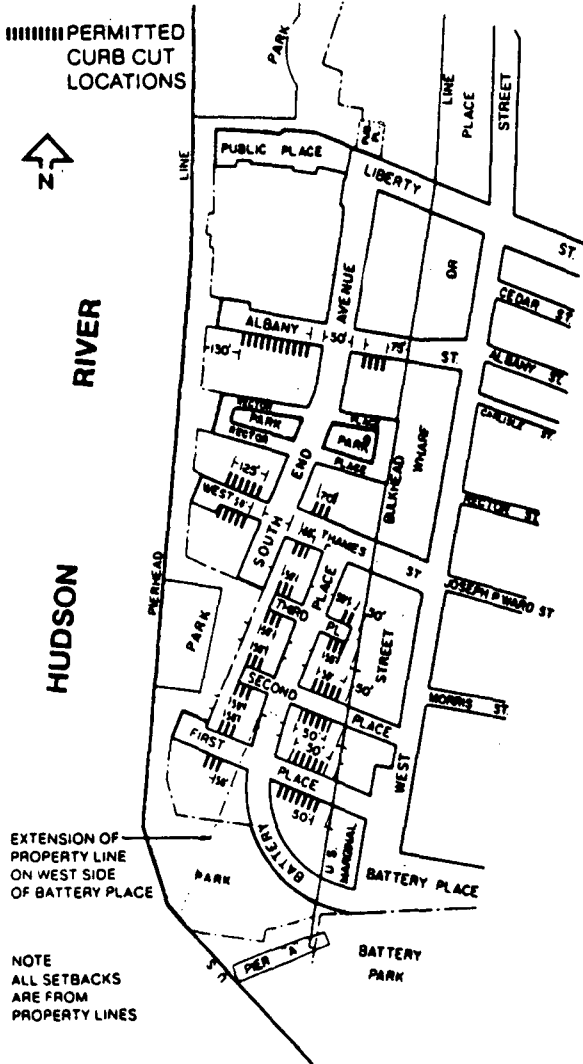
APPENDIX 2.4:  
SPECIAL BATTERY PARK CITY DISTRICT—  
MANDATORY ARCADES



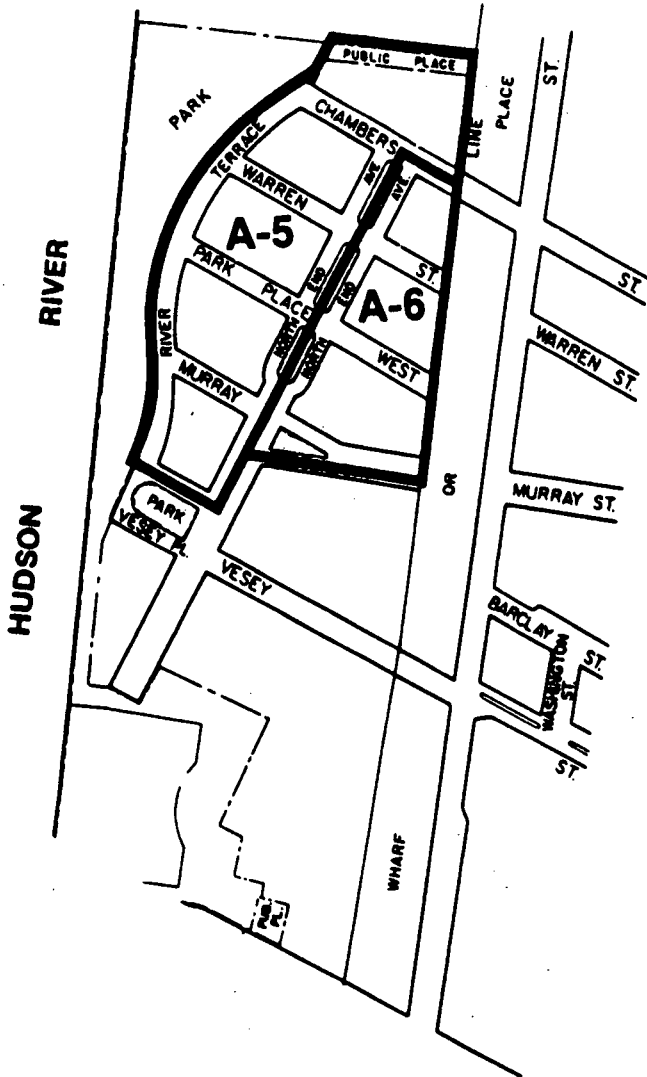
APPENDIX 2.5:  
SPECIAL BATTERY PARK CITY DISTRICT—PARKING  
SETBACKS



APPENDIX 2.6:  
SPECIAL BATTERY PARK CITY DISTRICT—CURB CUT  
LOCATIONS

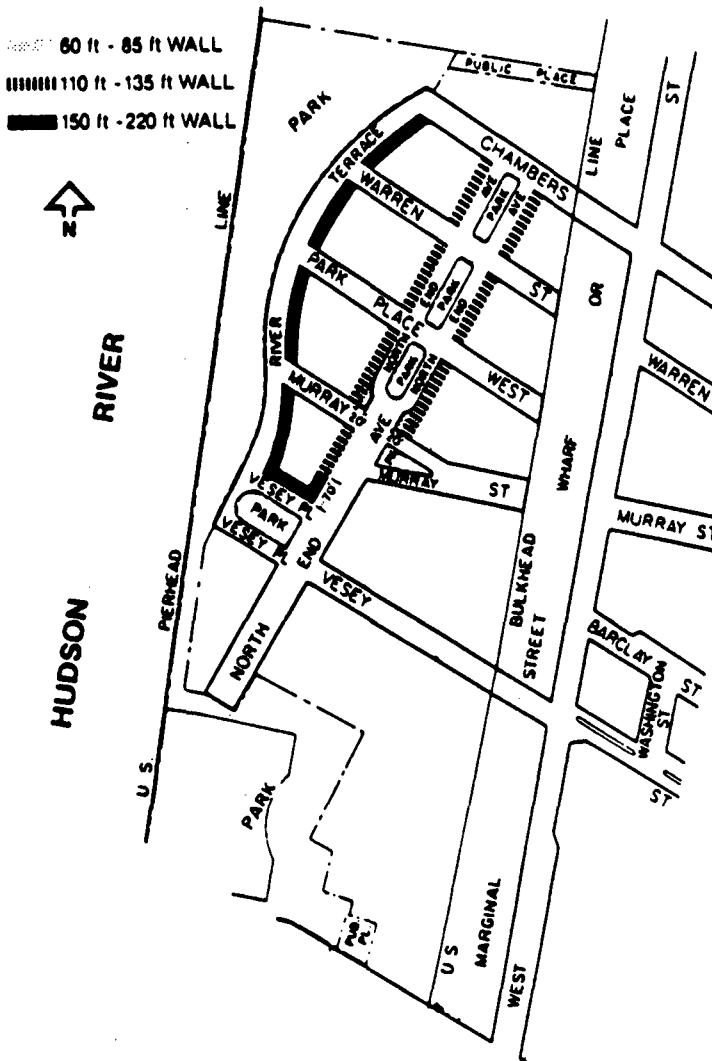


APPENDIX 3:  
SPECIAL BATTERY PARK CITY DISTRICT—ZONE A  
NORTH RESIDENTIAL NEIGHBORHOOD



APPENDIX MAP TO BE DELETED

### APPENDIX 3.1: SPECIAL BATTERY PARK CITY DISTRICT— MANDATORY FRONT BUILDING WALLS

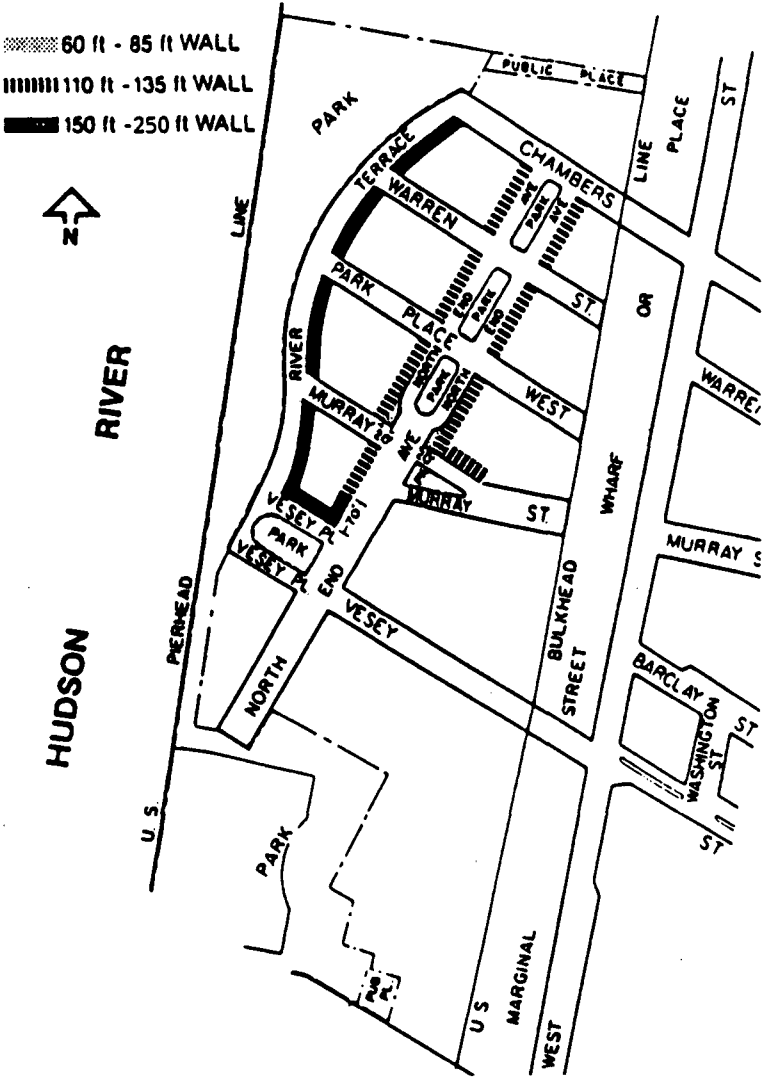




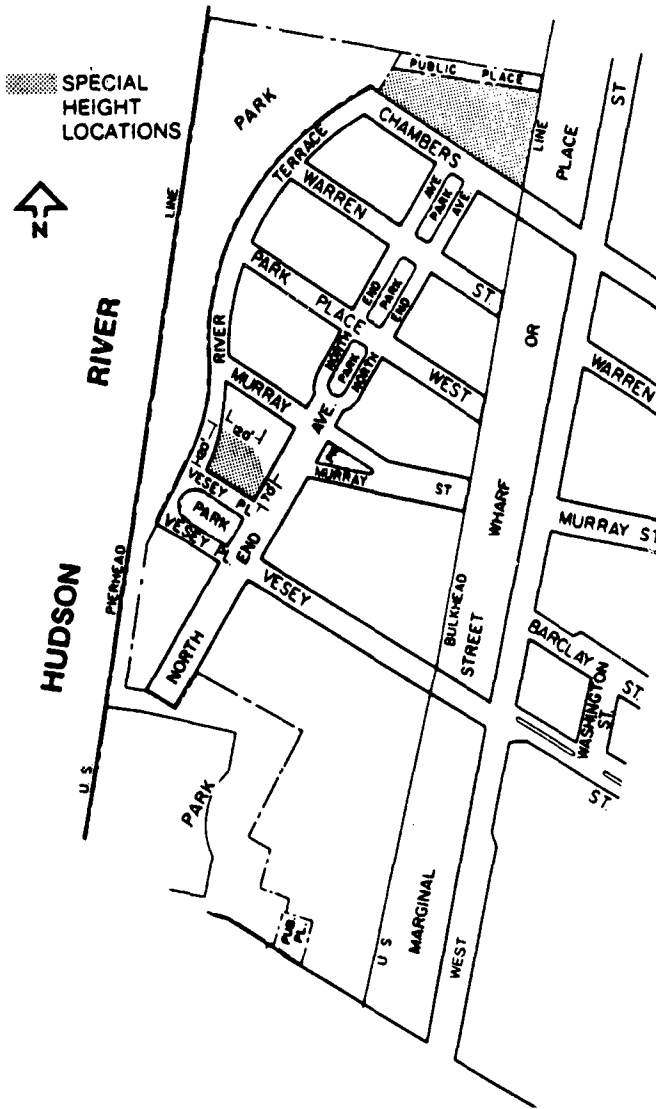
APPENDIX MAP TO BE ADDED

APPENDIX 3.1:

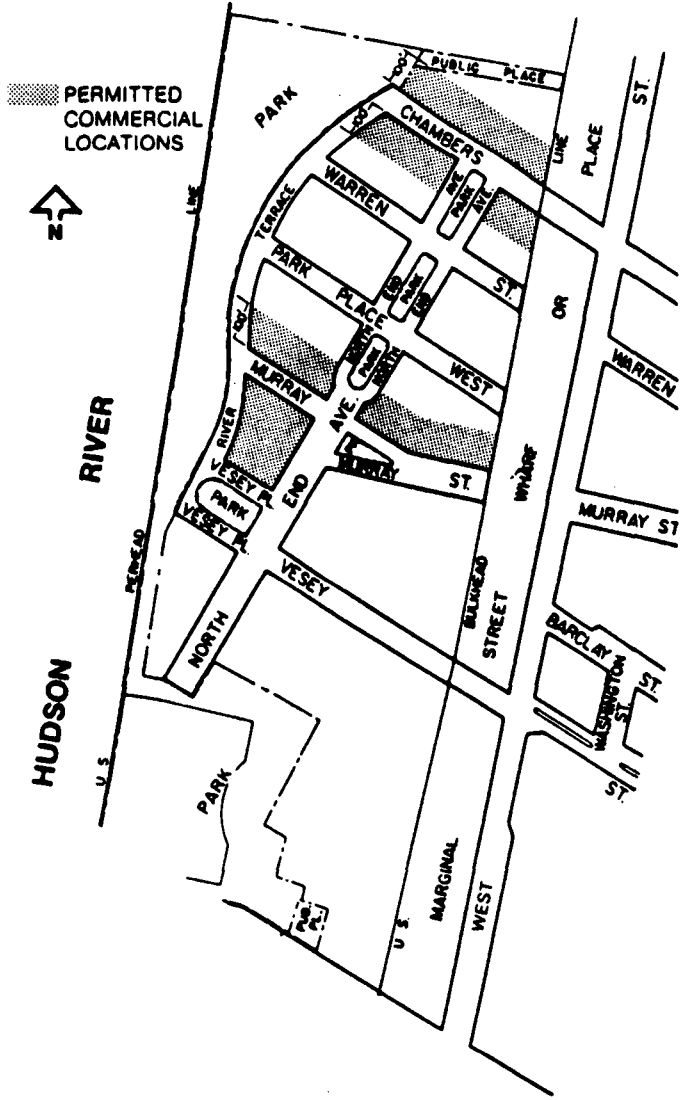
SPECIAL BATTERY PARK CITY DISTRICT—  
MANDATORY FRONT BUILDING WALLS



APPENDIX 3.2:  
SPECIAL BATTERY PARK CITY DISTRICT—SPECIAL  
HEIGHT LOCATIONS

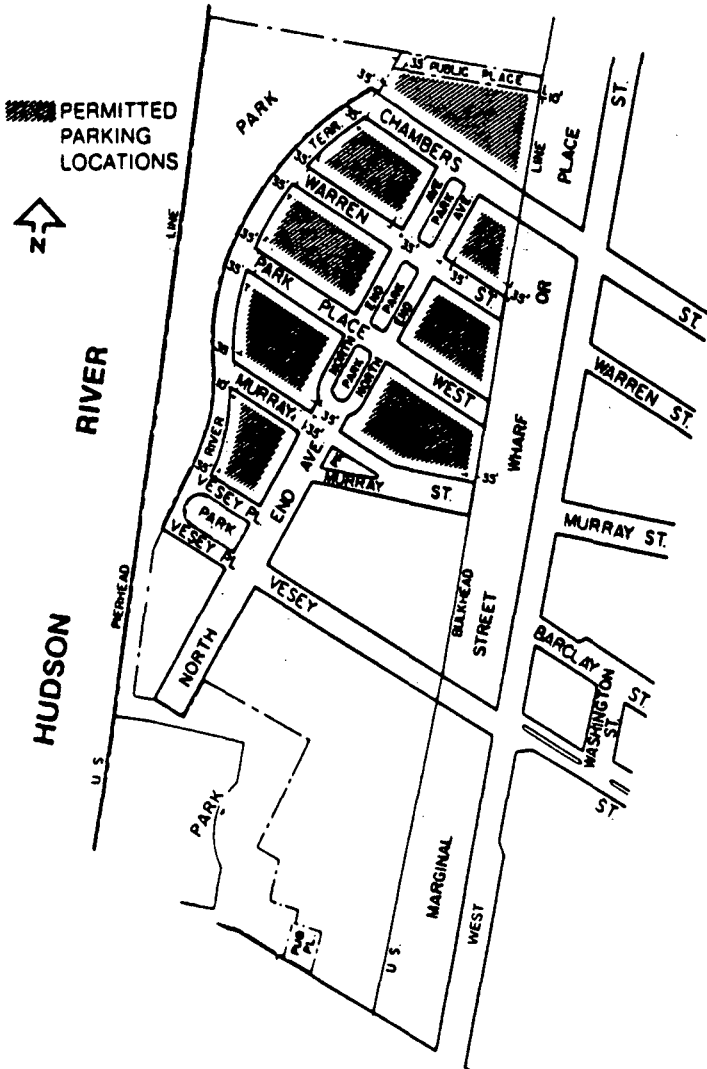


APPENDIX 3.3:  
SPECIAL BATTERY PARK CITY DISTRICT—PERMITTED  
COMMERCIAL LOCATIONS



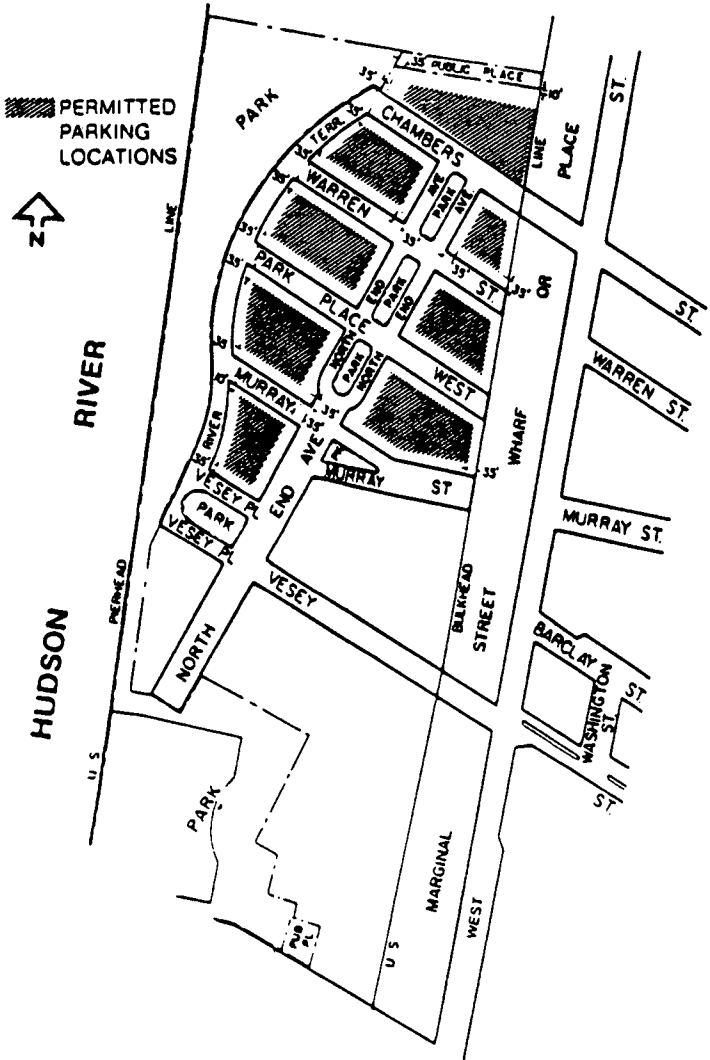
APPENDIX MAP TO BE DELETED

APPENDIX 3.4:  
SPECIAL BATTERY PARK CITY DISTRICT—PARKING  
SETBACKS



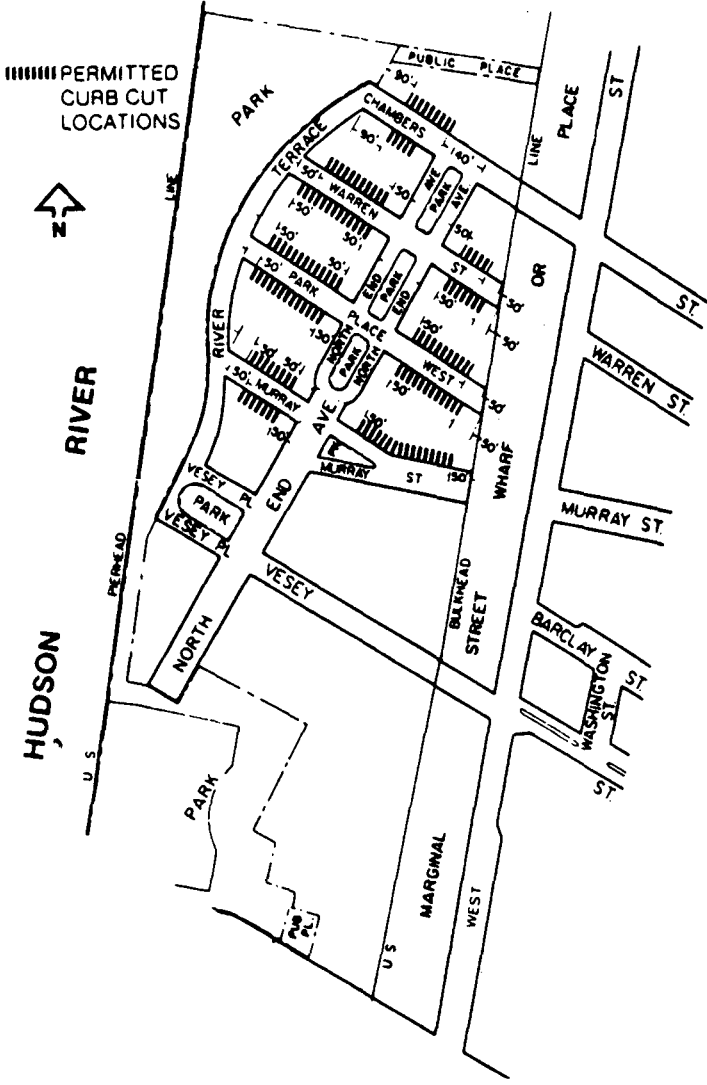
APPENDIX MAP TO BE ADDED

APPENDIX 3.4:  
SPECIAL BATTERY PARK CITY DISTRICT—PARKING  
SETBACKS

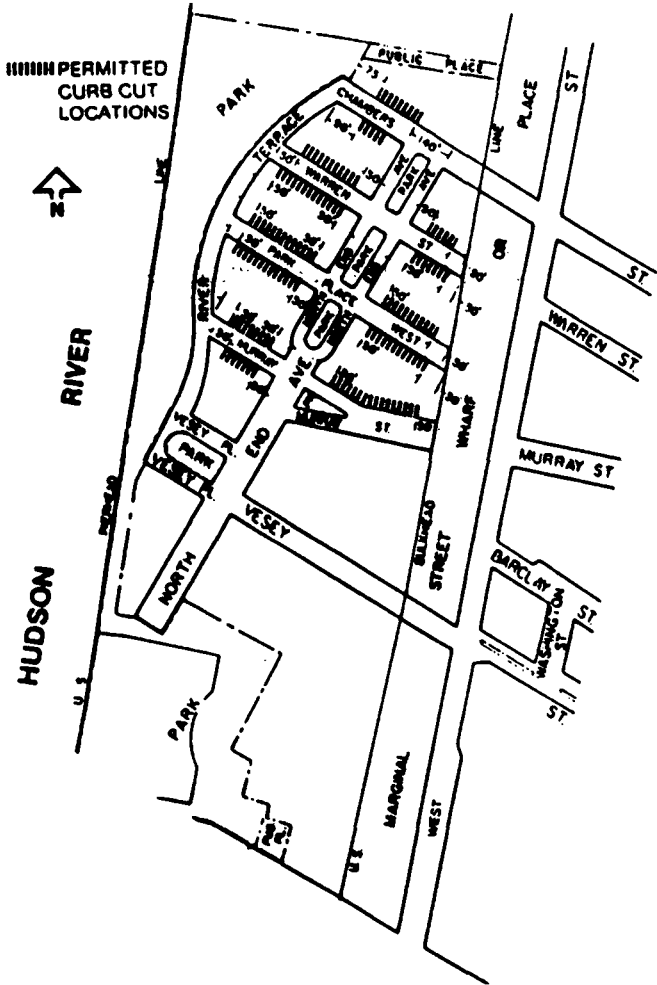


APPENDIX MAP TO BE DELETED

APPENDIX 3.5:  
SPECIAL BATTERY PARK CITY DISTRICT—CURB CUT  
LOCATIONS



APPENDIX MAP TO BE ADDED  
APPENDIX 3.5:  
SPECIAL BATTERY PARK CITY DISTRICT—CURB CUT  
LOCATIONS



(On January 20, 1987, Cal. No. 15, the Commission scheduled February 3, 1988, for a public hearing which has been duly advertised.)

Close the hearing.

**III. REPORTS****BOROUGH OF THE BRONX****No. 17****CD 11****C 870514 MMX**

**IN THE MATTER OF** an application submitted by Marie La Croce and the Bronx Office of the Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination, discontinuance and closing of Halperin Avenue between Blondell Avenue and Waters Avenue and the adjustment of legal grades necessitated thereby, to remove a cloud on title to property, in accordance with Map No. 13024, dated October 22, 1987 and signed by the Borough President.

(On December 30, 1987, Cal. No. 4, the Commission scheduled January 20, 1988 for a public hearing. On January 20, 1988, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 18****CD 7****C 870881 PLQ**

**IN THE MATTER OF** an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for leasing for five years of property located at 134-31 35th Avenue (Block 4949, Lot 31), for the continued operation of Queens Garage 11.

(On December 30, 1987, Cal. No. 8, the Commission scheduled January 20, 1988 for a public hearing. On January 20, 1988, Cal. No. 24, the hearing was closed.)

**For consideration.**

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## No. 19

*(Amendment of the Zoning Map to facilitate the development of the Elmhurst Quality Housing)*

CD 4

C 870887 ZMQ

IN THE MATTER OF an application submitted by H.R.F. Construction Co. Inc. pursuant to Section 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 District to an R7A District, property bounded by 82nd Street, 45th Avenue, 83rd Street and the easterly prolongation of the southerly street line of 47th Avenue, establishing within the proposed R7A District, a C2-2 District, bounded by 82nd Street, 45th Avenue, 83rd Street and a line 100 feet south of 45th Avenue and changing from an M1-1 District to an R6 District, property bounded by 47th Avenue, 82nd Street, the southerly street line of 47th Avenue and the prolongation of a line forming an angle of 48 degrees with the southerly street line of 47th Avenue, distant 149 feet westerly from the easterly street line of 82nd Street, to facilitate the development of residential buildings, as shown on a diagram dated November 2, 1987 and subject to the conditions of CEQR Declaration E9.

(On December 30, 1987, Cal. No. 9, the Commission scheduled January 20, 1988 for a public hearing. On January 20, 1988, Cal. No. 25, the hearing was closed.)

**For consideration.**

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 No. 20

*(Selection of property for the proposed usage of the Broad Channel Library)*

CD 14

C 870939 PSQ

IN THE MATTER OF an application submitted by the Queens Borough Public Library pursuant to Section 197-c of the New York City Charter for the selection of property located on the east side of Cross Bay Boulevard, south of 16th Road (aka 203rd Avenue), and opposite 17th Road (aka 204th Avenue) Block 15481, Lots 10, 11, 12, 13 and 14 as more specifically described in a site plan provided by the Queens Borough Public Library and dated June 9, 1987, for use as a public library.

(On December 30, 1987, Cal. No. 10, the Commission scheduled January 20, 1988 for a public hearing. On January 20, 1988, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 21**

**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.

(On December 9, 1987, Cal. No. 1, the Commission scheduled December 30, 1987 for a public hearing which has been duly advertised. On December 30, 1987, Cal. No. 40, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 22**

**CD 2**

**C 880211 ZSM**

**IN THE MATTER OF** an application, pursuant to Section 74-781 of the Zoning Resolution of the City of New York, by Fay Fishel, Trustee of the Last Will and Testament of Bernard Fishel d/b/a Ken-Rob Co., 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 east side of Broadway between Bleecker and Houston Street (**632 Broadway**).

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

(On December 30, 1987, Cal. No. 1, the Commission scheduled January 20, 1988 for a public hearing which has been duly advertised.)

**For consideration.**

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## No. 23

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.

(On December 9, 1987, Cal. No. 3, the Commission scheduled December 30, 1987, for a public hearing. On December 30, 1987, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

## No. 24

CD 3

N 880088 RAR

**IN THE MATTER OF** an application pursuant to Section 107-64, 107-65 and 107-123 of the Zoning Resolution from Lloyd Fetner for Tree Removal and Topographical Modification authorization and School Seat Certification for 38 attached, single-family residences at Cody Place, Lombard Court and Pratt Court, Borough of Staten Island, Block 6028, Lot 31.

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.**

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