

CITY PLANNING COMMISSION - DISPOSITION SHEET - PUBLIC MEETING OF WEDNESDAY, July 5, 1989, 10:00 A.M.
HELD IN CITY HALL, NEW YORK, NEW YORK

CAL. No.	C.P. No.	REPORTS TO BOE	CPC ACTION	CAL No.	C.P. No.	REPORTS TO BOE	CPC ACTION
1	C 890744 PPQ		Sched 7/24/89	(51)	C 890380 PPX	✓	Law. Rpt. Adopted
2	C 890609 ZMQ			(52)	C 890473 PPX	✓	" " "
3	C 881021 PSQ			53	C 880738 MMX		Laid Over
4	C 881022 PPQ			54	N 870417 ZAX		" "
5	C 890185 HUQ			55	C 890519 PSX		" "
6	C 890217 MMQ NOTICE			56	C 890521 PSX		" "
7	C 890602 PPK			57	C 890614 HUX		" "
8	C 890713-715 PPK			58	C 890520 PSK		" "
9	C 890067 PPK			59	C 890667 HUK		" "
10	C 860891 MMK			60	C 890015 PLK		" "
11	C 870940 MMK			61	C 890566 PSK		" "
12	C 880811 GFK			62	C 890569 PSK		" "
13	C 870089 MMK			63	C 890570 PPK		" "
14	C 890550 PSK			(64)	C 890347 PPK	✓	Law. Rpt. Adopted
15	C 870245 MMK			(65)	C 890460 PPK	✓	" " "
16	C 890875 HDK			66	C 880957 ZMQ		Laid Over
17	C 890492 PPR			67	N 890346 ZRQ		" "
18	C 881034 PSR			(68)	C 890494 PPQ	✓	Law. Rpt. Adopted
19	C 890188 ZMR			(69)	C 890603 PPQ	✓	" " "
20	C 890156 ZMR			70	C 880463 MMQ		Laid Over
21	C 890302 PPM			71	C 870580 ZMQ		" "
22	C 890930 PPM			72	C 861105 ZMQ		" "
23	C 890447 HDM			73	C 861106 MMQ		" "
24	C 890696 HDM			74	C 880104 ZMQ		" "
25	C 890697 HDM			(75)	C 880682 ZMQ		" "
26	C 831929 ZSM			(76)	C 880849 ZMR		" "
27	C 890717 PPX			(77)	C 880919 ZMR		" "
28	C 890719 PPX			*78	N 880714 ZAR		Ortl. Approval
29	C 890735-736 PPX			(79)	C 890428 PPR	✓	Law. Rpt. Adopted
30	C 890075 HAX			(80)	C 890534 PPR	✓	" " "
31	C 890780 HOX			81	C 880352 PSM		Laid Over
32	N 891000 ZRY			82	C 890278 HDM		" "
33	C 890700 HDX		Hearing Closed	(83)	C 831909 ZSM	✓	Law. Rpt. Adopted
34	C 890701 HDX		" "	84	C 881000 HDM		Laid Over
35	C 880429 ZMQ		" "	85	N 860666 ZAM		" "
36	C 880920 ZMQ		" "	86	C 890562 PPM		" "
37	C 890658 ZMK		" "	87	C 890564 ZSM		" "
38	C 890631 HDK		" "	88	C 890565 PPM		" "
39	C 890531 PPK		" "	(89)	C 890679 PPM	✓	Law. Rpt. Adopted
40	C 890686 PPK		" "	90	N 890808 ZRY		Laid Over
41	C 890604 PPR		" "				
42	C 890734 PPR		" "				
43	C 870193 ZSM NOTICE		Cont. to 7/26/89				
44	C 890628 HDM		Hearing Closed				
45	C 890695 HDM		" "				
46	C 890698 HDM		" "				
47	C 890699 HDM		" "				
48	C 890704 HDM		" "				
49	C 890677 PPM		" "				
50	C 890451 HDX		Laid Over				

MEETING ADJOURNED AT: 1:02 P.M.

COMMISSION ATTENDANCE

- Sylvia Deutsch, Chairperson ✓
- Denise Scheinberg, Vice " ✗
- Salvatore C. Gagliardo ✓
- Marilyn Mammano ✓
- Wm. Gary McNeil ✓
- Stuartz Pertz ✗
- Daniel T. Scannell, Comm. ✓

Lory R. Alcalá, Calendar Officer
(212) 72-3370

logged By *[Signature]* *Comm. Mammano voted "no" on Cal. # 78 7/10

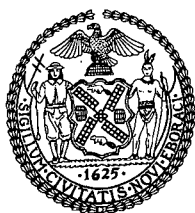
**COMPREHENSIVE
CITY PLANNING CALENDAR**
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, July 5, 1989

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



Edward I. Koch, Mayor

City of New York

[No. 13]

Prepared by Lory R. Alcalá, Calendar Officer

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community 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 may do so by sending a certified check, made out to the **City of New York—Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street—Room 2E
New York, New York 10007-1216

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, July 5, 1989

Roll Call; approval of minutes	1
I. Scheduling July 26, 1989	1
II. Public Hearings	15
III. Reports	38

**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 July 26, 1989, 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 view 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 at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____

CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, July 5, 1989

APPROVAL OF MINUTES OF Special Meeting of June 19, 1989 and Regular Meeting of June 21, 1989

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JULY 26, 1989 STARTING AT 10 A.M. IN CITY HALL NEW YORK, NEW YORK

BOROUGH OF QUEENS

No. 1

CD 2

C 890744 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 25-03 43rd Avenue, Block No. 430, Lot No. 36.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 2

(Amendment to the Zoning Map related to the Bayside rezoning)

CD 11

C 890609 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 11a and 11b:**

- a) changing from an R3-2 district to an R3-1 district property bounded by the north boundary line of the Long Island Rail Road (Northside Division) right-of-way, the northerly prolongation of 217th Street, the south boundary line of the Long Island Rail Road (Northside Division) right-of-way, and the northerly prolongation of 216th Street;
- b) changing from an R4 district to an R2 district property bounded by:

- 1) a line 100 feet south of Northern Boulevard, a line 100 feet east of 220th Place, 46th Avenue, Springfield Boulevard, 47th Avenue, a line midway between 217th Street and 218th Street, 46th Avenue and 218th Street; and
 - 2) 47th Road, Springfield Boulevard, 48th Avenue, and 217th Street;
- c) changing from an R4 district to an R3-1 district property bounded by:
- 1) 35th Avenue, 214th Place, 39th Avenue, Corp. Stone Street, 36th Avenue, and a line 150 feet east of Bell Boulevard;
 - 2) a line 100 feet south of Northern Boulevard, 218th Street, 46th Avenue, a line midway between 217th Street and 218th Street, 47th Avenue, Springfield Boulevard, 47th Road, 217th Street, 47th Avenue, 216th Street, 46th Avenue, and a line midway between 215th Place and 216th Street;
 - 3) 45th Road, a line 150 feet west of Bell Boulevard, 47th Avenue, and 211th Street; and
 - 4) the south boundary line of the Long Island Rail Road (Northside Division) right-of-way, 217th Street and its northerly prolongation, a line 100 feet south of 43rd Avenue, 215th Place, 43rd Avenue, a line midway between 215th Place and 215th Street, 42nd Avenue and 216th Street and its northerly prolongation;
- d) changing from an R4 district to an R4A district property bounded by 39th Avenue, 213th Street, 41st Avenue and Corp. Kennedy Street;
- e) changing from an R4 district to an R5B district property bounded by:
- 1) a line 100 feet north of Northern Boulevard, 220th Place, Northern Boulevard, 220th Place, a line 100 feet south of Northern Boulevard, and 215th Street; and
 - 2) a line 100 feet north of Northern Boulevard, 213th Street and its southerly prolongation, 45th Road, Oceania Street, Northern Boulevard and Corp. Kennedy Street; and
- f) changing from a C8-1 district to an R3-2 district property bounded by 41st Avenue, 216th Street and its southerly prolongation, the north boundary line of the Long Island Rail Road (Northside Division) right-of-way, and 215th Street and its southerly prolongation,

as shown on a diagram dated June 5, 1989 and subject to the conditions of CEQR Declarations E-21 through E-25.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

Nos. 3, 4, 5 and 6

(Selection and acquisition of city-owned and privately owned property, disposition of a lease of city owned property, amendment to the College Point Industrial Park Urban Renewal Plan and amendment to the City Map to facilitate the construction of a city owned bus maintenance and storage facility.)

No. 3

CD 7

C 881021 PSQ

IN THE MATTER OF an application submitted by the Department of Transportation (D.O.T.) pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of city-owned and privately-owned property located in the College Point area**, generally bounded by 26th and 28th Avenues, College Point Boulevard and Ulmer Streets (Block 4295, Lots 1, 34, 62, 64/ Block 4298, Lot 1/ Block 4299, Lot 1/ Block 4300, Lot 1/ Block 4301, Lot 1), for the **development of a bus garage and maintenance facility.**

Resolution for adoption scheduling July 26, 1989 for a public hearing.

 No. 4

CD 7

C 881022 PPQ

IN THE MATTER OF an application submitted by the Department of Transportation (D.O.T.) pursuant to Section 197-c of the New York City Charter for the **disposition of a lease of city-owned property** through the Public Development Corporation (PDC) to a private entity, in the College Point area, generally bounded by 26th and 28th avenues, College Point Boulevard and Ulmer Streets, (Block 4295, Lots 1, 34, 62, 64/ Block 4298, Lot 1/ Block 4299, Lot 11/ Block 4300, Lot 1), to be used as a **bus garage and maintenance facility.**

Resolution for adoption scheduling July 26, 1989 for a public hearing.

 No. 5

CD 7

C 890185 HUQ

IN THE MATTER OF an amendment to the College Point Industrial Park Urban Renewal Plan, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State and Section 197-c of the New York City Charter.

The proposed amendment would facilitate the construction of a city-owned bus maintenance and storage facility, which would be leased to a private operator.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 6

CD 7

C 890217 MMQ

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq* of the New York City Administrative Code for an **amendment to the City Map** involving the elimination, discontinuance and closing of 129th Street from 26th Avenue to 28th Avenue, the modification of a) the northeast corner of the intersection of 124th Street and 28th Avenue and b) the southwest corner of the intersection of Ulmer Street and 26th Avenue, and the delineation of a sewer easement **to facilitate construction of acity-owned bus maintenance and storage facility** in accordance with Map No. 4850 dated August 19, 1988, revised on February 22, 1989 and signed by the Borough President. The map was referred by the Board of Estimate to the City Planning Commission on September 8, 1988 (Calendar No. 430).

Resolution for adoption scheduling July 26, 1989 for a public hearing.

NOTICE

On July 26, 1989 at 10:00 a.m. in City Hall, New York, a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed College Point bus facility, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF BROOKLYN

No. 7

CD 3

C 890602 PPK

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) City owned property located at 332 Decatur Street, Block No. 1681, Lot No. 29.**

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 8

CD 8, 9, 16

C 890713-715 PPK

IN THE MATTER OF applications 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>C.B. No.</u>	<u>No. of Parcels</u>
C 890713 PPK	8	2
C 890714 PPK	9	1
C 890715 PPK	16	2

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

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 9

CD 18

C 890067 PPK

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the new York City Charter, for the disposition of two (2) City-owned properties.

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

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 10

(Proposed Fifth Avenue City Map Amendment)

CD 6

C 860891 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades on Fifth Avenue between First Street and Flatbush Avenue, **to facilitate the reconstruction of Fifth avenue between First Street and Flatbush Avenue**, all in accordance with Map No. X 2376, dated December 10, 1988 and signed by the Borough President.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 11

CD 5

C 870940 MMK

IN THE MATTER OF an application submitted by the H.I.P. of Greater New York pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et. seq. of the New York City Administrative Code for an **amendment to the City Map** involving the elimination, discontinuance and closing of Ruby Street between Linden Boulevard and Loring Avenue to facilitate the construction of a **one-story enlargement of an existing one-story H.I.P. medical center**, all in accordance with map No. X 2426, dated May 5, 1988, and signed by the Borough President.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

 No. 12

(Revocable consent to permit six lamps to be placed within the sidewalk at the south westerly corner of Fifth Avenue and 82nd Street.)

CD 10

C 880811 GFK

IN THE MATTER OF an application submitted by I. Kleinfeld & Son, Inc., pursuant to Sections 197-c and 374 of the New York City Charter, for a **Revocable Consent**, for a period of ten years, to permit the construction, maintenance and use of six lamps to be placed within the sidewalk in front of the applicant's building at the south westerly corner of Fifth Avenue and 82nd Street.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

 No. 13

CD 5

C 870089 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades in Pennsylvania Avenue between Jamaica Avenue and Linden Boulevard, to facilitate the reconstruction of Pennsylvania Avenue between Jamaica Avenue and Linden Boulevard, all in accordance with Map No. X 2382, dated May 9, 1988 and signed by the Borough President.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 14

CD 1

C 890550 PSK

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of private property** located under the Williamsburg Bridge at 353 Berry Street (Block 2456, Lot 2), for the **reconstruction of the entry viaduct to the Williamsburg Bridge.**

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 15

CD 14

C 870245 MMK

IN THE MATTER OF an application, submitted by the NYC Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map involving the change in legal grades in Dorchester Road** between Marlborough Road and East 16th Street.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 16

CD 14

C 890875 HDK

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

The property to be disposed, **2323 Newkirk Avenue** (Tax Block 5209, Lot 22), is a four-story new law walk building with 16 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a tenant's association since April 1, 1984, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

BOROUGH OF STATEN ISLAND**No. 17****CD 3****C 890492 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 nine (9) City-owned properties.**

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

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 18

(Selection and acquisition of private property for an addition to Reed's Basket Willow Swamp Park)

CD 2**C 881034 PSR**

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of private property** bounded by Forest Road, Woodhaven Avenue, Old Farmers Lane and Annfield Court (Block 865, part of Lot 100, Block 878, Lots 190 and 200; Block 863, Lot 1; Block 860, Lots 150 and 75; Block 839, part of Lot 138) **for an addition to Reed's Basket Willow Swamp Park.**

Resolution for adoption scheduling July 26, 1989 for a public hearing.

Nos. 19 and 20

(Proposed Gifford Lane rezoning within the Special South Richmond Development District)

No. 19**CD 3****C 890188 ZMR**

IN THE MATTER OF an application submitted by the Giffords Civic Association, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section Nos. 26d and 33c, changing from an R3-2 district to an R3-1 district property bounded by Arthur Kill Road, **Giffords**

Lane, a line 100 feet southerly of Margaret Street and its westerly prolongation and a line midway between Brookfield Avenue and Colon Avenue, **within the Special South Richmond Development District**, as shown on a diagram dated May 1, 1989.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 20

CD 3

C 890156 ZMR

IN THE MATTER OF an application submitted by the **Giffords Civic Association, Inc.** pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section Nos. 26d and 33c changing from an R3-2 district to an R3-1 district property bounded by Arthur Kill Road, Corbin Avenue, a line 200 feet southeasterly of Dewey Avenue, Greaves Avenue, the southerly boundary line of the New York City right-of-way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), and **Giffords Lane, within the Special South Richmond Development District**, as shown on a diagram dated May 1, 1989.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

BOROUGH OF MANHATTAN

No. 21

CD 10

C 890302 PPM

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 removal of a not-for-profit restrictive covenant on a property located at 258 St. Nicholas Avenue, Block No. 1950, Lot No. 24.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 22

CD 10

C 890930 PPM

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 (4) City-owned properties

A list and description of the properties can be seen at the City Planning

Commission, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 23

CD 10

C 890447 HDM

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, **270 West 123rd Street** (Tax Block 1928, Lot 61) between 7th and 8th avenues, is an occupied five-story old law walk-up building with 17 residential units and 3 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since December 1, 1983 under HPD's Leasing Bureau.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 24

CD 11

C 890696 HDM

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, **121 East 101st Street** (Tax Block 1629, Lot 8) between Park and Lexington avenues is an occupied five-story old law walk-up building, with 12 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since April 1, 1985 under HPD's Leasing Bureau.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 25

CD 11

C 890697 HDM

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, **205-07 East 124th Street** (Tax Block 1789, Lot 5) between 2nd and 3rd avenues is an occupied five-story old law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since January 1, 1986 under HPD's Leasing Bureau.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 26

(Request for a special permit to legalize the existing joint living-work quarters for artists on floors two through six in a loft building where the lot coverage is greater than 3,600 square feet in an M1-5B zoning district).

CD 2

C 831929 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution of the City of New York submitted by Shael Shapiro, requesting a special permit to modify Section 42-14(D)(1)(b) to legalize the conversion of 22 units on floors two through six in a loft building where the lot coverage is greater than 3,600 square feet located on west side of Broadway between Spring and Broome streets (513-519 Broadway a.k.a. 84-94 Mercer Street) within Community Board 1, Borough of Manhattan.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

BOROUGH OF THE BRONX

No. 27

CD 8

C 890717 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 four**

(4) city-owned properties.

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

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 28

CD 12

C 890719 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 five (5) City-owned properties.

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

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 29

CD 2, 5

C 890735-736 PPX

IN THE MATTER OF applications by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of eighteen (18) City-owned properties.

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890735 PPX	2	7
C 890736 PPX	5	11

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

Resolution for adoption scheduling July 26, 1989 for a public hearing.

Nos. 30 and 31

(Disposition of city owned property and a New York City Housing Authority Plan and Project to provide housing for low income families)

No. 30

CD 4

C 890075 HAX

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

Approval of three separate matters is required:

1. The designation as an Urban Development Action Area of property located as follows:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
1139 Nelson Avenue	2514	67
1144 Nelson Avenue	2513	50
1184 Nelson Avenue	2515	6
134 W. 166th Street	2514	15
130 W. 166th Street	2514	20
125 W. 166th Street	2514	77
1085 Anderson Avenue	2509	18

2. The approval of an Urban Development Action Area Project for such property; and
3. The disposition of such property to the developer selected by the Department of Housing Preservation and Development (HPD).

The rehabilitated buildings are to be used as housing for low income families.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

No. 31

CD 4

C 890780 HOX

IN THE MATTER OF a New York City Housing Authority Plan and Project, pursuant to Section 150 of the Public Housing Law of New York State and Section 197-c of the New York City Charter.

The proposed project comprises the rehabilitation of seven buildings for use as housing for low-income families. The properties are as follows:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
1139 Nelson Avenue	2514	67
1144 Nelson Avenue	2513	50
1184 Nelson Avenue	2515	6
134 W. 166th Street	2514	15
130 W. 166th Street	2514	20
125 W. 166th Street	2514	77
1085 Anderson Avenue	2509	18

Resolution for adoption scheduling July 26, 1989 for a public hearing.

CITYWIDE

(Proposed Amendment of the Zoning Resolution relating to environmental requirements for underground gasoline storage tanks.)

No. 32

Citywide

891000 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York regarding the addition of environmental requirements for the potential impacts of **underground gasoline storage tanks** to Section 11-15 Environmental Requirements as follows:

Matter in bold type is new;

Matter in [] is old, to be omitted;

Matter in italics is defined in Section 12-10.

11-15 Environmental Requirements

The designation (E) where shown on [the] a *zoning map* indicates that environmental requirements pertaining to **underground gasoline storage tanks** or noise or air quality impacts have been established which are [hereby] incorporated into the provisions of a *zoning map amendment* to this Resolution. The said environmental requirements are set forth in the City Environmental Quality Review (CEQR) Declaration related to a specific *zoning map* amendment [initiated by the City Planning Commission]S.

The CEQR Declarations are on file with the Departments of City Planning and Environmental Protection. A listing of such CEQR Declarations is appended to the *zoning maps*.

Resolution for adoption scheduling July 26, 1989 for a public hearing.

II. PUBLIC HEARINGS
Wednesday, July 5, 1989

BOROUGH OF THE BRONX

No. 33

CD 5

C 890700 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, **268 East 181st Street** (Tax Block 3149, Lot 96 between Ryer and Valentine Avenues, is a five-story new law walk-up building with 24 residential units and four commercial units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

This property has been maintained by a tenant's association under HPD's Leasing Bureau since November 1, 1987.

(On June 19, 1989 Cal. No. 1, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 3

C 890701 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, **810 Ritter Place** (Tax Block 2968, Lot 35 between Union and Prospect Avenues, is a five-story new law walk-up building with twenty residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

This property has been maintained by a tenant's association under HPD's Leasing Bureau since November 1, 1988.

(On June 19, 1989 Cal. No. 2, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

(Proposed Amendment of the Zoning Map related to the Flagship Plaza Application)

No. 35

CD 8

C 880429 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by **Flagship Executive Associates** pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 14d:

- a) changing from an R5 District to a C6-1A District, property bounded by Queens Boulevard, 86th Avenue, Van Wyck Expressway Service Road and 84th Drive; and
- b) eliminating from an existing R5 District a C1-2 District bounded by Queens Boulevard, 86th Avenue, a line midway between Queens Boulevard and Van Wyck Expressway Service Road, a line 240 feet northerly of 86th Avenue, Van Wyck Expressway Service Road and 84th Drive, as shown on a diagram dated April 17, 1989 and subject to the conditions of CEQR Declaration E-19.

(On June 19, 1989 Cal. No. 3, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 4

C 880920 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d, 10b, 13c and 14a:

1. changing from an R3-2 District to an R4 District property bounded by the northerly boundary line of Flushing Meadow Park, the southerly prolongation of a line 200 feet easterly of 111th Street, 44th Avenue, and 114th Street and its southerly prolongation;
2. changing from an R3-2 District to an R5 District property bounded by 111th Street, 44th Avenue, the southerly prolongation of a line 200 feet easterly of 111th Street, and the northerly boundary line of Flushing Meadow Park and its westerly prolongation;
3. changing from an R3-2 District to an R6 District property bounded by Corona Avenue and its southeasterly prolongation, the northeasterly prolongation of a line 100 feet southeasterly of Saultell Street, the southwesterly and southeasterly boundary lines of Flushing Meadow Park, and the northerly prolongation of the westerly service road of the Grand Central Parkway;
4. changing from an R3-2 District to an R6B District property bounded by the northeasterly prolongation of a line 100 feet southeasterly of Saultell Street, Corona Avenue, 111th Street, the westerly prolongation of the northerly boundary line of Flushing Meadow Park, and the westerly and southwesterly boundary lines of Flushing Meadow Park;
- 5A. changing from an R4 District to an R5 District property bounded by Grand Avenue, 83rd Street, a line 150 feet southeasterly of Grand Avenue, and the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way;
- 5B. changing from an R5 District to an R4 District property bounded by a line 100 feet southerly of 45th Avenue, a line 100 feet easterly of 76th Street, the easterly prolongation of 43rd Avenue, a line midway between 78th Street and 79th Street, 45th Avenue, and 79th Street;
6. changing from an R5 District to an R6B District property bounded by:
 - a. a line 100 feet southerly of Woodside Avenue, the easterly boundary line of the New York Connecting Railroad right-of-way, Woodside Avenue, and 79th Street; and
 - b. 47th Avenue, 76th Street, a line 100 feet southerly of 46th Avenue, a line 100 feet easterly of 76th Street, a line 100 feet southerly of 45th Avenue, 79th Street, 45th Avenue, and 80th Street;
7. changing from an R6 District to an R4 District property bounded by:
 - a. Hampton Street, a line 100 feet southeasterly of Britton Avenue, a line 100 feet northeasterly of Gleane Street, a line 100 feet northwesterly of Britton Avenue, a line midway between Hampton Street and Gleane Street, Baxter Avenue, Gleane Street, a line perpendicular to Gleane

Street distant 250 feet southeasterly from the intersection of Gleane Street and Roosevelt Avenue, a line 100 feet southerly of Roosevelt Avenue, a line midway between Elbertson Street and Forley Street, and a line 100 feet northwesterly of Elmhurst Avenue;

- b. a line midway between Gleane Street and Hampton Street, a line 100 feet southeasterly of Elmhurst Avenue, a line midway between Case Street and Denman Street, Elmhurst Avenue, Case Street, a line perpendicular to Case Street distant 175 feet southeasterly from the intersection of Case Street and Elmhurst Avenue, a line 100 feet southerly of Roosevelt Avenue, a line midway between Benham Street and Case Street, and a line 100 feet northwesterly of Whitney Avenue;
 - c. a line 100 feet southerly of 42nd Avenue, 94th Street, 40th Drive, and a line 100 feet westerly of 95th Street;
 - d. 44th Avenue, a line 200 feet easterly of 111th Street, a line midway between Roosevelt Avenue and 41st Avenue, and 114th Street;
 - e. Queens Midtown Expresway, 82nd Street and its southeasterly prolongation, a line 150 feet southeasterly of Grand Avenue, 83rd Street, 57th Avenue, 84th Street, a line midway between 56th Avenue and 57th Avenue, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, 57th Road and its southwesterly prolongation, and 84th Street and its southeasterly prolongation;
 - f. a line midway between 56th Avenue and 57th Avenue, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, a line midway between 54th Avenue and 55th Avenue and its southwesterly prolongation, Van Horn Street, a line midway between 53rd Avenue and 54th Avenue, Seabury Street, the northeasterly prolongation of 53rd Avenue, a line 100 feet southwesterly of Queens Boulevard, 55th Avenue, and Seabury Street; and
 - g. 56th Avenue, a line 100 feet easterly of 92nd Street, a line midway between 51st Avenue and 52nd Avenue, a line 100 feet westerly of 94th Street, 49th Avenue and its easterly prolongation, a line 100 feet easterly of 94th Street, a line midway between Corona Avenue and 50th Avenue, a line 100 feet westerly of Junction Boulevard, 55th Avenue, and 94th Street;
8. changing from an R6 District to an R5 District property bounded by:
- a. a line 100 feet northerly of Woodside Avenue, a line 100 feet westerly of 73rd Street, a line 100 feet southerly of Roosevelt Avenue, a line 100 feet southwesterly of Broadway, a line midway between 74th Street and 75th Street, 41st Avenue, 76th Street, a line 100 feet southerly of 41st

- Avenue, a line 100 feet southwesterly of Broadway, and a line midway between 77th Street and 78th Street;
- b. 41st Avenue, a line midway between 77th Street and 78th Street, a line 200 feet northerly of 41st Avenue and its westerly prolongation, 76th Street, a line 100 feet southerly of Roosevelt Avenue, 81st Street, a line 200 feet northerly of 41st Avenue, and a line midway between 78th Street and 79th Street;
 - c. 45th Avenue, 79th Street, a line 100 feet southerly of Woodside Avenue, and a line midway between 79th Street and 80th Street;
 - d. a line midway between Britton Avenue and Vietor Avenue, Layton Street and its southeasterly prolongation, Pettit Place, Ketcham Street, a line 100 feet southeasterly of Baxter Avenue, Ithaca Street, the northeasterly prolongation of Pettit Place, Hampton Street, a line 100 feet northwesterly of Britton Avenue, and a line midway between Judge Street and Ketcham Street and its southeasterly prolongation;
 - e. a line 100 feet northeasterly of Queens Boulevard, Cornish Avenue, Poyer Street and its northwesterly prolongation, the northerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 100 feet southwesterly of Broadway, St. James Avenue, and a line 150 feet southwesterly of and westerly of Broadway;
 - f. 56th Avenue, the southeasterly prolongation of Justice Avenue, 90th Street, 55th Avenue, a line 100 feet easterly of 90th Street, a line 100 feet southerly of 51st Avenue, the southerly prolongation of 88th Street, 51st Avenue, 87th Street, a line 100 feet northerly of 51st Avenue, Broadway, Corona Avenue, a line 100 feet northeasterly of Broadway, a line midway between St. James Avenue and Corona Avenue, 88th Street, Whitney Avenue, a line 100 feet southwesterly of Ketcham Place, a line 100 feet southeasterly of Elmhurst Avenue, Judge Street, Elmhurst Avenue, a line midway between Ithaca Street and Judge Street, the northeasterly prolongation of Vietor Avenue, Judge Street, Britton Avenue, Hampton Street, a line 100 feet northwesterly of Whitney Avenue, Judge Street, 43rd Avenue, a line midway between Hampton Street and Ithaca Street, a line 100 feet southeasterly of Whitney Avenue, Benham Street, a line 100 feet northwesterly of Whitney Avenue, a line midway between Benham Street and Case Street, a line 100 feet southerly of Roosevelt Avenue, 94th Street, Roosevelt Avenue, Warren Street, 40th Road, a line 100 feet easterly of Warren Street, 41st Avenue, Warren Street, 42nd Avenue, a line 100 feet westerly of Junction Boulevard, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 100 feet easterly of 91st Place, 43rd Avenue, Gleane Street, a line 100 feet

southeasterly of Lamont Avenue, Forley Street, Lamont Avenue, 94th Street, a line 100 feet southerly of 42nd Avenue, a line 100 feet westerly of 95th Street, 40th Drive, 94th Street, Benham Street, a line 100 feet northwesterly of Lamont Avenue, Hampton Street, 43rd Avenue, 91st Place, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 100 feet northeasterly of 90th Street, a line 100 feet northwesterly of Corona Avenue, 90th Street, St. James Avenue, a line 100 feet southwestery of 90th Street and its southeasterly prolongation, 48th Avenue, a line 100 feet southerly of and southeasterly of Corona Avenue, 91st Place, a line midway between Corona Avenue and 48th Avenue, a line midway between 91st Place and 92nd Street, 48th Avenue, 93rd Street, a line midway between Corona Avenue and 49th Avenue, a line 100 feet westerly of 94th Street, a line midway between 51st Avenue and 52nd Avenue, and a line 100 feet easterly of 92nd Street;

- g. a line 100 feet northerly of 57th Avenue, Junction Boulevard, 56th Avenue, 94th Street, 55th Avenue, a line 100 feet westerly of Junction Boulevard, a line 100 feet southerly of 50th Avenue, a line midway between 96th Street and 97th Street, 55th Avenue, and a line midway between 97th Street and 97th Place;
- h. a line 100 feet northwesterly of Corona Avenue, a line 100 feet northwesterly of Horace Harding Expressway, Van Doren Street, a line 100 feet southeasterly of Saultell Street, Waldron Street, Westside Avenue and its northeasterly prolongation, a line midway between Penrod Street and Granger Street, a line 100 feet southeasterly of Martense Avenue, Waldron Street, Martense Avenue, 103rd Street, Larue Avenue, a line 100 feet southwestery of 103rd Street, Radcliff Avenue, 101st Street, 50th Avenue and its easterly prolongation, a line 100 feet westerly of 99th Street, a line 100 feet northerly of 50th Avenue, 97th Street, Corona Avenue, Alstyne Avenue, a line 100 feet westerly of Junction Boulevard, a line midway between Corona Avenue and 50th Avenue, a line 100 feet easterly of 94th Street, the easterly prolongation of 49th Avenue, 94th Street, Corona Avenue, 94th Street, 46th Avenue, a line 100 feet easterly of 94th Street, a line midway between 45th Avenue and 46th Avenue, Junction Boulevard, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, 98th Street, Corona Avenue, 98th Place, a line 100 feet southwestery of Corona Avenue, 99th Street, Alstyne Avenue, 102nd Street, a line 100 feet southwestery of Corona Avenue, a line 100 feet westerly of 108th Street, 53rd Avenue, a line 100 feet southwestery of 106th Street, Martense Avenue, 108th Street, Otis Avenue, a line 100 feet

northeasterly of Van Cleef Street, Westside Avenue, a line midway between Van Cleef Street and Van Doren Street, a line 100 feet northwesterly of Sautell Street, Van Cleef Street, a line 100 feet southeasterly of Sautell Street, and a line midway between Van Cleef Street and Van Doren Street;

- i. a line midway between 43rd Avenue and 44th Avenue, 97th Place, 43rd Avenue, a line 100 feet easterly of Junction Boulevard, 41st Avenue, 97th Place, a line midway between 41st Avenue and 42nd Avenue, 99th Street, 42nd Avenue, and a line 100 feet northwesterly of National Street;
- j. a line midway between Nicolls Avenue and Corona Avenue, a line 100 feet southeasterly of National Street, Nicolls Avenue, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 150 feet westerly of 104th Street, a line midway between 43rd Avenue and 44th Avenue, and a line 100 feet westerly of 104th Street;
- k. a line midway between 49th Avenue and 50th Avenue, 106th Street, a line 100 feet northeasterly of Corona Avenue, a line 100 feet easterly of 104th Street, a line midway between Roosevelt Avenue and 41st Avenue, and a line 100 feet westerly of 108th Street;
- l. a line midway between 54th Avenue and 55th Avenue, a line 100 feet northeasterly of Corona Avenue, a line 100 feet easterly of 108th Street, a line midway between 47th Avenue and 48th Avenue, and a line 100 feet westerly of 111th Street;
- m. 46th Avenue, a line 100 feet easterly of 108th Street, a line midway between 41st Avenue and Roosevelt Avenue, a line 200 feet easterly of 111th Street, 44th Avenue, 111th Street, the westerly prolongation of the northerly boundary line of Flushing Meadow Park, and a line 100 feet westerly of 111th Street;
- n. 57th Avenue, 83rd Street, a line 150 feet southeasterly of Grand Avenue, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, a line midway between Grand Avenue and 52nd Avenue and its southwesterly prolongation, Van Horn Street, a line 100 feet northwesterly of 53rd Avenue, a line 100 feet southwesterly of Seabury Street, 53rd Avenue, Seabury Street, a line midway between 53rd Avenue and 54th Avenue, Van Horn Street, a line midway between 54th Avenue and 55th Avenue and its southwesterly prolongation, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, a line midway between 56th Avenue and 57th Avenue and its northeasterly prolongation, and 84th Street; and

- of Queens Boulevard, Van Loon Street, Grand Avenue, a line 100 feet southwesterly of Queens Boulevard, 53rd Avenue and its northeasterly prolongation, a line 100 feet southwesterly of Seabury Street, a line 100 feet northwesterly of 53rd Avenue, and Van Horn Street;
- e. Queens Midtown Expressway, 84th Street and its southeasterly prolongation, 57th Road and its southwesterly prolongation, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, a line midway between 56th Avenue and 57th Avenue, Van Horn Street, 57th Road, a line 100 feet northeasterly of Van Horn Street, a line 100 feet southeasterly of 58th Avenue, a line 100 feet southwesterly of Seabury Street, 58th Avenue, Seabury Street, 57th Avenue, a line 150 feet southwesterly of Hoffman Drive, a line midway between 57th Avenue and 57th Road, Hoffman Drive, and Woodhaven Boulevard;
 - f. Justice Avenue, 52nd Avenue, the southerly prolongation of 88th Street, a line 100 feet southerly of 51st Avenue, a line 100 feet easterly of 90th Street, 55th Avenue, and 90th Street;
 - g. 48th Avenue, a line 100 feet southwesterly of 90th Street and its southeasterly prolongation, St. James Avenue, 90th Street, a line 100 feet northwesterly of Corona Avenue, a line 100 feet northeasterly of 90th Street, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, 91st Place, Corona Avenue, 94th Street, 49th Avenue, a line 100 feet westerly of 94th Street, a line midway between Corona Avenue and 49th Avenue, 93rd Street, 48th Avenue, a line midway between 91st Place and 92nd Street, a line midway between Corona Avenue and 48th Avenue, 91st Place, and a line 100 feet southeasterly of and southerly of Corona Avenue;
 - h. the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, 91st Place, 43rd Avenue, Lamont Avenue, Gleane Street, 43rd Avenue, and a line 100 feet easterly of 91st Place;
 - i. a line midway between 45th Avenue and 46th Avenue, a line 100 feet easterly of 94th Street, 46th Avenue, 94th Street, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 100 feet westerly of Junction Boulevard, 42nd Avenue, Warren Street, 41st Avenue, a line 100 feet easterly of Warren Street, 40th Road, Warren Street, Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, a line 100 feet easterly of 108th Street, 46th Avenue, a line 100 feet westerly of 111th Street, the westerly prolongation of the northerly boundary line of Flushing Meadow Park, 111th Street, Corona Avenue, a line 100 feet southeasterly of Saultell Street, a line midway between Corona Avenue and

- Van Cleef Street, a line 100 feet northwesterly of Corona Avenue, a line 100 feet northwesterly of Horace Harding Expressway, a line midway between Van Cleef Street and Van Doren Street, a line 100 feet southeasterly of Saultell Street, Van Cleef Street, a line 100 feet northwesterly of Saultell Street, a line midway between Van Cleef Street and Van Doren Street, Westside Avenue, a line 100 feet northeasterly of Van Cleef Street, Otis Avenue, 108th Street, Martense Avenue, a line 100 feet southwestly of 106th Street, 53rd Avenue, a line 100 feet westerly of 108th Street, a line 100 feet southwestly of Corona Avenue, 102nd Street, Alstyn Avenue, 99th Street, a line 100 feet southwestly of Corona Avenue, 98th Place, Corona Avenue, 98th Street, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, Nicolls Avenue, a line 100 feet southeasterly of National Street, a line midway between Nicolls Avenue and Corona Avenue, a line 100 feet westerly of 104th Street, a line midway between 43rd Avenue and 44th Avenue, a line 100 feet northwesterly of National Street, 42nd Avenue, 99th Street, a line midway between 41st Avenue and 42nd Avenue, 97th Place, 41st Avenue, a line 100 feet easterly of Junction Boulevard, 43rd Avenue, and Junction Boulevard, excluding the properties described under subparagraphs 8k and 8l listed above;
- j. 55th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet southerly of 50th Avenue, a line 100 feet westerly of Junction Boulevard, Alstyn Avenue, Corona Avenue, 97th Street, a line 100 feet northerly of 50th Avenue, and a line midway between 97th Street and 97th Place;
- k. a line 100 feet northerly of 57th Avenue, a line midway between 97th Street and 97th Place, 55th Avenue, 99th Street, a line 100 feet southerly of 55th Avenue, and 98th Street;
- l. Christie Avenue, a line 100 feet easterly of 98th Street, a line 100 feet northerly of 50th Avenue, a line 100 feet westerly of 99th Street, 50th Avenue and its easterly prolongation, 101st Street, the westerly prolongation of Radcliff Avenue, and 99th Street; and
- m. a line 100 feet northeasterly of Calloway Street and its southeasterly prolongation, a line 100 feet northeasterly of 100th Street, 57th Avenue, Martense Avenue, 101st Street, Lewis Avenue, a line 100 feet southwestly of 102nd Street, Radcliff Avenue, a line 100 feet southwestly of 103rd Street, Larue Avenue, 103rd Street, Martense Avenue, Waldron Street, a line 100 feet southeasterly of Martense Avenue, a line midway between Penrod Street and Granger Street, and Westside Avenue and its southwestly prolongation;

11. changing from an R6 District to an R7A District property bounded by a line 150 feet westerly of and southwesterly of Broadway, St. James Avenue, a line 100 feet southwesterly of Broadway, the northerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, 83rd Street, 45th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southwesterly of Broadway, a line 100 feet southerly of Woodside Avenue, a line 100 feet northwesterly of 80th Street and its northeasterly prolongation, Broadway, 41st Avenue, 78th Street, a line 100 feet northeasterly of Broadway, Corona Avenue, Broadway, a line 100 feet northerly of 51st Avenue, a line 100 feet easterly of Broadway, a line 100 feet northeasterly of Justice Avenue, 52nd Avenue, Justice Avenue, Broadway, and a line 200 feet northeasterly of Queens Boulevard;
12. changing from an R6 District to an R7B District property bounded by:
 - a. a line 100 feet northerly of Woodside Avenue, the easterly boundary line of the New York Connecting Railroad right-of-way, 41st Avenue, and a line 100 feet westerly of 73rd Street;
 - b. a line 100 feet northerly of 45th Avenue, a line midway between 79th Street and 80th Street, a line 100 feet southerly of Woodside Avenue, a line 100 feet southwesterly of Broadway, and a line midway between 80th Street and 81st Street;
 - c. a line midway between St. James Avenue and Corona Avenue, a line 100 feet northeasterly of Broadway, 78th Street, 41st Avenue, a line midway between 78th Street and 79th Street, a line 200 feet northerly of 41st Avenue, 81st Street, 41st Avenue, Baxter Avenue, a line midway between Gleane Street and Hampton Street, a line 100 feet northwesterly of Britton Avenue, a line 100 feet northeasterly of Gleane Street, a line 100 feet southeasterly of Britton Avenue, Hampton Street, Britton Avenue, Judge Street, the northeasterly prolongation of Vietor Avenue, a line midway between Judge Street and Ithaca Street, Elmhurst Avenue, Judge Street, a line 100 feet southeasterly of Elmhurst Avenue, a line 100 feet southwesterly of Ketcham Place, Whitney Avenue, and 88th Street, excluding the property described under subparagraph 8d listed above;
 - d. 43rd Avenue, Judge Street, a line 100 feet northwesterly of Whitney Avenue, Hampton Street, a line 100 feet northwesterly of Elmhurst Avenue, a line midway between Elbertson Street and Forley Street, a line 100 feet southerly of Roosevelt Avenue, Elmhurst Avenue, a line midway between Case Street and Denman Street, a line 100 feet southeasterly of Elmhurst Avenue, a line midway between Gleane Street and Hampton Street, a line 100 feet northwesterly of Whitney

- Avenue, Benham Street, a line 100 feet southeasterly of Whitney Avenue, and a line midway between Hampton Street and Ithaca Street;
- e. Lamont Avenue, Hampton Street, a line 100 feet northwesterly of Lamont Avenue, Benham Street, 94th Street, Lamont Avenue, Forley Street, a line 100 feet southeasterly of Lamont Avenue, and Gleane Street;
 - f. 52nd Avenue, a line 100 feet northeasterly of Justice Avenue, a line 100 feet easterly of Broadway, a line 100 feet northerly of 51st Avenue, 87th Street, 51st Avenue, and the southerly prolongation of 88th Street;
 - g. 57th Avenue, a line 125 feet northeasterly of Queens Boulevard, 56th Avenue, 90th Street, the southeasterly prolongation of Justice Avenue, 56th Avenue, Junction Boulevard, Horace Harding Expressway, and 94th Street and its southerly prolongation; and
 - h. Horace Harding Expressway, 99th Street, 57th Avenue, 98th Street, a line 100 feet southerly of 55th Avenue, 99th Street, Lewis Avenue, 100th Street, 57th Avenue, a line 100 feet northeasterly of 100th Street, a line 100 feet northeasterly of Calloway street and its southeasterly prolongation, the southwesterly prolongation of Westside Avenue, Horace Harding Expressway, a line perpendicular to Horace Harding Expressway beginning at a point formed by the centerline of Otis Avenue at the northerly street line of Horace Harding Expressway, Otis Avenue, 60th Avenue and a line perpendicular to Horace Harding Expressway distant 500 feet westerly from the intersection of Otis Avenue and Horace Harding Expressway;
13. changing from an M1-1 District to an R5 District property bounded by the southerly boundary line of the Long Island Rail Road (Northside Division right-of-way, a line 250 feet westerly of 104th Street, a line midway between 43rd Avenue and 44th Avenue, and a line 150 feet westerly of 104th Street;
 14. changing from an M1-1 District to an R6B District property bounded by Corona Avenue, 91st Place, the southerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 100 feet easterly of 91st Place, a line 100 feet northeasterly of Corona Avenue, and a line perpendicular to Corona Avenue distant 200 feet southeasterly from the intersection of 91st Place and Corona Avenue;
 15. eliminating from an existing R4 District a C1-2 District bounded by 80th Street, Grand Avenue, 82nd Street, a line midway between Ankeney Avenue and Grand Avenue and its northeasterly prolongation, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, and a line 150 feet southeasterly of Grand Avenue;

16. eliminating from an existing R5 District a C1-2 District bounded by a line 150 feet southerly of Woodside Avenue, 76th Street, Woodside Avenue, and 79th Street;
17. eliminating from an existing R6 District a C1-2 District bounded by:
 - a. St. James Avenue, a line 150 feet southwesterly of Broadway, Cornish Avenue, South Railroad Avenue, 45th Avenue, a line 150 feet north-easterly of Broadway, Dongan Avenue, and Broadway;
 - b. a line 150 feet southerly of Roosevelt Avenue, Case Street, Elmhurst Avenue, Roosevelt Avenue, Aske Street, Whitney Avenue, and Benham Street;
 - c. 40th Road, Junction Boulevard, Roosevelt Avenue, and 98th Street;
 - d. 41st Avenue, 104th Street, Roosevelt Avenue, and a line 150 feet easterly of 104th Street;
 - e. a line midway between Corona Avenue and 49th Avenue, 93rd Street, 48th Avenue, 92nd Street, a line midway between Corona Avenue and 48th Avenue, 91st Place, Corona Avenue, and 94th Street;
 - f. 57th Road, a line 150 feet southwesterly of Hoffman Drive, a line 150 feet southwesterly of Queens Boulevard, Grand Avenue, Queens Boule- vard, and Hoffman Drive;
 - g. the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, Grand Avenue, Van Kleeck Street, a line 150 feet northwesterly of Grand Avenue, Goldsmith Street, Grand Avenue, Van Horn Street, and a line midway between Grand Avenue and 52nd Street and its southwesterly prolongation; and
 - h. Broadway, 82nd Street, a line 150 feet southwesterly of Broadway, 81st Street, Pettit Place, a line midway between Broadway and Layton Street, Britton Avenue, a line 150 feet northeasterly of Broadway, a line 100 feet northwesterly of Whitney Avenue, Ketcham Place, Whitney Avenue, 88th Street, the northerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line perpendicular to Whitney Avenue beginning at the point of intersection of the south- easterly street line of Whitney Avenue with the southerly street line of said street, and Whitney Avenue;
18. eliminating from an existing R6 District a C1-3 District bounded by:
 - a. a line 150 feet southerly of Roosevelt Avenue, 81st Street, a line 100 feet southerly of Roosevelt Avenue, and a line midway between 81st Street and 82nd Street;
 - b. a line 150 feet southerly of Roosevelt Avenue, a line perpendicular to Gleane Street distant 250 feet southeasterly from the intersection of

- Roosevelt Avenue, and Gleane Street, a line 100 feet southerly of Roosevelt Avenue, and Forley Street; and
- c. Judge Street, a line 100 feet southeasterly of Baxter Avenue, Gleane Street, and a line 150 feet southeasterly of Baxter Avenue;
19. eliminating from an existing R6 District a C2-2 District bounded by:
- a. Queens Boulevard, Dongan Avenue, a line 150 feet northeasterly of Queens Boulevard, St. James Avenue, 51st Avenue, a line 150 feet northeasterly of Queens Boulevard, and a line 150 feet westerly of Broadway;
- b. 48th Avenue, 90th Street, a line 100 feet northwesterly of Corona Avenue, 91st Place, Corona Avenue, 91st Place, and a line 100 feet southeasterly of Corona Avenue;
- c. 47th Avenue, a line 150 feet westerly of 104th Street, 45th Avenue, and a line 150 feet easterly of 104th Street;
- d. Otis Avenue, 108th Street, Martense Avenue, 106th Street, 53rd Avenue, a line 100 feet westerly of 108th Street, a line 100 feet southwesterly of Corona Avenue, 104th Street, 49th Avenue, a line 150 feet northeasterly of Corona Avenue, 108th Street, 51st Avenue, a line 100 feet easterly of 108th Street, a line 100 feet northeasterly of Corona Avenue, 54th Avenue, and Corona Avenue;
- e. a line 100 feet northerly of Horace Harding Expressway, Waldron Street, a line 150 feet northerly of Horace Harding Expressway, a line 150 feet northwesterly of Corona Avenue, Corona Avenue, and a line 100 feet northwesterly of Corona Avenue; and
- f. 44th Avenue, a line 150 feet westerly of 104th Street, a line midway between 43rd Avenue and 44th Avenue, a line 150 feet northwesterly of National Street, a line 150 feet westerly of 102nd Street, 41st Avenue, 102nd Street, National Street, 43rd Avenue, and a line 150 feet easterly of 104th Street;
20. eliminating from an existing R6 District a C2-3 District bounded by:
- a. a line 150 feet southerly of Roosevelt Avenue, the easterly boundary line of the New York Connecting Railroad right-of-way, a line 100 feet southerly of Roosevelt Avenue, a line 100 feet southwestly of Broadway, 75th Street, and a line 150 feet southwestly of Broadway;
- b. a line 150 feet southerly of Roosevelt Avenue, 76th Street, a line 100 feet southerly of Roosevelt Avenue, and 81st Street; and
- c. a line 150 feet southerly of Roosevelt Avenue, Forley Street, a line 100 feet southerly of Roosevelt Avenue, and Elmhurst Avenue;

21. eliminating from an existing R6B District a C2-2 District bounded by a line 100 feet southerly of 45th Avenue, 82nd Street, 45th Avenue, and 83rd Street;
22. establishing within an existing R4 District a C1-3 District bounded by 80th Street, Grand Avenue, 82nd Street, a line 100 feet northwesterly of Grand Avenue and its northeasterly prolongation, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, Grand Avenue, 83rd Street, and a line 100 feet southeasterly of Grand Avenue;
23. establishing within an existing R6 District a C1-3 District bounded by:
 - a. a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to Case Street distant 175 feet southeasterly from the intersection of Case Street and Elmhurst Avenue, Case Street, Elmhurst Avenue, Roosevelt Avenue, Aske Street, and Whitney Avenue; and
 - b. a line midway between 57th Avenue and 57th Road, a line 150 feet southwesterly of Hoffman Drive, a line midway between 56th Avenue and 57th Avenue, a line 100 feet southwesterly of Queens Boulevard, Grand Avenue, Queens Boulevard, and Hoffman Drive;
24. establishing within an existing R6 District a C2-3 District bounded by Queens Boulevard, Dongan Street, a line 100 feet northeasterly of Queens Boulevard, St. James Avenue, 51st Avenue, a line 150 feet northeasterly of Queens Boulevard, and a line 150 feet westerly of Broadway;
25. establishing within an existing R6B District a C2-3 District bounded by a line 100 feet southerly of 45th Avenue, 82nd Street, 45th Avenue, and 83rd Street;
26. establishing within a proposed R5 District a C1-3 District bounded by:
 - a. Whitney Avenue, a line 100 feet southwesterly of Ketcham Place, a line 100 feet northwesterly of Whitney Avenue, and Ketcham Place; and
 - b. 83rd Street, Grand Avenue, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, and a line 100 feet southeasterly of Grand Avenue;
27. establishing within a proposed R6B District a C1-3 District bounded by:
 - a. a line 100 feet southerly of Woodside Avenue, 76th Street, Woodside Avenue, and 79th Street;
 - b. the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, Grand Avenue, Van Kleeck Street, a line 100 feet northwesterly of Grand Avenue, Goldsmith Street, Grand Avenue, Van Horn Street, and a line midway between Grand Avenue and 52nd Avenue and its southwesterly prolongation;

- c. a line midway between Corona Avenue and 49th Avenue, 93rd Street, 48th Avenue, 92nd Street, a line midway between Corona Avenue and 48th Avenue, 91st Place, Corona Avenue, and 94th Street;
 - d. 40th Road, Junction Boulevard, Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, and a line midway between 97th Street and Junction Boulevard; and
 - e. 41st Avenue, 104th Street, Roosevelt Avenue, a line 150 feet easterly of 104th Street, a line midway between Roosevelt Avenue and 41st Avenue, and a line 100 feet easterly of 104th Street;
28. establishing within a proposed R6B District a C2-3 District bounded by:
- a. 48th Avenue, 90th Street, a line 100 feet northwesterly of Corona Avenue, 91st Place, 43rd Avenue, a line 100 feet easterly of 91st Place, a line 100 feet northeasterly of Corona Avenue, a line perpendicular to Corona Avenue distant 200 feet southeasterly from the intersection of Corona Avenue and 91st Place, Corona Avenue, 91st Place, and a line 100 feet southerly of and southeasterly of Corona Avenue;
 - b. a line midway between 43rd Avenue and 44th Avenue, a line 100 feet northwesterly of National Street, a line 100 feet westerly of 102nd Street, 41st Avenue, 102nd Street, National Street, 43rd Avenue, a line 100 feet easterly of 104th Street, 44th Avenue, and a line 100 feet westerly of 104th Street; and
 - c. Otis Avenue, 108th Street, Martense Avenue, 106th Street, 53rd Avenue, a line 100 feet westerly of 108th Street, a line 100 feet southwesterly of Corona Avenue, 104th Street, 49th Avenue, a line 100 feet northwesterly of Corona Avenue, 106th Street, 50th Avenue, a line 100 feet northwesterly of Corona Avenue, a line 100 feet northerly of 51st Avenue, 108th Street, 51st Avenue, a line 100 feet easterly of 108th Street, a line 100 feet northeasterly of Corona Avenue, 54th Avenue, and Corona Avenue; and
 - d. 47th Avenue, a line 100 feet westerly of 104th Street, 45th Avenue, and a line 100 feet easterly of 104th Street.
29. establishing within a proposed R7A District a C1-3 District bounded by:
- a. St. James Avenue, a line 100 feet southwestly of Broadway, Cornish Avenue, South Railroad Avenue, 45th Avenue, a line 100 feet northeasterly of Broadway, Dongan Avenue, and Broadway; and
 - b. Whitney Avenue, Broadway, 82nd Street, a line 100 feet southwestly of Broadway, 81st Street, Pettit Place, and a line 100 feet northeasterly of Broadway; and

right-of-way, a line perpendicular to Whitney Avenue beginning at the point of the intersection of the southeasterly street line of Whitney Avenue with the southerly street line of said street, Whitney Avenue, a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of Whitney Avenue, a line 100 feet southwesterly of Ketcham Place, Whitney Avenue, and 88th Street;

as shown on a diagram dated April 28, 1989.

(On June 19, 1989 Cal. No. 4, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 37

(Amendment of the Zoning Map related to the Long Island Railroad right-of-way)

CD 14

C 890658 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 22c, changing from an M1-1 district to an R5 district property bounded by a line 100 feet east of McDonald Avenue, the centerline of the Long Island Rail Road right-of-way, the northerly prolongation of the centerline of East 2nd Street, and the northern boundary line of the **Long Island Rail Road right-of-way**, as shown on a diagram dated April 17, 1989 and subject to the conditions of CEQR Declaration E-20.

(On June 19, 1989 Cal. No. 5, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 1

C 890631 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, **534 Graham Avenue** (Tax Block 2715, Lot 5), between Engert Avenue and Newton Street, is a four-story new law walk-up building with 16 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since March 1, 1985 under HPD's Leasing Bureau.

(On June 19, 1989 Cal. No. 6, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 3

C 890531 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Secion 197-c of the New York City Charter, for the **disposition of two (2) 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 June 19, 1989 Cal. No. 7, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 13

C 890686 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 ten (10) 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 June 19, 1989 Cal. No. 8, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 41

CD 1

C 890604 PPR

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of two (2) 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 June 19, 1989 Cal. No. 9, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CD 2

C 890734 PPR

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of two (2) 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 June 19, 1989 Cal. No. 10, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 43

(Proposed New York and Harlem Railroad grant of a special permit to facilitate the development of a 74 story office building at 383 Madison Avenue.)

CD 5

C 870193 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the **New York and Harlem Railroad Company** and **383 Madison Avenue Associates/First Boston, Inc.** pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-79 of the Zoning Resolution **to allow the transfer of development rights** (787,335 square feet) from a lot occupied by Grand Central Terminal, a landmark building, to a lot bounded by Madison Avenue, East 46th Street, Vanderbilt Avenue and East 47th Street (Block 1282, Lot 21), and allow the maximum permitted floor area on such lot to be increased on the basis of such transfer of development rights, **to facilitate the development of a 74-story office building** on the above mentioned zoning lot in a C5-3 district, **within the Special Midtown District.**

Certification was made pursuant to court order and the Commission made no independent determination that the application was complete.

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

(On June 19, 1989 Cal. No. 11, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On July 5, 1989 at 10:00 a.m. in City Hall, New York, a **public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed 383 Madison Avenue project** pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 44

CD 3

C 890628 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, **153½ Stanton Street** (Tax Block 349, Lot 14) between Suffolk and Clinton streets, is a four-story old law walk-up building with ten (10) residential units and two (2) commercial units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since December 1, 1985 under HPD's Leasing Bureau.

(On June 19, 1989 Cal. No. 12, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 45

CD 12

C 890695 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, **3810 Broadway** (Tax Block 2117, Lot 7) between West 158th and West 159th Streets is a six-story new law elevator building with five (5) residential and five (5) commercial units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since December 1, 1983.

(On June 19, 1989 Cal. No. 13, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

CD 9

C 890698 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 139th Street** (Tax Block 2070, Lot 37) between Hamilton Place and Amsterdam Avenue is a six-story old law walk-up building with 30 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since April 1, 1988 under HPD's Leasing Bureau.

(On June 19, 1989 Cal. No. 14, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 47

CD 9

C 890699 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, **520 West 134th Street** (Tax Block 1987, Lot 50) between Amsterdam Avenue and Broadway is a five-story new law walk-up building with 24 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since August 1, 1985 under HPD's Leasing Bureau.

(On June 19, 1989 Cal. No. 15, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48

CD 9

C 890704 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 proposed to be disposed, **126 LaSalle Street**, is a vacant six-story buildig located on the southeasterly corner of the intersection of LaSalle Street and Claremont Avenue (Tax Block 1993, Lot 40). The property is proposed to be disposed to the Postgraduate Center Residence II of New York, Inc., to facilitate its rehabilitation to **provide housing for the chronically mentally ill**. The application for the disposition was submitted by the Department of Housing Preservation and Development on March 1, 1989.

(On June 19, 1989 Cal. No. 16, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 49

CD 10

C 890677 PPM

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 thirty-four (34) 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 June 19, 1989 Cal. No. 17, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS
BOROUGH OF THE BRONX

No. 50

CD 7

C 890451 HDX

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, **3175-77 Villa Avenue** (Tax Block 3322, Lot 37, between 205th Street and Van Cortlandt Avenue East, is an occupied five-story new law walk-up building with 52 residential units and three commercial units. The property has been managed and maintained by a tenant's association since June 1, 1985 under HPD's Leasing Bureau. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

(On June 7, 1989 Cal. No. 10, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 27 the hearing was closed.)

For consideration.

No. 51

CD 4

C 890380 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) City owned property located at the southwest corner of East 165th Street and Teller Avenue, Block No. 2432, Lot Nos. 64, 66, 67 and 70.**

(On June 7, 1989 Cal. No. 11, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 28 the hearing was closed.)

For consideration.

No. 52

CD 8

C 890473 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1)

City owned property located on the west side of Arlington Avenue 320 feet north of W. 254th Street, Block No. 5949, Lot No. 184.

(On June 7, 1989 Cal. No. 12, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. 29 the hearing was closed.)

For consideration.

Nos. 53 and 54

(Proposed Blackstone Avenue City Map Amendment and related authorizations to facilitate the construction of a residential development)

No. 53

CD 8

C 880738 MMX

IN THE MATTER OF an application, submitted by the M and M Riverdale Associates pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an **amendment to the City Map** involving the elimination, discontinuance and closing of Blackstone Avenue between West 252nd Street and West 254th Street **to facilitate the construction of a residential development and remove the cloud from the applicant's property and that of the abutting property**, all in accordance with Map. 13038, dated January 12, 1988 and signed by the Borough President.

(On May 17, 1989 Cal. No. 10, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 55 the hearing was closed.)

For consideration.

No. 54

CD 8

N 870417 ZAX

IN THE MATTER OF an application submitted by M&M Riverdale Associates requesting **authorizations** pursuant to Section 105-421 and 105-423 of the Zoning Resolution to allow the modification of existing topography and the removal of 33 trees and a certification pursuant to Section 105-90 to allow the subdivision into ten zoning lots of property located at **5245 Blackstone Avenue** (Blackstone Avenue is proposed to be eliminated under related application C880738MMX), Block 5942, Lots 167 and 325, within the Special Natural Area District 2 (NA-2) of Riverdale.

A site plan for this proposed development is on file with the City Planning Commission and may be seen in Room 3 North, 22 Reade Street, New York, NY 10007.

For consideration.

Nos. 55, 56 and 57

(Proposed selection of properties for use as a juvenile detention facility and the 40th Police precinct within the proposed Bronchester Urban Renewal Area)

No. 55

CD 1

C 890519 PSX

IN THE MATTER OF an application submitted by the Department of Juvenile Justice pursuant to Section 197-c of the New York City Charter for the **selection of property** generally bounded by Westchester Avenue, East 149th Street, Brook Avenue and St. Ann's Avenue (Block 2276, Lots 7, 10, part of lots 1 and 9), **for use as a juvenile detention facility.**

(On May 17, 1989 Cal. No. 12, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 53 the hearing was closed.)

For consideration.

No. 56

CD 1

C 890521 PSX

IN THE MATTER OF an application submitted by the NYC Police Department pursuant to Section 197-c of the New York City Charter for the **selection of property** generally bounded by Westchester Avenue, East 149th Street, Brook Avenue and St. Ann's Avenue (Block 2276, Lots 33, 34, 36 and 52, part of Lots 1 and 9), Borough of the Bronx, Community District 1, **for use as a police stationhouse for the 40th Precinct.**

(On May 17, 1989 Cal. No. 13, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 54 the hearing was closed.)

For consideration.

No. 57

CD 1

C 890614 HUX

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

The proposed Bronxchester Urban Renewal Plan establishes the Bronxchester Urban Renewal Area as a separate urban renewal project, extracting it from the South Bronx Neighborhood Development Area/Urban Renewal Area. The proposed plan reconfigures existing sites 8 and 9 of the South Bronx Urban Renewal Area to conform with the proposed development of a juvenile detention center (on Site 9) and a police precinct (on site 8a). The block (2276), on which these sites are located, is bounded by Westchester Avenue, St. Ann's Avenue, East 149th Street and Brook Avenue.

Additional provisions of the proposed plan include defining the city-owned air rights passing through former Sites 8 and 9 as Site 17, and specifying within the definition of permitted Public and Semi-Public uses the inclusion of a police precinct on Site 8a and a juvenile detention center on Site 9.

(On May 17, 1989 Cal. No. 14, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 55 the hearing was closed.) **For consideration.**

BOROUGH OF BROOKLYN

Nos. 58 and 59

(Proposed Marcus Garvey Urban Renewal Area Plan and proposed juvenile detention facility within it).

No. 58

CD 16

C 890520 PSK

IN THE MATTER OF an application submitted by the Department of Juvenile Justice pursuant to Section 197-c of the New York City Charter for the **selection of property** generally bounded by Bristol Avenue, Chester Avenue, East New York Avenue and Pitkin Avenue (Block 3498, Lot 8), **for use as a juvenile detention facility.**

(On May 17, 1989 Cal. No. 38, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 56 the hearing was closed.)

For consideration.

No. 59

CD 16

C 890667 HUK

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

The proposed sixth amendment to the Marcus Garvey Urban Renewal Plan would change the land use of Site 5 (on the major part of the block bounded by East New York Avenue, Chester Street, Pitkin Avenue, and Bristol Street, Block 3498, lot 8) from "Residential and/or Commercial" to "Public and Semi-Public". The definition of permitted "Public and Semi-Public" uses would include a juvenile detention facility on Site 5.

(On May 17, 1989 Cal. No. 37, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 57 the hearing was closed.)

For consideration.

 No. 60

(Lease of private property for a Department of Sanitation storage facility at 145 Randolph Street)

CD 1

C 890015 PLK

IN THE MATTER OF an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter for a **five-year lease of private property located at 145 Randolph Street** (Block 2976, Lot 45) for use as an open storage facility for Department of Sanitation District 4 Garage equipment.

(On June 7, 1989 Cal. No. 19, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989 Cal. No. 36 the hearing was closed.)

For consideration.

No. 61

(Selection of property for a proposed health related facility to be located at 383 Throop Avenue)

CD 3**C 890566 PSK**

IN THE MATTER OF an application submitted by the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for the **selection of property located at 383 Throop Avenue**, between Green Avenue and Van Buren Street, (Block 1796, Lot 1), **for a health related facility for homeless people with AIDS.**

(On June 7, 1989 Cal. No. 20, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 37 the hearing was closed.)

For consideration.

Nos. 62 and 63

(Selection and acquisition of private property and disposition of a portion of city-owned property to facilitate a proposed health related facility at 2749 Linden Boulevard)

No. 62**CD 5****C 890569 PSK**

IN THE MATTER OF an application submitted by The New York City Department of General Services, pursuant to Section 197-c of the New York City Charter, for the **selection and acquisition of private property located at 2746 Linden Boulevard** between Elderts Lane and Drew Street, (Block 4469, Lots 1, 54 and a portion of Lot 25), **for a health related facility for homeless people with AIDS.**

(On June 7, 1989 Cal. No. 21, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 38 the hearing was closed.)

For consideration.

No. 63
CD 5**C 890570 PPK**

IN THE MATTER OF an application submitted by the Division of Real Property of the New York City Department of General Services, pursuant to Section

197-c of the New York City Charter for the **restricted disposition of a portion of city-owned property** not more than 98,635 square feet located at **2746 Linden Boulevard**, Block 4469, Lots 1, 54 and part of lot 25, **for a health related facility.**

(On June 7, 1989 Cal. No. 22, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 39 the hearing was closed.)

For consideration.

No. 64

CD 5

C 890347 PPK

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of forty-seven (47) City-owned properties.**

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

(On June 7, 1989 Cal. No. 23, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 40 the hearing was closed.)

For consideration.

No. 65

CD 3

C 890460 PPK

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of two (2) City-owned properties.**

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 June 7, 1989 Cal. No. 24, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 41 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 66

(Proposed 75th Street Zoning Map Amendment)

CD 3

C 880957 ZMQ

IN THE MATTER OF an application submitted by Boris Krinski and Khalaq Arshed pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 9d, establishing within an existing R7-1 district, a C1-3 district bounded by 75th Street, 37th Road, a line midway between 74th Street and 75th Street, and a line 160 feet north of 37th Road, as shown on a diagram dated April 10, 1989.

(On June 7, 1989 Cal. No. 15, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 32 the hearing was closed.)

For consideration.

No. 67

(Amendments of the Zoning Resolution for the Special Hunters Point Mixed Use District and the Court Square Sub-district.)

CD 2

N 890346 ZRQ

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of the City of New York, relating to various sections of the **Special Hunters Point Mixed Use District and the Court Square Sub-district** thereof, including Section 117-40 (Special Provisions for Buildings Containing Both Residential and Manufacturing Uses) Section 117-62 (Special Bulk and Use Regulations), Section 117-641 (Standards and Procedures for Mandatory Subway Improvements).

Reading Proposed Text Changes

words in Roman type	= existing text to remain
[words bracketed]	= existing text to be deleted
words <u>underlined</u> and bold	= new text
words <i>italicized</i>	= term whose meaning is defined

117-01

Definitions (repeated from Section 12-10)

The *Special Hunters Point Mixed Use District* is a Special Purpose District designated by the letters "HP", in which regulations set forth in Article XI, Chapter 7 shall apply. The *Special Hunters Point Mixed Use District* incorporates the provisions of M1-4 and R-5 Districts, except as otherwise specifically provided. The Court

Square Sub-district of the *Special Hunters Point Mixed Use District* **is identified in Appendix A** [is established within the *Special Hunters Point Mixed Use District*]. Special regulations set forth in Sections 117-60 through 117-66 shall apply to the Court Square Sub-district and shall supplement or supersede the provisions of [the *Special Hunters Point Mixed Use District* and the underlying districts] **Sections 117-00 through 117-50**. In case of damage or destruction, existing *residential uses* shall be subject to the provisions of Section 52-531.

117-02

General Provisions

In harmony with the general purposes and intent of this Resolution and the general purpose of the *Special Hunters Point Mixed Use District* and in accordance with the provisions of this Chapter, the regulations of the *Special Hunters Point Mixed Use District* shall replace and supersede the existing district regulations.

All *residences, community facilities* and Use Group 4B open *uses* shall be subject to the provisions applicable in R5 districts, except as otherwise specifically provided in this Chapter. The special regulations relating to predominantly built-up areas, as defined in Section 12-10 (DEFINITIONS), shall apply to all new *residential developments* or *enlargements*, except that *front yard* requirements shall be optional.

All *commercial* and *manufacturing uses* shall be subject to all the provisions applicable to M1-4 Districts, except as otherwise specifically provided in this Chapter.

The *use* of any *building* may be changed to another *use* listed within the same Use Group, or as provided in Sections 117-13 (Special Permit Provisions for Certain Residential Uses) or 117-32 (authorization Provisions for Manufacturing or Commercial Uses).

* * *

117-40 SPECIAL PROVISIONS FOR BUILDINGS CONTAINING BOTH RESIDENTIAL AND [MANUFACTURING] NON-RESIDENTIAL USES

No new *buildings* for both *manufacturing* and *residential use* shall be erected within the *Special Hunters Point Mixed Use District*. In the case of an existing *building* occupied by both *residential* and *non-residential uses*, any *enlargements*, or *extensions* of the *residential portion* of such *building* which would create one additional *dwelling unit* only or increase the *residential floor area* by no more than 1,000 square feet may be permitted by authorization of the City Planning Commission as set forth in Section 117-12. *Enlargements* or *extensions* of the *residential portion* of such *building* which would create more than one *dwelling unit* or increase *floor area* by more than 1,000 square feet may be permitted by special permit from the City Planning Commission as set forth in Section 117-13 (Special Permit Provisions for Certain Residential Uses).

* * *

117-60 COURT SQUARE SUB-DISTRICT**117-601****General provisions**

The regulations governing *developments, enlargements, extensions* or changes of *use* within the Court Square Sub-district are contained within Sections 117-60 through 117-66. These regulations supplement or supersede the provisions of Sections 117-01 through 117-50 of the *Special Hunters Point Mixed Use District* and the underlying districts. Except as modified by the express provisions of **Sections 117-60 through 117-66**, the regulations of **Sections 117-00 through 117-50** [the underlying districts] remain in effect.

Mandatory pedestrian circulation and subway improvements are those elements of the Sub-district plan which shall be built by the developer of the *zoning lot* to which they apply.

For the purposes of the mandatory pedestrian circulation and subway improvements in the Sub-district, the *floor area* of the *development* or *enlargement* shall be the total amount of the *floor area* of the *development* or *enlargement resulting from developments or enlargements* after August 14, 1986.

For the purpose of the mandatory pedestrian circulation, and subway improvements in the Sub-district, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986 shall be considered a single *zoning lot*.

117-61**Sub-district plan**

The Sub-district Plan for the Court Square Sub-district identifies the improvements to be provided in the district under the provisions of this Chapter. The elements of the Sub-district Plan are set forth in the following appendices, which are incorporated into the provisions of this Chapter;

- (a) Sub-district Plan (Appendix A)
- (b) Description of Improvements (Appendix B)

117-62**Special Bulk and Use Regulations****117-621****Special Bulk Regulations**

Developments or enlargements which meet the minimum floor area and zoning lot standards of Section 117-64 (Mandatory Subway Improvements) are subject to the underlying district provisions of C5-3,

except as modified by Sections 117-60 through 117-66, and may develop to a floor area ratio of 15.0. Developments or enlargements which do not meet the minimum standards of Section 117-64 are subject to the provisions of Sections 117-00 through 117-50 and shall not exceed the maximum floor area ratios set forth in Section 117-02 for the applicable use.

117-622

Special Use Regulations

In the Court Square Sub-district, permitted *uses* shall be limited to the following:

Colleges or universities, except dormitories, fraternities or sororities;
Libraries, museums, or non-commercial art galleries

All *uses* listed in Use Group 4 except:

Monasteries, convents, or novitiates

Non-profit hospital staff *dwellings*

Use Group 5

All *uses* listed in Use Group 6 except

Electric or gas utility substations

Public utility stations

Telephone exchanges or other communications equipment structures

Terminal facilities at river crossings

Water or sewage pumping stations

Use Group 9

Use Group 10

Use Group 11

* * *

117-641

Standards and procedures for mandatory subway improvements

(a) Compliance with Transit Authority Design Standards

The subway station improvements shall comply with all applicable design standards of the **current station planning guidelines of the** [New York City] Transit Authority.[’s “Station Planning Guidelines” (Revised 1975 and as may be subsequently revised).]

(b) Procedure

(1) Pre-application

The applicant shall submit schematic or concept plans for the proposed improvements to the Metropolitan Transportation

Authority, the Transit Authority and the Chairman of the City Planning Commission.

(2) **Application Pre-certification**

After review and agreement on concept by the MTA, Transit Authority and **Chairman of the Commission**, the applicant shall submit [necessary documentation] **documentation deemed necessary by the reviewing agencies**. [In conformance with New York City Transit Authority "Guidelines for Submission and Approval of Outside Projects."]

(3) Prior to the granting of certification by the chairman of the City Planning Commission pursuant to Section 117-66 (developer's notice) the Transit Authority shall have submitted a letter to the Chairman of the City Planning Commission:

- (i) stating that the drawings and other documents submitted by the applicant have been determined by the Transit Authority to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and electrical systems; materials; relationship to existing site conditions; and such other elements as may be appropriate;
- (ii) confirming that the construction of the subway improvement in accordance with such submission is feasible; and
- (iii) confirming that a plan for the continuing maintenance of the subway improvement has been agreed upon.

(4) Any instrument creating a transit easement on the *zoning lot* shall be recorded against the *zoning lot* in the office of the Register of the City of New York for the borough of Queens and a certified copy of the instrument shall be submitted to the Chairman of the City Planning Commission and the Transit Authority.]

stating that the drawings and other documents submitted by the applicant have been determined by the Transit Authority to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural,

mechanical and electrical systems; materials; relationship to existing site conditions; and such other conditions as may be appropriate.

- (4) The owner shall sign a legally enforceable instrument running with the land containing complete drawings of the improvement and setting forth the obligations of owner and developer, their successors and assigns, to construct and maintain all parts of the improvement, whether on-site or off, and to establish a construction schedule.

Any such instrument shall be recorded against the zoning lot in the Office of the Register of the City of New York for Queens County and a certified copy of the instrument shall be submitted to the Chairman of the City Planning Commission and the Transit Authority.

The owner shall not apply for or accept a Temporary Certificate of Occupancy for the development or enlargement, and the Department of Buildings shall not issue a Temporary Certificate of Occupancy, until the Transit Authority has determined that the subway improvement is substantially complete, which shall, for this purpose, mean usable by the public.

The owner shall not apply for or accept a Permanent Certificate of Occupancy for the development or enlargement, nor shall the Department of Buildings Issue a Permanent Certificate of Occupancy until the subway improvement has been completed in accordance with the approved plans and completion has been certified by the Transit Authority.

- (5) Where the mandatory subway improvement includes the preparation of drawings for off-site subway improvements such drawings including but not limited to plans, sections, elevations, three-dimensional projections and other drawings deemed necessary or relevant by the Transit Authority or the Chairman of the City Planning Commission, shall be in conformance with the current guidelines for submission of outside projects of the Transit Authority [the Transit Authority's "Guidelines for Submission and Approval of Outside Projects"]. Prior to approval by the Chairman of the City Planning Commission, the Transit Authority shall provide a

letter to the Chairman of the Commission containing conceptual approval of the improvements as indicated in the drawings [and a statement to the effect that the drawings have been brought to the level of 30 per cent completion].

- (6) Where a *development* or *enlargement* is located on a *zoning lot* which fronts on a sidewalk containing a sidewalk entrance or entrances into a subway and such *zoning lot* contains 5,000 square feet or more of *lot area*, such *development* or *enlargement* shall relocate the entrance or entrances to the subway onto the *zoning lot* in accordance with the provisions of Section 37-03 (Off-Street Relocation of a Subway Stair), with the exception that, in addition to the waivers provided by Section 37-035 (Waiver of Requirements), the additional standards contained in Section 37-032 (Standards for location, design and hours of public accessibility) may be waived upon a finding by [the Director of Planning of] the MTA that they are undesirable or unnecessary to ensure a good overall design.
- [(7) Prior to obtaining a Temporary Certificate of Occupancy for the *development* or *enlargement*, the subway improvement shall be substantially complete, which shall, for this purpose, mean usable by the public, as determined by the Transit Authority.
- (8) Prior to obtaining a Permanent Certificate of Occupancy, the subway improvement must be 100 per cent complete in accordance with the approved plans and such completion shall have been certified by the Transit Authority.]

Appendix B

Description of Improvements

This appendix lists the mandatory lot improvements which are designated on the District Plan (Appendix A) for the Court Square Sub-district. The appendix refers to the text for requirements and standards for the following improvements.

Block 1

- (1) A subway improvement, to consist of a connection between the G and 7 lines and maintenance of glass partitions in the control area of the E/F Ely

Avenue mezzanine and near the control area of the G mezzanine which are to be installed by the developer of Block 2. The developer shall notify the Chairman of the City Planning Commission upon both application for and issuance of a first building permit for the development on this block.

Block 2

- (1) A subway improvement, to consist of a connection between the E/F and G lines [and] preparation of preliminary plans for a G/7 line connection [to the level of 30% completion, as verified by the Transit Authority.] and installation of glass partitions in the control area of the E/F Ely Avenue mezzanine and near the control area of the G mezzanine upon receipt of a written request by the Chairman of the City Planning Commission, which shall occur only after the issuance of a first building permit for the development on Block 1.

Block 3

- (1) A subway improvement, to consist of construction of a *building* entrance within the *lot line* at the northwestern corner of the *block*, a direct link to the 7 platform and construction of a new mezzanine area; and/or
- (2) A subway improvement to consist of [the] a substantial physical improvement to the G platform and mezzanine areas, including reconfiguration of control areas as necessary and acoustical upgrading.

(On June 7, 1989 Cal. No. 16, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 33 the hearing was closed.)

For consideration.

No. 68

CD 13

C 890494 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 139-21 Springfield Boulevard, Block No. 13037, Lot No. 1.

(On June 7, 1989 Cal. No. 17, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 34 the hearing was closed.)

For consideration.

No. 69

CD 9

C 890603 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 two (2) 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 June 7, 1989 Cal. No. 18, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 35 the hearing was closed.)

For consideration.

 No. 70

(Proposed Beach 149th Street Demapping)

CD 14

C 880463 MMQ

IN THE MATTER OF an application submitted by the NYC Department of General Services—Division of Real Property pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map involving the elimination of Beach 149th Street from Newport Avenue to Jacob Riis Park**, the discontinuance and closing of a portion thereof, the delineation of a triangular-shaped sewer easement at the northwest corner of the street bed and the adjustment of legal grades necessitated thereby, **in order to dispose of the city-owned portion of the street bed**, in accordance with Map No. 4845 dated June 10, 1988 and signed by the Borough President. The Map was referred by the Board of Estimate to the City Planning Commission on July 14, 1988 (Calendar No. 369).

(On June 7, 1989 Cal. No. 13, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 30 the hearing was closed.)

Close the hearing.

 No. 71

(Proposed West Astoria Zoning Map Amendment)

CD 1

C 870580 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an

amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an R7A District property bounded by Broadway, Vernon Boulevard, a line 100 feet northeasterly of Broadway, and 21st Street;
2. changing from an R6 District to an R7X District property bounded by a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of 21st Street, a line midway between 30th Drive and 31st Avenue, and 21st Street;
3. changing from an R6 District to an R6A district property bounded by Vernon Boulevard, 8th Street, a line 100 feet northeasterly of Astoria Boulevard, 12th Street, and Welling Court and its westerly prolongation;
4. changing from an R6 District to an R6B District property bounded by:
 - a. a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of 14th Street, a line 100 feet southwesterly of 31st Avenue, a line 100 feet northwesterly of 12th Street, a line 100 feet northeasterly of 31st Avenue, a line 100 feet northwesterly of 14th Street, a line 150 feet southwesterly of 30th Avenue, 12th Street, 30th Avenue, a line 100 feet southeasterly of 14th Street, a line midway between 30th Drive and 31st Avenue, a line 100 feet northwesterly of 21st Street, a line midway between 31st Avenue and 31st Road, and a line 100 feet southeasterly of 14th Street; and
 - b. 26th Avenue, a line midway between 14th Street and 14th Place, a line 100 feet southwesterly of Astoria Park South, 14th Street, Astoria Park South, 21st Street, 26th Avenue, a line 100 feet northwesterly of 21st Street, a line midway between Astoria Park South and 25th Road, and a line 100 feet southeasterly of 18th Street;
5. changing from an R6 District to an R5 District property bounded by:
 - a. a line 100 feet northeasterly of Broadway, a line 100 feet southeasterly of 14th Street, a line midway between 31st Avenue and 31st Road, and a line 100 feet northwesterly of 21st Street;
 - b. a line 100 feet northeasterly of 31st Avenue, a line 100 feet northwesterly of 12th Street, 30th Drive, a line 100 feet easterly of Vernon Boulevard, Welling Court and its westerly prolongation, 12th Street, a line 150 feet southwesterly of 30th Avenue, and a line 100 feet northwesterly of 14th Street;
 - c. a line 100 feet northeasterly of Astoria Boulevard, a line 300 feet southeasterly of 8th Street, a line 100 feet southwesterly of 27th Avenue, and 12th Street; and

- d. 26th Avenue, 12th Street, Astoria Park South, 14th Street, a line 100 feet southwesterly of Astoria Park South, and a line midway between 14th Street and 14th Place;
6. changing from an R6 District to an R4 District property bounded by:
 - a. a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of 12th Street, a line 100 feet southwesterly of 31st Avenue, and a line 100 feet northwesterly of 14th Street;
 - b. a line midway between 30th Drive and 31st Avenue, a line 100 feet southeasterly of 14th Street, 30th Avenue, and a line 100 feet northwesterly of 21st Street; and
 - c. 26th Avenue, a line 100 feet southeasterly of 18th Street, a line midway between Astoria Park South and 25th Road, and a line 100 feet northwesterly of 21st Street;
 7. changing from an R6 District to an R3-1 District property bounded by a line 100 feet southwesterly of 27th Avenue, a line 300 feet southeasterly of 8th Street, 27th Avenue, a line 100 feet southeasterly of 9th Street, a line 240 feet southwesterly of 26th Avenue, 9th Street, 26th Avenue, and 12th Street;
 8. changing from an R5 District to an R7B District property bounded by 27th Road, a line 100 feet southeasterly of 21st Street, Newtown Avenue, a line midway between 21st Street and 22nd Street, a line perpendicular to 21st Street distant 330 feet northeasterly from the intersection of 21st Street and Astoria Boulevard (Astoria Square), 22nd Street, a line perpendicular to 23rd Street distant 310 feet northeasterly from the intersection of 23rd Street and Astoria Boulevard, and 23rd Street;
 9. changing from an R5 District to an R7X District property bounded by 30th Avenue, a line 100 feet northwesterly of 21st Street, 26th Avenue, 21st Street, a line perpendicular to 21st Street distant 330 feet northeasterly from the intersection of 21st Street and Astoria Boulevard (Astoria Square), a line midway between 21st Street and 22nd Street, Newtown Avenue, a line 100 feet southeasterly of 21st Street, 28th Avenue, and 21st Street;
 10. changing from an R5 District to an R6B District property bounded by 30th Avenue, 12th Street, a line 100 feet northerly of Astoria Boulevard, a line 200 feet easterly of 14th Street, 27th Avenue, 14th Street, a line perpendicular to 14th Street distant 80 feet northeasterly from the intersection of 14th Street and 27th Avenue, a line 100 feet southeasterly of 14th Street, 26th Avenue, a line 100 feet southeasterly of 18th Street, 26th Road, and a line 100 feet northwesterly of 21st Street;

11. changing from an R5 District to an R4 District property bounded by 26th Road, a line 100 feet southeasterly of 18th Street, 26th Avenue, and a line 100 feet northwesterly of 21st Street;
12. changing from an R5 District to an R3-1 District property bounded by a line 100 feet southwesterly of 27th Avenue, 12th Street, 26th Avenue, a line 100 feet southeasterly of 14th Street, a line perpendicular to 14th Street distant 80 feet northeasterly from the intersection of 14th Street and 27th Avenue, and 14th Street;
13. establishing within a proposed R6B District a C1-2 District bounded by 30th Drive, 14th Street, 30th Road, and a line 100 feet southeasterly of 14th Street;
14. establishing within a proposed R7A District a C2-2 District bounded by Broadway, Vernon Boulevard, a line 100 feet northeasterly of Broadway, and 21st Street;
15. establishing within a proposed R7X District a C2-2 District bounded by:
 - a. a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of 21st Street, a line midway between 30th Drive and 31st Avenue, and 21st Street;
 - b. 30th Avenue, a line 100 feet northwesterly of 21st Street, 28th Avenue, and 21st Street; and
 - c. a line 150 feet northeasterly of Astoria Boulevard, a line 150 feet northeasterly of 27th Avenue, a line 100 feet northwesterly of 21st Street, 26th Avenue, 21st Street, a line perpendicular to 21st Street distant 330 feet northeasterly from the intersection of Astoria Boulevard (Astoria Square) and 21st Street, and a line midway between 21st Street and 22nd Street;
16. establishing within a proposed R6A District a C2-2 District bounded by Welling Court, Vernon Boulevard, 30th Avenue, Main Avenue, Astoria Boulevard, a line 150 feet southeasterly of 8th Street, a line 100 feet northeasterly of Astoria Boulevard, and 12th Street;
17. establishing within a proposed R6B District a C2-2 District bounded by:
 - a. a line 100 feet southwesterly of 29th Avenue, 12th Street, a line 100 feet northerly of Astoria Boulevard, a line 150 feet westerly of 18th Street, Astoria Boulevard, a line perpendicular to Astoria Boulevard distant 400 feet westerly from the intersection of Astoria Boulevard and 21st Street, a line 100 feet southerly of Astoria Boulevard, a line 150 feet northwesterly of 21st Street, 28th Avenue, and 14th Street; and
 - b. a line 150 feet northeasterly of 27th Avenue, 26th Road, and a line 100 feet northwesterly of 21st Street;

18. eliminating from an existing R6 District a C1-2 District bounded by:
- a. 31st Avenue, a line 150 feet northwesterly of 14th Street, 30th Road, and a line 100 feet northwesterly of 14th Street; and
 - b. 31st Avenue, a line 100 feet southeasterly of 14th Street, 30th Drive, and a line 150 feet southeasterly of 14th Street; and
19. eliminating from an existing R5 District a C2-2 District bounded by 28th Avenue, a line 100 feet southeasterly of 21st Street, 27th Road, and a line 150 feet southeasterly of 21st Street;

as shown on a diagram dated April 10, 1989.

(On June 7, 1989 Cal. No. 14, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 31 the hearing was closed.)

For consideration.

Nos. 72 and 73

(Amendment of the Zoning Map and the City Map to facilitate the proposed Skyline Terrace residential development)

No. 72

CD 7

C 861105 ZMQ

IN THE MATTER OF an application submitted by Taljan Joint Venture pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section 10a, changing from an M1-1 District to an R4 District, property bounded by a line 100 feet south of 23rd Avenue and its westerly prolongation, 120th Street, 25th Avenue and its westerly prolongation and the U.S. Pierhead Line, as shown on a diagram dated March 6, 1989.

(On April 26, 1989 Cal. No. 32, the Commission scheduled May 17, 1989, for a public hearing. On May 17, 1989, Cal. No. 76 the hearing was closed. On June 21, 1989, Cal. No. 89, the item was laid over.)

For consideration.

No. 73

CD 7

C 861106 MMQ

IN THE MATTER OF an application submitted by Taljan Joint Venture pursuant to Sections 197-c and 199 of the New York City charter for an **amendment to the City Map** involving the elimination of 119th Street south of 23rd Avenue and the widening of 120th Street between 23rd Avenue and 25th Avenue and the

delineation of a sewer easement and a public pedestrian easement and the adjustment of legal grades necessitated thereby to **facilitate residential development**, all in accordance with Map No. 4842 dated September 16, 1988 and signed by the Borough President.

(On April 26, 1989 Cal. No. 33, the Commission scheduled May 17, 1989, for a public hearing. On May 17, 1989, Cal. No. 77 the hearing was closed. On June 21, 1989, Cal. No. 90, the item was laid over.)

For consideration.

No. 74

(Proposed Amendment of the Zoning map with reference to the Kew Gardens Road rezoning)

CD 9

C 880104 ZMQ

IN THE MATTER OF an application submitted by N.H.E. Realty Co. pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 14b, changing from an R5 District to an R7-1 District property bounded by Kew Gardens Road, Lefferts Boulevard, a line 125 feet northeast of Kew Gardens Road and the northwest boundary line of Maple Grove Cemetery, as shown on a diagram dated March 20, 1989 and subject to the conditions of CEQR Declaration E-18.

(On May 17, 1989 Cal. No. 28, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989 Cal. No. 70 the hearing was closed.)

For consideration.

No. 75

(Proposed Rockaway Beach Boulevard Rezoning for St. Marks Stores)

CD 14

C 880682 ZMQ

IN THE MATTER OF an application submitted by St. Marks Realty Associates pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section 30b, establishing within an existing R5 District a C1-2 District bounded by Rockaway Beach Boulevard, a line 365 feet west of Beach 109th Street, a line 100 feet north of Rockaway Beach Boulevard, and Beach 109th Street, as shown on a diagram dated March 20, 1989 and subject to the conditions of CEQR Declaration E-16.

(On May 17, 1989 Cal. No. 29, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. no. 71 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 76

(Proposed New Dorp II Zoning Map Amendment)

CD 2

C 880849 ZMR

IN THE MATTER OF an application submitted by Community Board 2 on behalf of the New Dorp Central Civic Association, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 27b, changing from an R3-2 district to an R3-1 district property bounded by New Dorp Lane, New Dorp Plaza (South Railroad Avenue), Beach Avenue, Amboy Road and Richmond Road, as shown on a diagram dated April 3, 1989.

(On June 7, 1989 Cal. No. 25, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 42 the hearing was closed.)

For consideration.

No. 77

(Proposed Westerleigh Zoning Map Amendment)

CD 1

C 880919 ZMR

IN THE MATTER OF an application submitted by Westerleigh Improvement Society pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Sections Nos. 20d and 21b, changing from an R3-2 district to an R3-1 district property bounded by North Avenue, Shaw Place, Burnside Avenue, Jewett Avenue, Watchogue Road, Bradley Avenue, Victory Boulevard, Byrne Avenue, Marble Street, Demorest Avenue, Watchogue Road, a line midway between Glascoe Avenue and Wooley Avenue, College Avenue, Marianne Street and a line 150 feet south of Forest Avenue, as shown on a diagram dated April 17, 1989.

(On June 7, 1989 Cal. No. 26, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 43 the hearing was closed.)

For consideration.

No. 78

(Request for the grant of authorizations and a certification to allow the construction of a single-family dwelling and the subdivision of a parcel of property in the Special Natural Area District (NA-1) of Staten Island.)

CD 2

N 880714 ZAR

IN THE MATTER OF an application, submitted by Vito Salimeni, for the **grant of authorizations** pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, **involving the modification of existing topography and alteration of the botanic environment**, including the removal of twenty seven (27) trees, and for a certification pursuant to Section 105-90 of the Zoning Resolution **to allow the subdivision of property located southeast of the intersection of Eleanor Street and Lawn Avenue** (Block 2249 Lots 72, 75) into two (2) zoning lots, (Block 2249 Lots 65, 72) **within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 79

CD 3

C 890428 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.**

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 June 7, 1989 Cal. No. 27, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 44 the hearing was closed.)

For consideration.

No. 80**CD 1****C 890534 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 four (4) 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 June 7, 1989 Cal. No. 28, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 45 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN
No. 81

(Selection and acquisition of property for a public school to be located on Main Street in Roosevelt Island)

CD 8**C 880352 PSM**

IN THE MATTER OF an application submitted by the New York City Board of Education for the selection of property located on the west side of Main Street, Roosevelt Island (Block 1373, part of Lot 1), for the construction of an elementary/intermediate school for 770 students.

(On June 7, 1989 Cal. No. 1, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 18 the hearing was closed.)

For consideration.

No. 82

(Proposed disposition of city-owned property located at 273 Water Street within the Brooklyn Bridge Southeast Urban Renewal Area)

CD 1**C 890278 HDM**

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

The property to be disposed, **273 Water Street**, (Tax Block 107, Lot 48), is a four-

story frame building with a brick facade. The Department of **Housing Preservation and Development (HPD)** intends to sell the property to a developer through the public auction process, subject to landmark restrictions.

(On June 7, 1989 Cal. No. 2, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 19 the hearing was closed.)

For consideration.

No. 83

(Special permit to legalize existing dwelling units at 125-9 Watts Street)

CD 1

C 831909 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution of the City of New York, submitted by Sheldon Lobel, requesting a special permit to modify Section 111-103 to legalize the conversion of 33 units on floors one through six in a loft building where the lot coverage is greater than 5,000 sq. ft. located on the east side of Greenwich Street between Watts and Desbrosses streets (125-9 Watts Street a.k.a. 18-22 Desbrosses Street a.k.a. 463-469 Greenwich Street) in an LMM-(M1-5) Zoning district.

(On June 7, 1989 Cal. No. 3, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 20 the hearing was closed.)

For consideration.

No. 84

CD 9

C 881000 HDM

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, **503-05 West 141st Street** (Tax Block 2073, Lot 28) between Amsterdam Avenue and Broadway, is an occupied six-story new law walk-up building with 28 residential units and 2 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a community management group since November 1, 1982, under HPD's Community Management Program.

(On June 7, 1989 Cal. No. 4, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 21 the hearing was closed.)

For consideration.

No. 85

(Approval of authorization to facilitate a 114 spaces parking garage at 225 Rector Place within the Special Battery Park District)

CD 1

N 860666 ZAM

IN THE MATTER OF an application submitted by The Related Companies, Inc. on behalf of Liberty View Associates requesting an **authorization** pursuant to Section 84-31 of the Zoning Resolution **to allow 114 permitted off-street parking spaces accessory to residential uses** on Parcels C (southeast corner of Albany Street and South End Avenue), D (southwest corner of Albany Street and Marginal Street), and L (southwest corner of Rector Place and South End Avenue) to be located without regard for zoning lot lines in a single accessory parking garage on Parcel D **at 225 Rector Place** (Block 16, Lot 70) **within** sub-zone A-3 of the **Special Battery Park District.**

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

For consideration.

No. 86

(Restricted disposition of city-owned property located at 308-12 East 8th Street for a health facility)

CD 3

C 890562 PPM

IN THE MATTER OF an application submitted by the Division of Real Property of the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for the **restricted disposition of city-owned property located at 308-312 East 8th Street, Block 390, Lots 11 and 13, for a health related facility.**

(On June 7, 1989 Cal. No. 5, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 22 the hearing was closed.)

For consideration.

Nos. 87 and 88

(Grant of a special permit and restricted disposition of city-owned property for a proposed health facility to be located on the northeast corner of Second Avenue and East 99th Street)

No. 87

CD 11

C 890564 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Division of Real Property of the New York City Department of General Services pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-90 of the Zoning Resolution **to permit the development of an approximately 100-bed health related facility** on property located at the northeast corner of Second Avenue and East 99th Street (Block 1671, part of Lot 1).

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

(On June 7, 1989 Cal. No. 6, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 23 the hearing was closed.)

For consideration.

 No. 88

(Restricted disposition of city owned property located on the northeast corner of Second Avenue and East 99th Street for a health related facility)

CD 11

C 890565 PPM

IN THE MATTER OF an application submitted by the Division of Real Property of the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for the **restricted disposition of a portion of City-owned property of not more than 15,000 square feet** located at the northeast corner of Second Avenue and East 99th Street, Block 1671, part of Lot 1, **for a health related facility.**

(On June 7, 1989 Cal. No. 7, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 24 the hearing was closed.)

For consideration.

No. 89

CD 12

C 890679 PPM

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 475 W. 165th Street, Block No. 2111, Lot No. 76.**

(On June 7, 1989 Cal. No. 8, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 25 the hearing was closed.)

For consideration.

CITYWIDE

No. 90

(Proposed Amendment of the Zoning Resolution relating to entertainment uses)

Citywide

N 890808 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for **amendments of the Zoning Resolution** of the City of New York relating to repealing language which refers to "incidental music" which has been declared unconstitutional by the State Supreme Court, easing restriction on clubs with no dancing with capacities under 175 people and imposing more restrictive regulations on larger entertainment establishments and those with dancing, as follows:

Matter in bold type is new

Matter in brackets [] is old, to be omitted

Matter in italics is defined in Section 12-10

32-15

Parking
Requirement

Use Group 6

Category C1 C2 C4 C5 C6 C8

A. CONVENIENCE RETAIL OR
SERVICE ESTABLISHMENTS

* * *

Eating or drinking [places] **establishments**, including those which provide outdoor table service or *accessory music for which there is no cover charge and no specified showtime* [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar, or any string instrument], and those which have *accessory drive-through facilities*. (2)

* * *

C. RETAIL OR SERVICE ESTABLISHMENTS	Parking Requirement	Category	C1	C2	C4	C5	C6	C8
-------------------------------------	---------------------	----------	----	----	----	----	----	----

* * *

Dry goods or fabric stores, limited to 10,000 square feet of *floor area* per establishment

Eating or drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less***

B

* * *

***Permitted in C1, C2, C3 and C5 Districts only as provided in Section 73-241

* * *

* * *

A. Amusements

* * *

Eating or drinking
 [places without
 restriction on
 entertainment or
 dancing]
 establishments with
 entertainment and a
 capacity of more
 than 175 persons or
 establishments of
 any capacity with
 dancing, provided
 that such *use* shall
 be permitted only
 from 8:00 a.m. to
 12:30 a.m. Sunday
 through Thursday,
 and from 8:00 a.m.
 to 2:00 a.m. Friday
 and Saturday

* * *

[Public dance halls]

* * *

	Parking Requirement			
32-22	<u>Category</u>			
Use Group 13		C6	C7	C8

* * *

A. AMUSEMENTS,
 OPEN OR
 ENCLOSED

C7 C8

* * *

B. RETAIL
 ESTABLISHMENTS

Banquet halls	D	C7	C8
---------------	---	----	----

Catering establishments B1

Eating or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, operating after 12:30 a.m. Sunday through Thursday and after 2:00 a.m. Friday and Saturday C6-5
C6-6
C6-7
C6-8
C6-9 C7 C8
D

Refreshment stands, drive-in H C7 C8

C. SERVICE ESTABLISHMENTS C7 C8

* * *

D. ACCESSORY USES C7 C8

* * *

32-30 USES PERMITTED BY SPECIAL PERMIT

32-31

By the Board of Standards and Appeals

* * *

Parking C1 C2 C3 C4 C5 C6 C7 C8
Req.
Cate-
gory

Eating or drinking [places] establishments, including those which provide outdoor table service or *accessory* music for which there is no cover charge and no specified showtime [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar or any string instrument] and those which have *accessory* drive through facilities facilities

C1-1
C1-2
B C1-3 C3

Eating or drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less

B C1 C2 C3 C5

Eating or drinking [places where there is entertainment or dancing] establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, provided that such *use* shall be permitted only from 8:00 a.m. to 12:30 a.m. Sunday through Thursday, and from 8:00 a.m. to 2:00 a.m. Friday and Saturday

D C2 C3

Eating or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, operating after 12:30 a.m. Sunday through Thursday and after 2:00 a.m. Friday and Saturday

D C2 C3 C4 C6-1
C6-2
C6-3
C6-4

* * *

42-13

Use Groups 6C, 9A, and 12B

M2 M3

Use Groups 6C, 9A and 12B as set forth in Sections 32-15, 32-18, and 32-21. Use Group 6C shall be limited to Antique stores; Art galleries, commercial; Artists' supply stores; Automobile supply stores; Banks; Bicycle sales; Candy or ice cream stores; Cigar or tobacco stores; Custom furrier shops; **Eating or drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less**; Frozen food lockers; Fishing tackle or equipment, rental or sales; Jewelry or art metal craft shops; Locksmith shops; Meeting Halls; Millinery shops; Music stores; Newsstands, open or closed; Paint stores; Picture framing shops; and Watch or clock repair shops.

* * *

42-132

M1-5M and M1-6M Districts

* * *

In M1-5M and M1-6M Districts, eating or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, operating after 12:30 a.m. Sunday through Thursday and after 2:00 a.m. Friday and Saturday as listed in Use Group 13B, are permitted only by special permit of the Board of Standards and Appeals in accordance with Section 73-244.

* * *

42-14

Use Group 17

* * *

D. Special Uses in M1-5A and M1-5B Districts

M1	M2	M3
M1-5A		
M1-5B		

* * *

3. In addition to the above restrictions, the following *uses* are not permitted as-of-right in any *building or other structure* or on any tract of land in M1-5A or M1-5B Districts:

- (a) All eating or drinking places as listed in Use Groups 6A, 10A, or 12A of more than 5,000 square feet of floor space, except that any eating or drinking place which is listed in Use Group 6A, which had obtained an Alteration Permit prior to July 14, 1976 is permitted.
- (b) Eating or drinking places of less than 5,000 square feet with[*out restriction on*] entertainment or dancing as listed in Use Groups 6C, 10A, [*or*] 12A or 13B. However, such *uses* are permitted [*only by special permit of the Board of Standards and Appeals in accordance with standards set forth in Section 73-241.*]:
 - (i) provided either that hours of operation are restricted to 8:00 a.m. to 12:30 a.m. Sunday through Thursday, and 8:00 a.m. to 2:00 a.m. Friday and Saturday as listed in Use Group 12A, or that there is entertainment but not dancing, with a capacity of 175 persons or less as listed in Use Group 6C, only by special permit of the Board of Standards and Appeals in accordance with Section 73-241; or
 - (ii) with no restriction on hours of operation as listed in Use Group 13 only by special permit of the Board of Standards and Appeals in accordance with Section 73-244.

* * *

(f) All other *uses* listed in Use Group 12A.

Parking Requirement Category	M1	M2	M3
------------------------------	----	----	----

42-30 USES PERMITTED BY SPECIAL PERMIT

42-31

By the Board of Standards and Appeals

* * *

Children's amusement parks, with sites of not less than 10,000 square feet nor more than 75,000 square feet per establishment

Eating and drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less	M1-5A
	M1-5B

Eating or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, provided such *use* shall be permitted only from 8:00 a.m. to 12:30 a.m.

Sunday through Thursday, and from 8:00 a.m. to 2:00 a.m. Friday and Saturday	M1-5A
	D M1-5B

Eating or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, operating after 12:30 a.m. Sunday through Thursday and after 2:00 a.m. Friday and Saturday

**M1-5A
M1-5B
M1-5M
D M1-6M**

* * *

52-34

Commercial Uses in Residence Districts

In all *Residence Districts*, a *non-conforming use* listed in Use Group 6, 7, 8, 9, 10, 11B, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming *use* or to a *use* listed in Use Group 6. In the case of any such change, the limitation on *floor area* set forth in Section 32-15 (Use Group 6) shall not apply. Eating or drinking [places including those which provide incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar or any string instrument,] **establishments** thus permitted as a change of *use* shall be limited exclusively to the sale of food or drink for on-premises consumption by seated patrons within a *completely enclosed building* [.] and any entertainment shall be limited exclusively to *accessory music by mechanical device only*. However, existing eating or drinking establishments which do not have live *accessory music* as of (the effective date of this amendment) shall be limited to *accessory music by mechanical device only*.

73-241

In C1, C2, C3, C5, M1-5A or M1-5B Districts

In C1, C2, C3, C5, M1-5A or M1-5B Districts, the Board may permit eating or drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less for a term not to exceed five years. In C2, C3, M1-5A or M1-5B Districts, the Board may permit eating or drinking [places] establishments, [where there is] with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, provided such use shall be permitted only from 8:00 a.m. to 12:30 a.m. Sunday through Thursday and from 8:00 a.m. to 2:00 a.m. Friday and Saturday, for a term not to exceed five years, provided that the following findings are made:

- (a) That such *use* will not impair the character or the future use or development of the surrounding *residential* or mixed-use neighborhood.
- (b) That such *use* will not cause undue congestion in local *streets*.
- (c) In M1-5A and M1-5B Districts eating and drinking places shall be limited to not more than 5,000 square feet of floor space.

- (d) In M1-5A and M1-5B Districts dancing shall be limited to a clearly defined area of not more than 300 square feet.
- (e) **That in C1, C2, C5, M1-5A and M1-5B Districts such use shall take place in a *completely enclosed building*.**
- (f) **That the application is made jointly by the owner of the *building* and the operators of such eating or drinking establishment.**

The Board may modify the regulations relating to *accessory business signs* in C3 Districts to permit a maximum total *surface area* of 50 square feet of *non-illuminated* or illuminated *non-flashing signs*, provided that any *illuminated sign* shall not be less than 150 feet from the boundary of any Residence District. The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows; provision of sound-lock vestibules; specification of acoustical insulation; maximum size of establishment; [number,] kinds of amplification of musical instruments or voices; shielding of flood lights; adequate screening; curb cuts, or parking.

73-242

In C3 Districts

In C3 Districts, the Board may permit eating or drinking [places] **establishments** (including those which provide *accessory music for which there is no cover charge and no specified showtime*) [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion or any string instrument] for a term not to exceed five years, provided that the following findings are made:

* * *

73-243

In C1-1, C1-2 and C1-3 Districts

In C1-1, C1-2 and C1-3 Districts, (except in Special Purpose Districts) the Board may permit eating or drinking places (including those which provide outdoor table service) [or incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, or any string instrument]] with *accessory drive-through facilities* for a term not to exceed five years, provided that the following findings are made:

* * *

73-244

In C2, C3, C4, C6-1, C6-2, C6-3, C6-4, M1-5A, M1-5B, M1-5M and M1-6M and Special Lower Manhattan Mixed-Use Districts

In C2, C3, C4, C6-1, C6-2, C6-3, C6-4, M1-5A, M1-5B, M1-5M, M1-6M and Special Lower Manhattan Mixed-Use Districts the Board may permit eating

or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing operating after 12:30 a.m. Sunday through Thursday and after 2:00 a.m. Friday and Saturday for a term not to exceed three years, provided that the following findings are made:

- (a) That a minimum of four square feet of waiting area within the *zoning lot* shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms. A plan shall be provided to the Board to insure that the operation of the establishment will not result in the gathering of crowds or the formation of lines on the *street*.
- (b) That the entrance to such *use* shall be a minimum of 100 feet from the nearest *residential* district boundary.
- (c) That such *use* will not cause undue vehicular or pedestrian congestion in local *streets*.
- (d) That such *use* will not impair the character or the future use or development of the surrounding *residential* or mixed-use neighborhoods.
- (e) That such *use* will not cause the sound level in any affected conforming *residential use, joint-living work quarters for artists, or loft dwelling* to exceed the limits set forth in any applicable provision of the New York City Noise Control Code.
- (f) That the application is made jointly by the owner of the *building* and the operators of such eating or drinking establishment.

The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows; provision of sound-lock vestibules; specification of acoustical insulation; maximum size of establishment; kinds of amplification of musical instruments or voices; shielding of flood lights; adequate screening; curb cuts, or parking.

Any violation of the terms of a special permit shall be grounds for its revocation.

81-722

Use Group T

* * *

Eating or drinking [places] establishments with [restrictions on] entertainment but not [or] dancing, with a capacity of 175 persons or less in C5 Districts, without restrictions in C6 or M1 Districts.

* * *

81-82

Special Regulations on Permitted and Required Uses

* * *

(c) Use Group F

* * *

Department stores

Eating or drinking [places] **establishments**, including those which provide outdoor table service or **accessory music for which there is no cover charge and no specified showtime** [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar, or any stringed instrument].

* * *

82-062

Use Group L

* * *

F. Amusements

* * *

4. Eating or drinking places, including those which provide outdoor table service, without restrictions on entertainment, [or] dancing, **capacity or hours of operation.**

5. [Public dance halls]

[6.] **5. Theaters**

* * *

83-03

Use Group "LC"

* * *

D. Convenience Retail or Service Establishments

* * *

6. Eating [and] or drinking [places] **establishments**, including those [establishments] which provide **accessory music for which there is no cover charge and no specified showtime** [incidental musical entertainment either by mechanical device or by not mre than three persons playing piano, organ, accordion, guitar, or any other string instrument].

* * *

85-03

Modifications of Use Regulations

* * *

- (c) Eating or drinking [places without restriction] **establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing, provided that such use shall be permitted only from 8:00 a.m. to 12:30 a.m. Sunday through Thursday, and from 8:00 a.m. to 2:00 a.m. Friday and Saturday.**

* * *

86-092

Use Group G

* * *

5. Eating or drinking [places] **establishments, including those which provide outdoor table service or accessory music for which there is no cover charge and no specified showtime [incidental musical entertainment].**

* * *

95-081

Use Group T

* * *

B. Convenience Retail or Service Establishments

* * *

6. Eating or drinking [places] **establishments, including those which provide outdoor table service or accessory music for which there is no cover charge and no specified showtime [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar or any string instrument].**

99-031

Use Group MP

* * *

2. RETAIL OR SERVICE ESTABLISHMENTS

* * *

18. Eating or drinking [places] **establishments including those which provide outdoor table service or accessory music for which there is no cover**

charge and no specified showtime [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar or any string instrument].

* * *

109-211

Use Group [A1] LI

* * *

- (6) Eating or drinking [places] **establishments** including those which provide outdoor table service or *accessory* music for which there is no cover charge and no specified showtime [entertainment without dancing].
- (7) Eating or drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less.
- [7] (8) Food stores, including supermarkets, grocery stores, meat markets, delicatessen stores limited to 5,000 square feet of *floor area* per establishment on the ground floor.
- [8] (9) Hardware stores
- [9] (10) Package liquor stores
- [10] (11) Post offices
- [11] (12) Stationery stores
- [12] (13) Tailor or dressmaking shops, custom
- [13] (14) Variety stores, limited to 5,000 square feet of *floor area* per establishment on the ground floor.

* * *

111-102

Use restrictions

Except in Areas A2 and A3, use of the ground floor in *buildings* constructed prior to March 10, 1976 shall be restricted to *uses* listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that:

- (a) In *buildings* having frontage on Chambers Street, Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor *uses* shall be permitted in conformance with the underlying districts **except as provided in Section 111-103 (c); or**

* * *

111-103

Additional use restrictions

* * *

(c) In all areas of the LMM District, eating or drinking establishments with entertainment and a capacity of more than 175 persons or establishments of any capacity with dancing operating after 12:30 a.m. Sunday through Thursday and after 2:00 a.m. Friday and Saturday as listed in Use Group 13 in any location within a *building* shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-244.

118-11

Ground Floor Uses

* * *

Eating or drinking [places] establishments including those which provide outdoor table service or *accessory music for which there is no cover charge and no specified showtime* [incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar or any stringed instruments.].

Eating or drinking establishments with entertainment but not dancing, with a capacity of 175 persons or less.

* * *

(On June 7, 1989 Cal. No. 9, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 26 the hearing was closed.)

For consideration.
