

CITY PLANNING COMMISSION - DISPOSITION SHEET - PUBLIC MEETING OF WENESDAY, July 26, 1989, 10:00 A.M.

HELD IN CITY HALL, NEW YORK, NEW YORK

CAL. No.	C.P. No.	* 6/26/89 Minutes	REPORTS TO BOE	CPC ACTION	approved	CAL No.	C.P. No.	REPORTS TO BOE	CPC ACTION
1	C 880376	MMK			Sched. 8/9/89	51	C 890697 HDM		Hearing Closed
2	C 880629	MMK				52	C 831929 ZSM		
3	C 880951	HUK				53	C 870193 ZSM N O T I C E		
4	C 890779	HOK				54	N 891000 ZRY		
5	C 881009	HDK				55	C 890717 PPX		
6	C 890694	HDK				56	C 890719 PPX		
7	C 890117	PLK				57	C 890735-736 PPX		
8	C 870444	MMK				58	C 890075 HAX		
9	C 870384	ZMR				59	C 890780 HOX		
10	C 831923	ZSM				60	C 880920 ZMQ		Fav. Rept. Adopted
11	C 890646	HDM				61	C 890246 ZMQ		
12	C 890867	HDM				62	N 890346 ZRQ		
13	C 890868	HDM				63	C 880463 MMQ		
14	C 890869	HDM				64	C 890658 ZMK		
15	C 890870	HDM				65	C 890631 HDK		
16	C 890116	PLX				66	C 890531 PPK		
17	C 860480	GFQ				67	C 890686 PPK		
18	C 890118	PLQ				68	C 890015 PLK		
19	C 890119	PLQ				69	C 890604 PPR		
20	C 890120	PLQ				70	C 890734 PPR		
21	C 890121	PLQ				71	N 890487 ZAR		Auth. Approved
22	C 890122	PLQ				72	N 891065 ZCR M 800956 (A) ZAR		" "
23	C 890123	PLQ				73	C 890628 HDM		Fav. Rept. Adopted
24	C 890124	PLQ				74	C 890695 HDM		
25	C 881021 (A)	PSQ				75	C 890698 HDM		
26	C 881022 (A)	PSQ				76	C 890699 HDM		
27	C 890744	PPQ			Hearing Closed	77	C 890704 HDM		
28	C 890609	ZMQ			" "	78	C 890677 PPM		
29	C 881021	PSQ			Cont. to 8/9/89	79	N 891071 HKM		Rept. Approved
30	C 881022	PPQ			" " "	80	C 880352 PSM		Fav. Rept. Adopted
31	C 890185	HUQ			" " "	81	N 880788 ZRY		Laid Over
32	C 890217 N O T I C E	MMQ			" " "	82	C 890700 HDX		Fav. Rept. Adopted
33	C 890602	PPK			Hearing Closed	83	C 890701 HDX		
34	C 890713-715	PPK				84	C 890615 ZMX		
35	C 890067	PPK				85			
36	C 860891	MMK				86			
37	C 870940	MMK				87			
38	C 880811	GFK				88			
39	C 870089	MMK				89			
40	C 890550	PSK				91			
41	C 870245	MMK				92			
42	C 890875	HDK				*MEETING ADJOURNED AT: 11:26 A.M.			
43	C 890492	PPR				COMMISSION ATTENDANCE			
44	C 881034	PSR				Sylvia Deutsch, Chairperson		✓	
45	C 890188	ZMR				Denise Scheinberg, Vice "		✓	
46	C 890156	ZMR				Salvatore C. Gagliardo		✓	
47	C 890302	PPM				Marilyn Mammano		✓	
48	C 890930	PPM				Wm. Gary McNeil		✓	
49	C 890447	HDM				Stuart Peretz		—	
50	C 890696	HDM				Daniel T. Scannell, Comm.		—	Vacation
						Lory R. Alcalá, Calendar Officer			
						(212) 72--3370			

**COMPREHENSIVE
CITY PLANNING CALENDAR**

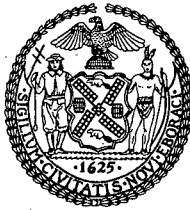
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, July 26, 1989

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



Edward I. Koch, Mayor

City of New York

[No. 14]

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public 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 26, 1989

Roll Call; approval of minutes	1
I. Scheduling August 9, 1989	1
II. Public Hearings	12
III. Reports	30

**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 August 9, 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 26, 1989

APPROVAL OF MINUTES OF Special Meeting of June 26, 1989

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 9, 1989
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

Nos. 1 and 2

*(Graham Avenue reconstruction between Broadway and Meeker Avenue and
between Meeker Avenue and McGuinness Boulevard)*

No. 1

CD 1

C 880376 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades in Graham Avenue between Broadway and Meeker Avenue, **to facilitate the reconstruction of Graham Avenue between Broadway and Meeker Avenue**, all in accordance with Map No. X-2365 dated May 9, 1988 and signed by the Borough President.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 2

CD 1

C 880629 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades in Graham Avenue between Meeker Avenue and McGuinness Boulevard, **to facilitate the reconstruction of Graham Avenue between Meeker Avenue and McGuinness**

Boulevard, all in accordance with Map No. X-2401 dated July 6, 1988 and signed by the Borough President.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

Nos. 3 and 4

(Disposition of City owned property and a New York City Housing Authority Plan and Project for the proposed Brownsville II Urban Renewal Area)

No. 3

CD 16

C 880951 HUK

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

Approval of three separate matters is required:

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

<u>Address</u>	<u>Block</u>	<u>Lot</u>
2058-2068 Union Street	3509	59
2069-2079 Union Street	3510	1
2045-2055 Union Street	3510	11
2067 Union Street	3510	6*
2063	3510	7*
2041 Union Street	3510	16*

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 proposed project comprises the rehabilitation of three buildings for use as housing for low-income families. The project also involves the demolition of three buildings (*) for open space.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 4

CD 16

C 890779 HOK

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 three buildings for use as housing for low-income families. The project also involves the demolition of three buildings (*) and for open space.

<u>Address</u>	<u>Block</u>	<u>Lot</u>
2058-2068 Union Street	3509	59
2069-2079 Union Street	3510	1
2045-2055 Union Street	3510	11
2067 Union Street	3510	6*
2063 Union Street	3510	7*
2041 Union Street	3510	16*

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 5

CD 1

C 881009 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, **392 South 5th Street** (Tax Block 2464, Lot 2), between Hooper and Hewes Streets, is a five-story new law walk-up building with 29 residential units and 1 commercial unit. 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 January 1, 1987, under HPD's Leasing Bureau.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 6

CD 1

C 890694 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, **666-668 Broadway** (Tax Block 2273, Lot 8 and 9 between Bartlett and Whipple Streets, is a fully-occupied four-story old law walk-up building with 24 residential units and 1 commercial unit. 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, 1983, under HPD's Leasing Bureau.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 7

(Human Resources Administration leasing of 325 59th Street for use as a boarding home)

CD 7

C 890117 PLK

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 325 59th Street for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 8

(Crown Street Bridge rehabilitation and roadway reconstruction)

CD 9

C 870444 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197c and 199 of the New York City Charter for an amendment to the City Map involving the change in legal grades in Crown Street between Washington and Franklin avenues, to facilitate the rehabilitation of the Crown Street Bridge and the reconstruction of the roadway at both approaches to the bridge between Washington and Franklin Avenues, all in accordance with Map No. X-2419 dated May 9, 1988 and signed by the Borough President.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 9

(Proposed Rosebank Zoning Map Amendment)

CD 1

C 870384 ZMR

IN THE MATTER OF an application submitted by Community Board 1 pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 21d, changing from an R6 district to an R4 district property bounded by Clifton Avenue, Bay Street, Sylvaton Terrace, Wiman Place, Sylva Lane and Edgewater Street, and retaining within the proposed R3-2 district a C1-2 district bounded by Clifton Avenue, Bay Street, a line 370 feet northerly of Clifton Avenue and a line 150 feet easterly of Bay Street, as shown on a diagram dated May 30, 1989.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

BOROUGH OF MANHATTAN

No. 10

(Special permit to legalize existing joint living-work quarters for artists on floors two through five at 109 Spring Street)

CD 2

C 831923 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution of the City of New York, submitted by Joseph Pell Lombardi, requesting a **special permit** to modify Section 42-14 (D) (1) (b) to **legalize the conversion of seven units** on floors two through five in a loft building where the lot coverage is greater than 5,000 square feet located on the north side of Spring Street between Greene and Mercer streets (**109 Spring Street** a.k.a. 109 Mercer Street) in an M1-5A zoning district.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 11

(Proposed Hale Heaven housing for foster children, their houseparents, single mothers and their children to be located at 315 West 113th Street)

CD 10

C 890646 HDM

IN THE MATTER OF the disposition of city-owned property.

The property proposed to be disposed, **315 West 113th Street** (Tax Block 1847, Lot 46), is a vacant six-story residential building located on the northerly side of West 113th Street between Manhattan Avenue and Frederick Douglass Boulevard is proposed to be rehabilitated to **provide housing for foster children and their houseparents and permanent housing for single mothers and their children.** The project to be known as Hale Haven, is to receive financing through the New York City Capital Budget Homeless Housing Program.

The application was submitted by the Department of Housing Preservation and Development on March 16, 1989.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 12

CD 7

C 890867 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, **70 West 108th Street** (Tax Block 1843, Lot 59), between Columbus and Manhattan avenues, is a fully-occupied five-story old law walk-up building with 15 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 November 1, 1986, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 13

CD 9

C 890868 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, **523-25 West 152nd Street** (Tax Block 2084, Lot 18), between Amsterdam Avenue and Broadway, is a fully-occupied five-story new law walk-up building with 20 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, 1986, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 14

CD 12

C 890869 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, **543 West 160th Street** (Tax Block 2119, Lot 64), between Amsterdam Avenue and Broadway, is a fully-occupied five-story new law walk-up building with 20 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, 1986, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 15

CD 12

C 890870 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, **555 West 186th Street** (Tax Block 2157, Lot 93), between St. Nicholas and Audubon Avenue, is a fully-occupied five-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 March 1, 1986, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

BOROUGH OF THE BRONX

No. 16

(Proposed leasing of 291 Alexander Avenue for use as a boarding home)

CD 1

C 890116 PLX

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the **leasing for up to ten years of property located at 291 Alexander Avenue, for use as an Agency Operated Boarding Home.**

Resolution for adoption scheduling August 9, 1989 for a public hearing.

BOROUGH OF QUEENS

No. 17

(Grant of a revocable consent to legalize, maintain and use an iron fence to enclose a parking facility at the Hunters Point Plaza Building)

CD 2

C 860480 GFQ

IN THE MATTER OF an application submitted by Lyn Pfohl Quigley for the **grant of a revocable consent** for a period of ten years, pursuant to Sections 197-c and 374 of the New York City Charter, **to legalize, maintain and use an ornamental iron fence** on and along the south sidewalk of 47th Road, east of Jackson Avenue and continuing on and along the east sidewalk of Jackson Avenue, south of 47th Road **to enclose a parking facility for the assigned use of tenants of the Hunters Point Plaza Building at 47-40 21st Street.**

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 18

CD 3

C 890118 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the

leasing for up to ten years of property located at 31-20 77th Street, for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 19

CD 3

C 890119 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 73-04 32nd Avenue for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 20

CD 10

C 890120 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 115-27 122nd Street, for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 21

CD 11

C 890121 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 246-50 57th Drive, for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 22

CD 12

C 890122 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the

leasing for up to ten years of property located at 198-14 Jamaica Avenue, for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 23

CD 13

C 890123 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 200-18 Linden Boulevard, for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 24

CD 13

C 890124 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 89-10 210th Street, for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 25

CD 7

C 881021 (A) PSQ

IN THE MATTER OF a proposed modification of an application (C 881021 PSQ) submitted by the Department of Transportation (DOT) 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 Blvd. 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) the streetbed of demapped 127th Street between 26th and 28th Avenues/the streetbed of demapped 128th Street between 26th and 28th Avenues), for the development of a bus garage and maintenance facility.

The modifications, which are made pursuant to Section 6.040 of the Uniform Land Use Review Procedure (ULURP) involve the acquisition of the street beds of demapped 127th and 128th Streets between 26th and 28th Avenues.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

No. 26

CD 7

C 881022 (A) PSQ

IN THE MATTER OF a proposed modification of an application (C 881022 PPQ) submitted by the Department of Transportation (DOT) 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 Blvd. 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) the streetbed of demapped 127th Street between 26th and 28th Avenues/the streetbed of demapped 127th Street between 26th and 28th Avenues), for the development of a bus garage and maintenance facility.

The modifications, which are made pursuant to Section 6.040 of the Uniform Land Use Review Procedure (ULURP) involve the disposition of the street beds of demapped 127th and 128th Streets between 26th and 28th Avenues.

Resolution for adoption scheduling August 9, 1989 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 27

CD 2

C 890744 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) City owned property located at 25-03 43rd Avenue, Block No. 430, Lot No. 36.

(On July 5, 1989 Cal. No. 1, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 28

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

CD 11

C 890609 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. 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, a line 100 feet north of 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.

(On July 5, 1989 Cal. No. 2, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

Nos. 29, 30, 31 and 32

(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. 29

CD 7

C 881021 PSQ

PUBLIC HEARING:

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.**

(On July 5, 1989 Cal. No. 3, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Continue the hearing.

 No. 30

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 1/ Block 4300, Lot 1), **to be used as a bus garage and maintenance facility.**

(On July 5, 1989 Cal. No. 4, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Continue the hearing.

No. 31

CD 7

C 890185 HUQ

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 5, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Continue the hearing.

 No. 32

CD 7

C 890217 MMQ

PUBLIC HEARING:

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 a city-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).

(On July 5, 1989 Cal. No. 6, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Continue the hearing.

NOTICE

On July 26, 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 College Point bus facility, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

Continue the hearing.

BOROUGH OF BROOKLYN

No. 33

CD 3

C 890602 PPK

PUBLIC HEARING:

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

(On July 5, 1989 Cal. No. 7, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 34

CD 8, 9, 16

C 890713-715 PPK

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 8, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 35

CD 18

C 890067 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 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 July 5, 1989 Cal. No. 9, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

 No. 36

(Proposed Fifth Avenue City Map Amendment)

CD 6

C 860891 MMK

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 10, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

 No. 37

CD 5

C 870940 MMK

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 11, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 38

(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

PUBLIC HEARING:

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**.

(On July 5, 1989 Cal. No. 12, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 39

CD 5

C 870089 MMK

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 13, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 40

CD 1

C 890550 PSK

PUBLIC HEARING:

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.**

(On July 5, 1989 Cal. No. 14, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 41

CD 14

C 870245 MMK

PUBLIC HEARING:

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 to facilitate the reconstruction of the Dorchester Road Bridge, all in accordance with Map No. X-2429, dated September 8, 1988, revised on February 24, 1989, and signed by the Borough President.

(On July 5, 1989 Cal. No. 15, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 42

CD 14

C 890875 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, **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.

(On July 5, 1989 Cal. No. 16, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 43

CD 3

C 890492 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 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.

(On July 5, 1989 Cal. No. 17, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 44

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

CD 2

C 881034 PSR

PUBLIC HEARING:

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.**

(On July 5, 1989 Cal. No. 18, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

 Nos. 45 and 46

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

No. 45

CD 3

C 890188 ZMR

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 19, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 46

CD 3

C 890156 ZMR

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 20, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 47

CD 10

C 890302 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 removal of a not-for-profit restrictive covenant on a property located at 258 St. Nicholas Avenue, Block No. 1950, Lot No. 24.

(On July 5, 1989 Cal. No. 21, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 48

CD 10

C 890930 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 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 July 5, 1989 Cal. No. 22, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

 No. 49

CD 10

C 890447 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, **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.

(On July 5, 1989 Cal. No. 23, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 50

CD 11

C 890696 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, **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.

(On July 5, 1989 Cal. No. 24, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

 No. 51

CD 11

C 890697 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, **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.

(On July 5, 1989 Cal. No. 25, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 52

(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

PUBLIC HEARING:

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).

(On July 5, 1989 Cal. No. 26, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

 No. 53

(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

CONTINUED 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. On July 5, 1989, Cal. No. 43, the public hearing was continued to July 26, 1989.)

Close the hearing.

NOTICE

On July 26, 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).

CITYWIDE

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

No. 54

Citywide

891000 ZRY

PUBLIC HEARING:

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].

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*.

(On July 5, 1989 Cal. No. 32, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 55

CD 8

C 890717 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 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 July 5, 1989 Cal. No. 27, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 56

CD 12

C 890719 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of 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 July 5, 1989 Cal. No. 28, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 57

CD 2, 5

C 890735-736 PPX

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 29, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

Nos. 58 and 59

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

No. 58

CD 4

C 890075 HAX

PUBLIC HEARING:

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.

(On July 5, 1989 Cal. No. 30, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

No. 59

CD 4

C 890780 HOX

PUBLIC HEARING:

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

(On July 5, 1989 Cal. No. 31, the Commission scheduled July 26, 1989 for a public hearing which was duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF QUEENS

No. 60

(Proposed Amendment of the Zoning Map for the Elmhurst/Corona Rezoning)

CD 4

C 880920 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. 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 Expressway, 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 southwesterly of Corona Avenue, 99th Street, Alstyne Avenue, 102nd Street, a line 100 feet southwest of Corona Avenue, a line 100 feet westerly of 108th Street, 53rd Avenue, a line 100 feet southwest 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
 - o. a line 100 feet southeasterly of 58th Avenue, a line 100 feet northeasterly of Van Horn Street, 57th Road, Van Horn Street, a line midway between 56th Avenue and 57th Avenue, Seabury Street, 55th Avenue, a line 100 feet southwesterly of Queens Boulevard, a line midway between 56th Avenue and 57th Avenue, a line 150 feet southwesterly of Hoffman Road, 57th Avenue, Seabury Street, 58th Avenue, and a line 100 feet southwesterly of Seabury Street;
9. changing from an R6 District to an R6A District property bounded by 57th Avenue, Junction Boulevard, a line 100 feet northerly of 57th Avenue, and 98th Street;
10. changing from an R6 District to an R6B District property bounded by:
- a. 41st Avenue, the easterly boundary line of the New York Connecting Railroad right-of-way, a line 100 feet southerly of Roosevelt Avenue, and a line 100 feet westerly of 73rd Street;
 - b. Woodside Avenue, the easterly boundary line of the New York Connecting Railroad right-of-way, a line 100 feet northerly of Woodside Avenue, a line midway between 77th Street and 78th Street, a line 100 feet southwesterly of Broadway, a line 100 feet southerly of 41st Avenue, 76th Street, 41st Avenue, a line midway between 74th Street and 75th Street, Broadway, 76th Street, a line 200 feet northerly of 41st Avenue and its westerly prolongation, a line midway between 77th Street and 78th Street, 41st Avenue, Broadway, a line 100 feet northwesterly of 80th Street and its northeasterly prolongation, a line 100 feet southerly of Woodside Avenue, and 79th Street;
 - c. the northerly boundary line of the Long Island Rail Road (Northside Division) right-of-way, a line 140 feet easterly of 47th Avenue (previously described as 76th Street under application C 840344 ZMQ approved by the Board of Estimate on January 24, 1985, (Cal. No. 35), 47th Avenue, 80th Street, 45th Avenue, a line midway between 79th

Street and 80th Street, a line 100 feet northerly of 45th Avenue, a line midway between 80th Street and 81st Street, a line 100 feet southwesterly of Broadway, a line midway between 81st Street and 82nd Street, 45th Avenue, 82nd Street, the southerly street line of 47th Avenue, and a line forming an angle of 48° degrees with the southerly street line of 47th Avenue distant 149 feet westerly from the easterly street line of 82nd Street;

- d. a line midway between Grand Avenue and 52nd Avenue and its southwesterly prolongation, the southwesterly boundary line of the Long Island Rail Road (Main Line) right-of-way, Grand Avenue, Codwise Place and its southerly prolongation, a line 100 feet southwesterly 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, Alstyne 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, Alstyne 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 southwesterly of 102nd Street, Radcliff Avenue, a line 100 feet southwesterly 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 southwesterly 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

- Viotor 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 Ankener 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 northeasterly 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 Boulevard, 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 southeasterly 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 southwesterly of Broadway, 75th Street, and a line 150 feet southwesterly 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 southwesterly of Broadway, Cornish Avenue, South Railroad Avenue, 45th Avenue, a line 100 feet north-easterly of Broadway, Dongan Avenue, and Broadway; and
 - b. Whitney Avenue, Broadway, 82nd Street, a line 100 feet southwesterly of Broadway, 81st Street, Pettit Place, and a line 100 feet northeasterly of Broadway; and
30. establishing within a proposed R7B District a C1-3 District bounded by 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 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. On July 5, 1989, Cal. No. 36 the hearing was closed.)

For consideration.

No. 61

(Proposed Amendment of the Zoning map with reference to the Bellrose Rezoning)

CD 13

C 890246 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 on the Zoning Map**, Sections Nos. 15a and 15c:

- a) changing from an R3-2 district to an R4 district:
 - 1) property bounded by a line 100 feet north of Braddock Avenue, Ransom Street, 88th Avenue, a line midway between Pontiac Street and Ransom Street, Braddock Avenue, 224th Street, 91st Road, 222nd Street, 91st Avenue, Winchester Boulevard, Borkel Place, 90th Avenue, 221st Place, Braddock Avenue, and a line 100 feet west of Billings Street; and
 - 2) property bounded by Braddock Avenue, 243rd Street, a line 100 feet south of Braddock Avenue, and 240th Street;

- b) changing from an R4 district to R3A district:
- 1) property bounded by 91st Avenue, 242nd Street, a line 100 feet north of Braddock Avenue, Moline Street, 235th Court, 87th Avenue, Gettysburg Street, 87th Avenue, 239th Street, 87th Avenue, the easterly boundary line of the Cross Island Parkway, 90th Avenue, and a line 100 feet northerly of Jamaica Avenue; and
 - 2) property bounded by 87th Avenue, Little Neck Parkway, the centerline of the right-of-way of the Long Island Rail Road, 251st Street and its northerly prolongation, a line 100 feet northerly of Jamaica Avenue, Commonwealth Boulevard, a line midway between 88th Drive and 89th Avenue, 247th Street, 88th Avenue, the easterly prolongation of the centerline of 88th Avenue, and Commonwealth Boulevard; and
- c) eliminating from within an existing R4 district, C1-2 and C2-2 districts bounded by Moline Street, a line 150 feet north of Braddock Avenue, a line 100 feet east of 241st Street and a line 100 feet north of Braddock Avenue;

as shown on a diagram dated March 20, 1989.

(On May 17, 1989 Cal. No. 31, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 73 the hearing was closed. On June 21, 1989, Cal. No. 84, the item was laid over.)

For consideration.

No. 62

(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 underlined and bold	= new text
words <i>italicized</i>	= term whose meaning is defined

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).

* * *

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. On July 6, 1989, Cal. No. 67, the item was laid over.)

For consideration.

No. 63

(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. On July 6 1989, Cal. No. 70, the item was laid over.)

For consideration.

BOROUGH OF BROOKLYN

No. 64

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

CD 14

C 890658 ZMK

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. On July 5 1989, Cal. No. 37 the hearing was closed.)

For consideration.

No. 65

CD 1

C 890631 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, **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. On July 5 1989, Cal. No. 38 the hearing was closed.)

For consideration.

No. 66

CD 3

C 890531 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 19, 1989 Cal. No. 7, the Commission scheduled July 5, 1989 for a public hearing. On July 5 1989, Cal. No. 39 the hearing was closed.)

For consideration.

No. 67

CD 13

C 890686 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 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. On July 5 1989, Cal. No. 40 the hearing was closed.)

For consideration.

No. 68

(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. On July 5 1989, Cal. No. 60 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 69

CD 1

C 890604 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 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. On July 5 1989, Cal. No. 41 the hearing was closed.)

For consideration.

No. 70

CD 2

C 890734 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 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. On July 5 1989, Cal. No. 42 the hearing was closed.)

For consideration.

No. 71

(Request for the grant of authorizations to allow the construction of a single-family dwelling at 130 Mace Street in the Special Natural Area District [NA-1] of Staten Island)

CB 3

N 890487 ZAR

IN THE MATTER OF an application, submitted by Vincent Milone, for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of topography and alteration of the botanic environment, including the removal of four (4) trees on property located at 130 Mace Street (Block 2258, Lot 19), within the Special Natural Area District (NA-1).

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

For consideration.

 No. 72

(Request for the grant of authorizations to reflect as-built conditions, and for certification to allow minor modifications of existing lot lines of three zoning lots within the Special Natural Area District [NA-1] of Staten Island.)

CB 3

 N 891065 ZCR
 M 800956 (A) ZAR

IN THE MATTER OF an application, submitted by Hadar Estates, 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, in lieu of minor changes and deviations from the originally approved application (M 800956 (A) ZAR), on property located at 81 Portsmouth Avenue (Block 684, Lot 180), and for certification pursuant to Section 105-90 of the Zoning Resolution, involving minor changes of existing lot lines (N 891065 ZCR) on property located at 81 Portsmouth Avenue (Block 684, Lots 180, 183, and 202).

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.

BOROUGH OF MANHATTAN**No. 73****CD 3****C 890628 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, **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) 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 tenants' 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. On July 5 1989, Cal. No. 44 the hearing was closed.)

For consideration.

No. 74
CD 12**C 890695 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, **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. On July 5 1989, Cal. No. 45 the hearing was closed.)

For consideration.

No. 75

CD 9

C 890698 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, **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. On July 5 1989, Cal. No. 46 the hearing was closed.)

For consideration.

 No. 76

CD 9

C 890699 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, **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. On July 5 1989, Cal. No. 47 the hearing was closed.)

For consideration.

No. 77

CD 9

C 890704 HDM

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. On July 5 1989, Cal. No. 48 the hearing was closed.)

For consideration.

 No. 78

CD 10

C 890677 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 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. On July 5 1989, Cal. No. 49 the hearing was closed.)

For consideration.

 No. 79

CD

N 891071 HKM

IN THE MATTER OF a communication dated June 20, 1989 from the Executive director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on June 13, 1989, (List No. 217), for the

proposed landmarking of the Metropolitan Life Insurance Company Tower located at 1 Madison Avenue, Block No. 853, Lot No. 1.

For consideration.

No. 80

(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. On July 6 1989, Cal. No. 81, the item was laid over.)

For consideration.

CITYWIDE

(Proposed amendment to the Zoning Resolution to clarify the authority of the City Planning Commission, the Board of Estimate and the Board of Standards and Appeals to deny modifications, renewals or extensions to previously approved discretionary actions if the applicant is in non-compliance with conditions set at the time of the initial approvals)

No. 81

Citywide

N 880788 ZRY

PUBLIC HEARING:

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 11-60 (Violations) as follows:

Matter in Bold Type is new;

11-60 VIOLATIONS

11-61 General Provisions

* * *

11-62 Failure to Comply with Special Permits, Variances, Authorizations or Certifications

Failure to comply with conditions or restrictions in special permits, variances, authorizations or certifications granted under this resolution shall constitute a violation of this resolution, and may constitute the basis for denial or revocation of a building permit or certificate of occupancy, or for revocation of such special permit, variance, authorization or certification, and for all other applicable remedies.

In any application for modification, renewal or extension of a previously granted special permit, authorization, or certification, or for modification or renewal of a previously granted variance, the applicant shall verify whether it has complied with each of the conditions and safeguards theretofore prescribed by the City Planning Commission, the Board of Estimate or the Board of Standards and Appeals, as applicable. In the event that the applicant has not complied with such conditions and safeguards, such noncompliance may constitute grounds for the City Planning Commission, the Board of Estimate or the Board of Standards and Appeals, as applicable, to disapprove the application for modification, renewal or extension.

(On April 26, 1989 Cal. No. 22, the Commission scheduled May 17, 1989, for a public hearing. On May 17 1989, Cal. No. 65 the hearing was closed. On June 7, 1989, Cal. No. 99, the item was laid over.)

Close the hearing.

BOROUGH OF THE BRONX

No. 82

CD 5

C 890700 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, **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. On May 17, 1989, Cal. No. 65 the hearing was closed.)

For consideration.

No. 83

CD 3

C 890701 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, **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. On July 5 1989, Cal. No. 34 the hearing was closed.)

For consideration.

No. 84

(Proposed Amendment of the Zoning with reference to Spencer Estates)

CD 10

C 890615 ZMX

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, Sections 4a, 4b and 4d:

- a) changing from an R3-2 district to an R7-1 district:
 - 1) property bounded by Westchester Avenue, the centerline of a bridge spanning the Bruckner Expressway and its westerly prolongation, a westerly boundary line of Pelham Bay Park, the easterly prolongation of a line midway between Sands Place and Wilkinson Avenue, Bruckner Expressway, and the southerly prolongation of the centerline of Burr Avenue; and

- 2) property bounded by the westerly prolongation of a line 100 feet northerly of Buhre Avenue, a westerly boundary line of Pelham Bay Park, the westerly prolongation of a southerly boundary line of Pelham Bay Park and Bruckner Expressway;
- b) changing from an R3-2 district to an R5 district property bounded by the easterly prolongation of a line midway between Wilkinson Avenue and Sands Place, a westerly boundary line of Pelham Bay Park, the westerly prolongation of a line 100 feet northerly of Buhre Avenue and Bruckner Expressway;
- c) changing from an R3-2 district to an R3A district property bounded by a southerly boundary line of Pelham Bay Park and its westerly prolongation, a westerly boundary line of Pelham Bay Park, a southerly boundary line of Pelham Bay Park, a line midway between Bay View Avenue and Library Avenue, Ampere Avenue, Bay View Avenue, Griswold Avenue, Research Avenue, Ampere Avenue, Kennellworth Place, Griswold Avenue, Ohm Avenue, Spencer Drive, a line perpendicular to Spencer Drive distant 80 feet southeasterly from the intersection of Kennellworth Place and Spencer Drive, a line 130 feet southwesterly of Randolph Place, a line 130 feet westerly of Stadium Avenue, Country Club Road, Lohengrin Place, the southwesterly prolongation of the centerline of Lohengrin Place, a line 100 feet northeasterly of and a line 100 feet northerly of Waterbury Avenue, a line 100 feet westerly of Stadium Avenue, Waterbury Avenue, and Bruckner Expressway;
- d) changing from an R3-2 district to an R3-1 district property bounded by a southerly boundary line of Pelham Bay Park, a westerly boundary line of Pelham Bay Park, the westerly prolongation of a southerly boundary line of Pelham Bay Park, Bayshore Avenue, a line 200 feet southerly of Griswold Avenue, Outlook Avenue and the southerly prolongation of the centerline of Outlook Avenue, the easterly prolongation of a line 475 feet southerly of Griswold Avenue, the U.S. Pierhead Line, a line 100 feet southerly of Lucerne Street and its easterly prolongation, a line 100 feet southerly of Spencer Drive, a line 100 feet easterly of Reed Place, Country Club Road, Campbell Drive, Polo Place, Stadium Avenue, Country Club Road, a line 130 feet westerly of Stadium Avenue, a line 130 feet southwesterly of Randolph Place, a line perpendicular to Spencer Drive distant 80 feet southeasterly from the intersection of Kennellworth Place and Spencer Drive, Spencer Drive, Ohm Avenue, Griswold Avenue, Kennellworth Place, Ampere Avenue, Research Avenue, Griswold Avenue, Bay View Avenue, Ampere Avenue and a line midway between Library Avenue and Bay View Avenue; and

- e) changing from an R3-2 district to an R2 district property bounded by a line 100 feet northeasterly of and a line 100 feet northerly of Waterbury Avenue, a line 100 feet westerly of Stadium Avenue, a line 100 feet southwesterly of Rawlins Avenue and the southwesterly prolongation of the centerline of Lohengrin Place;

as shown on a diagram dated March 20, 1989.

(On May 17, 1989 Cal. No. 15, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 40 the hearing was closed. On June 21, 1989, Cal. No. 55, the item was laid over.)

For consideration.