

HELD IN CITY HALL, NEW YORK, NEW YORK

CAL. No.	Minutes of 7/5/89 C.P. No.	REPORTS TO BOE	CPC <i>Approved</i> ACTION	CAL No.	C.P. No.	REPORTS TO BOE	CPC ACTION
1	C 890164 ZMR		<i>Sched 8/23/89</i>	51	C 881022 PPQ		<i>Hearing Closed</i>
2	C 890540 ZMR			52	C 881022 (A) PPQ		" "
3	C 890583 ZMR			53	C 890185 HUQ		" "
4	C 890665 ZMR			54	C 890217 MMQ N O T I C E		" "
5	C 890721 ZMR			55	C 890602 PPK		<i>Fav. Rept. Adopted</i>
6	C 890711-712 PPR			56	C 890713-715 PPK		" " "
7	C 890748 ZMM			57	C 890067 PPK		<i>Said Over</i>
8	N 890463 ZRM			58	C 860891 MMK		<i>Fav. Rept. Adopted</i>
9	C 890228 ZMX			59	C 870940 MMK		<i>Said Over</i>
10	N 890229 ZRX			60	C 880811 GFK		<i>Withdrawn</i>
11	C 890738 PPX			61	C 870089 MMK		<i>Fav. Rept. Adopted</i>
12	C 890741 PPX			62	C 890550 PSK		" "
13	C 890876 HDX			63	C 870245 MMK		" "
14	C 890877 HDX			64	C 890875 HDK		" "
15	C 880710 MMQ			65	C 890566 PSK		" "
16	C 880748 HDQ			66	C 890569 PSK		" "
17	C 880749 ZMQ			67	C 890570 PPK		" "
18	C 890707-708 PPQ			68	C 890492 PPR		" "
19	C 890709-710 PPQ			69	C 881034 PSR		" "
20	C 890687-688 PPK			70	C 890188 ZMR		" "
21	C 890479 PSK			71	C 890156 ZMR		" "
22	C 890919 ZMK			72	N 880630 ZAR		<i>Auth. Appare</i>
23	C 890872 HDK			73	N 890190 ZAR		" "
24	C 890873 HDK			74	N 890191 ZAR		" "
25	C 880376 MMK		<i>Hearing Closed</i>	75	N 890192 ZAR		" "
26	C 880629 MMK		" "	76	N 890193 ZAR		" "
27	C 880951 HUK		" "	77	N 890201 RAR		" "
28	C 890779 HOK		" "	78	C 890302 PPM		<i>Fav. Rept. Adopted</i>
29	C 881009 HDK		" "	79	C 890930 PPM		" " "
30	C 890694 HDK		" "	80	C 890447 HDM		" " "
31	C 890117 PLK		<i>Withdrawn</i>	81	C 890696 HDM		" " "
32	C 870444 MMK		<i>Hearing Closed</i>	82	C 890697 HDM		" " "
33	C 870384 ZMR		" "	83	C 831929 ZSM		" " "
34	C 831923 ZSM		" "	84	C 890564 ZSM		" " "
35	C 890646 HDM		" "	85	C 890565 PPM		" " "
36	C 890867 HDM		" "	86	N 891000 ZRY		" " "
37	C 890868 HDM		" "	87	N 880788 ZRY		" " "
38	C 890869 HDM		" "	88	C 890717 PPX		" " "
39	C 890870 HDM		" "	89	C 890719 PPX		" " "
40	C 890116 PLX		" "	90	C 890735-736 PPX		" " "
41	C 860480 GFQ		" "	91	C 890075 HAX		" " "
42	C 890118 PLQ		" "	<i>*MEETING ADJOURNED AT: 12:07 P.M.</i>			
43	C 890119 PLQ		" "	COMMISSION ATTENDANCE			
44	C 890120 PLQ		" "	Sylvia Deutsch, Chairperson			✓
45	C 890121 PLQ		" "	Denise Scheinberg, Vice "			✓
46	C 890122 PLQ		" "	Salvatore C. Gagliardo			✓
47	C 890123 PLQ		" "	Marilyn Mammano			✓
48	C 890124 PLQ		" "	Wm. Gary McNeil			✓
49	C 881021 PSQ		" "	Stuartz Pertz			—
50	C 881021 (A) PSQ		" "	Daniel T. Scannell, Comm.			✓
				Lory R. Alcalá, Calendar Officer			
				(212) 72--3370			

Cal. No.	C.P. No.	Repts. B.O.E.	C.P.C. Action	Cal. No.	C.P. No.	Repts. B.O.E.	C.P.C. Action
92	C 890780 HOX		<i>Fav. Rept. Adopted</i>				
93	C 890744 PPQ		" " "				
94	C 890609 ZMQ		" " "				
95	C 880429 ZMQ		<i>Laid Over</i>				
96	C 870580 ZMQ		<i>Fav. Rept. Adopted</i>				

COMMISSION ATTENDANCE Present/Absent

- Sylvia Deutsch, Chair. _____
- Denise Scheinberg, V.C. _____
- Sal. C. Gagliardo, Comm. _____
- Marilyn Mammano, " _____
- Wm. Gary McNeil, " _____
- Stuartz Pertz, " _____
- Daniel Scannell " _____

See page one for details

Lory R. Alcala, Calendar Officer (212) 720-3370
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370

Meeting Adjourned at
Logged by: _____

**COMPREHENSIVE
CITY PLANNING CALENDAR**

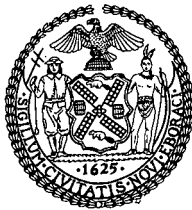
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, August 9, 1989

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



Edward I. Koch, Mayor

City of New York

[No. 15]

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 MAMMAÑO

WM. GARRISON McNEIL

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, August 9, 1989

Roll Call; approval of minutes	1
I. Scheduling August 23, 1989	1
II. Public Hearings	29
III. Reports	44

**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 23, 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, August 9, 1989

APPROVAL OF MINUTES OF Regular Meeting of July 5, 1989

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 23, 1989
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF STATEN ISLAND

No. 1

CD 2

C 890164 ZMR

IN THE MATTER OF an application submitted by Community Board 2 and the New Dorp Central Civic Association pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map**, Section No. 27b, changing from an R3-2 district to an R3-1 district property bounded by Bancroft Avenue, Hylan Boulevard, Bache Avenue, a line 100 feet west of Hylan Boulevard, a line midway between Jacques Avenue and New Dorp Lane, and Edison Street, as shown on a diagram dated June 5, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 2

(Grant City Zoning Map Amendment within the Special Natural Area District)

CD 2

C 890540 ZMR

IN THE MATTER OF an application submitted by Community Board 2 and the Midland Beach—Grant Civic Association pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map**, Section Nos. 27a and 27b, changing from an R3-2 district to an R3-1 district property bounded by Seaver Avenue, Jefferson Street, North Railroad Avenue, Stobe Avenue and its westerly prolongation, Hylan Boulevard, Jefferson Avenue, a line 100 feet west of Hylan Boulevard, Midland Avenue, Hylan Boulevard, Bancroft Avenue, North Railroad Avenue, Greeley Avenue, a line 100 feet west of North Railroad Avenue, a line midway between Lincoln Avenue and Fremont Avenue, Richmond Road, the westerly prolongation of Barton Avenue, a line 110 feet west of Richmond Road, a

line perpendicular to Richmond Road distant 100 feet south from the intersection of Seaver Avenue and Richmond Road, and Richmond Road, partially within the Special Natural Area District (NA-1), as shown on a diagram dated June 5, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 3

*(Barrett Park Zoning Map Amendment within the Special Hillside
Preservation District)*

CD 1

C 890583 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 Nos. 21a and 21b:

- a) changing from an R3-2 district to an R2 district property bounded by Forest Avenue, Clove Road, Martling Avenue and Brookside Avenue; and
- b) changing from an R3-1 district to an R2 district property bounded by a line 150 feet northerly of West Raleigh Avenue, a line 100 feet westerly of Freeman Place, a line 100 feet northerly of West Raleigh Avenue, Broadway, a line midway between Morrison Avenue and East Raleigh Avenue, North Burgher Avenue, Tyler Avenue, Bement Avenue and Clove Road,

within the Special Hillside Preservation District, as shown on a diagram dated June 5, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 4

(South Railroad Avenue Zoning Map Amendment)

CD 2

C 890665 ZMR

IN THE MATTER OF an application submitted by Community Board 2 and the New Dorp Central Civic Association pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map**, Section No. 27b, changing from an R3-2 district to an R3-1 district property bounded by Bancroft Avenue, Edison Street, Jacques Avenue, New Dorp Plaza (South Railroad Avenue), New Dorp Lane, New Dorp Plaza, and North Railroad Avenue, as shown on a diagram dated June 5, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 5

(Clearview West Zoning Map Amendment within the Special Hillside Preservation)

CD 1

C 890721 ZMR

IN THE MATTER OF an application submitted by the Clairview Association, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 21b, changing from an R3-2 district to an R3-1 district property bounded by an easterly boundary line of Silver Lake Park and its southerly prolongation, a southerly boundary line of Silver Lake Park and its easterly prolongation, Victory Boulevard and Clove Road, **within the Special Hillside Preservation District**, as shown on a diagram dated June 5, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 6

CD 1, 3

C 890711-712 PPR

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 fourteen (14) City-owned properties.**

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890711 PPR	1	9
C 890712 PPR	3	5

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

Resolution for adoption scheduling August 23, 1989 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 7 and 8

(Proposed amendments of the Zoning Map and the Zoning Resolution relating to the Special Little Italy District)

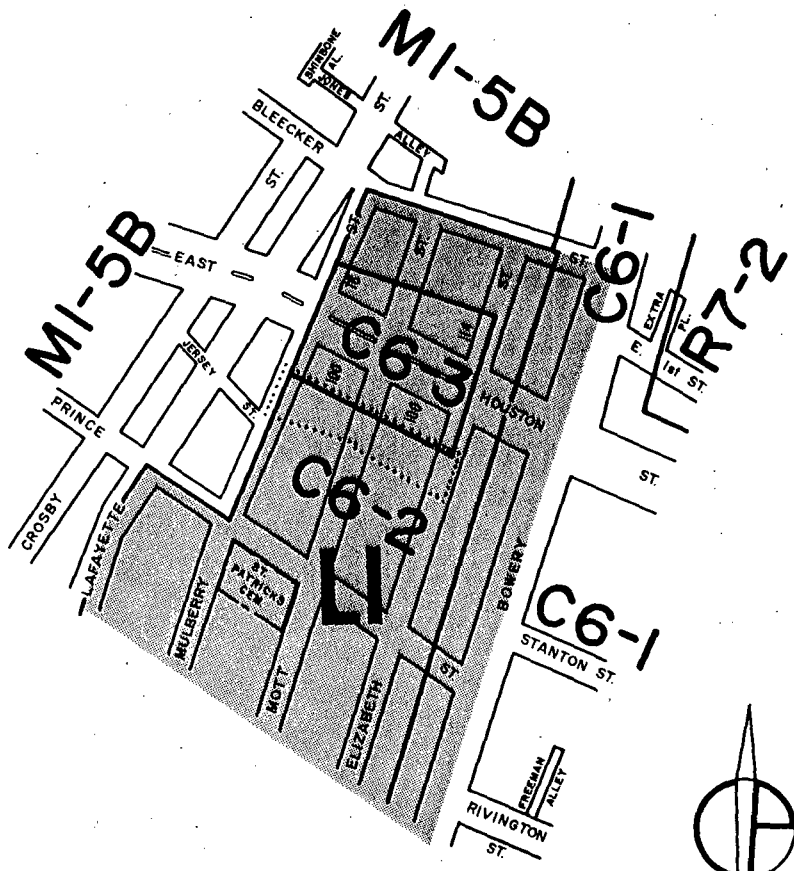
No. 7

CD 2

C 890748 ZMM

IN THE MATTER OF an application submitted by **Oxford Associates**, pursuant to Sections 197-c and 200 of the New York City Charter, for an amend

ment of the Zoning Map, Section No. 12c, changing from a C6-3 district to a C6-2 district, property bounded by a line 100 feet southerly of East Houston Street, Elizabeth Street, a line starting at a point on the westerly street line of Elizabeth Street distant 191 feet southerly of the intersection of Elizabeth Street and East Houston Street and intersecting the easterly street line of Mott Street distant 191 feet southerly of East Houston Street, Mott Street, a line starting at a point on the westerly street line of Mott Street distant 177 feet southerly of the intersection of Mott Street and East Houston Street and intersecting the easterly street line of Mulberry Street distant 192 feet southerly of the intersection of Mulberry Street and East Houston Street, and Mulberry Street, **within the Special Little Italy District (LI), as shown on a diagram dated June 5, 1989.**



CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
12c


BOROUGH OF
MANHATTAN

New York, Certification Date
June 5, 1989

Allen P. Pines
Director of Technical Review
Land Use Review Division
Anthony J. Paterni, P.E.
Chief Engineer



NOTE:

- indicates Zoning District boundary.
- The area enclosed by the fine dotted line is proposed to be changed from a C6-3 District to a C6-2 District.
-  indicates a Special Little Italy District.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 8

CD 3

N 890463 ZRM

IN THE MATTER OF amendment, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of the City of New York, relating to Sections 109-30 and 109-50 of the Special Little Italy District (LI) and Appendix A (Special Little Italy District Map).

Matter in **Bold Type** is new;

Matter in [brackets] is old; to be deleted;

Matter in *italics* is defined in Section 12-10 or Section 109-01;

Matter denoted by **** is unchanged.

* * *

109-30 HOUSTON STREET CORRIDOR (AREA B)

The provisions of this Section are applicable within Area B, as shown on the District Plan (Appendix A).

* * *

109-32

Bulk Regulations

The *bulk* regulations of the underlying district shall apply to any *development* or *enlargement* in the Houston Street Corridor (Area B) except as set forth in this Section.

109-321

Floor area regulation

For any *development* or *enlargement*, the maximum *floor area ratio* permitted on a *zoning lot* [shall not exceed 4.8.

However, any *zoning lot* with a *lot area* of 14,000 square feet or more, the basic *floor area ratio* may be increased from 4.8 to 7.2 provided that the *development* or *enlargement* complies with the requirements set forth in Section 109-51. Such additional *floor area* shall be used exclusively for *residential use*] **is 7.52 for residential use, 6.0 for commercial use and 7.5 for community facility use. In no event shall the total floor area ratio for all uses exceed 7.52.**

109-322

Lot coverage regulations

[The requirements set forth in Section 109-122 shall apply, except that the maximum allowable *lot coverage* of only the ground floor portion of a *building* may be 100 percent provided that:

- (a) such ground floor portion contains only *commercial uses*.
- (b) such portion extends to a height not more than 23 feet above *curb level*.]

For any residential, commercial or community facility development or enlargement within Area B, the maximum *log coverage* shall not exceed the following percentages:

<u>Lot Type</u>	<u>Maximum Lot Coverage</u>
<i>Corner lot</i>	80%
<i>Interior lot or through lot</i>	70%

109-323

[Floor area per room regulations

Floor area per room regulations shall be set forth in Section 109-123.]

Density regulations

The *lot area per dwelling unit* or *rooming unit* for the *residential* portion of a *building* shall not be less than 98 square feet of *lot area per dwelling unit* or 78 square feet of *lot area per rooming unit*. In a *mixed building* the *lot area* requirements of Section 35-412 (In other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) shall apply for *non-residential uses*.

109-324

Height and setback regulations

[The maximum height of any *development* or *enlargement* on a *narrow street* shall not exceed 75 feet or 7 stories above *curb level*, whichever is less, except as otherwise provided in Section 109-514. This provision shall not apply however, within 100 feet of Houston Street, measured perpendicular too its *street line*.]

The *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire length of the *street line* of the *zoning lot*. However, at the intersection of two *street lines*, the *street wall* may be located anywhere within an area bounded by the two *street lines* and lines parallel to and 10 feet from each *street line*. No *street wall* shall be required along a *street line* bounding any portion of a *zoning lot* which is less than 25 feet in depth measured from the *street line* of a *wide street*.

For *street walls* above the level of the second *story*, or 23 feet, whichever is greater, at least 50 percent of the aggregate length of the *street walls* shall be located on the *street line*. The remainder of the aggregate length of the

mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25 percent of the aggregate length of the *street walls* at each *story*.

The mandatory minimum height above *curb level* of a required *street wall* without setback shall be 60 feet on a *wide street* and 23 feet on a *narrow street* or the height of the *building*, whichever is less. No setback shall be permitted on a *narrow street* below a height of 55 feet.

The maximum permitted height of a *street wall* at the *street line* without setback shall not exceed 100 feet above *curb level*, and above this height no portion of a *building* or *other structure* shall penetrate a *sky exposure plane* commencing at 100 feet and rising over the *zoning lot* at a ration of 1.5 to 1.0

In addition, no portion of a *building* or *other structure* shall penetrate a *rear sky exposure plane* commencing at 100 feet and rising over the *zoning lot* at a rate of 1.5 to 1.0 along *wide streets* and at a ratio of 1.0 to 1.0 along *narrow streets*. The *rear sky exposure plane* shall comply with regulations as set forth in Section 33-433 (Street wall and height and setback regulations in certain districts) paragraph (4).

109-33

Special Front Wall Regulations

109-331

Building facades

[The front *building* wall shall extend along the full length of its *front lot line* along a *narrow street* without setback up to the height of 6 *stories* or 65 feet whichever is less. Above that height, the front *building* wall shall set back at least 10 feet. These provisions shall not apply, however, within 100 feet of the *street line* of Houston Street, measured perpendicular to its *street line*.

In the area more than 100 feet from the *street line* of Houston Street, for a *building* wall facing a *narrow street*, front wall recesses are permitted provided that the aggregate length of such recesses, excluding window fenestration, at the level of any *story* does not exceed 25 percent of the length of the front wall where such recesses are permitted. In the event that a *development* occupies an entire *street* frontage, additional recesses are permitted, provided that there are no front wall recesses within 10 feet of the intersection of two *street lines*. In the area within 100 feet of the *street line* of Houston Street, any portion of a front *building* wall that is within 10 feet of a *narrow street*, measured perpendicular to such *street line*, shall extend without setback up to a height of 6 *stories* or 65 feet above *curb level*, whichever is less. Above that height, the front *building* wall shall set back at least 10 feet.]

For all *buildings* within Area B, the exterior materials of the front wall shall be predominantly of masonry.

* * *

109-37

Noise Attenuation

For any residential or commercial use in a development within Area B:

Window wall attenuation of 35 dB(A) for residential uses, or 30 dB(A) for commercial uses, shall be provided.

Alternative means of ventilation shall be provided, such as, but not limited to, central air conditioning or the provision of air conditioning sleeves, with such alternative means to conform to the provisions of Sections 27-752 to 27-756 of the Building Code of the City of New York.

* * *

109-50 SPECIAL REVIEW PROVISIONS

The City Planning Commission may allow certain modifications of the provisions of this Chapter as set forth below.

109-51

[Modifications of Bulk Regulations For Certain Developments and Enlargements]

Modification of the Provisions of the Special Little Italy District

[On application, the City Planning Commission may authorize the allowable *floor area ratio* to be increased from 4.8 to 7.2 for any *development* or *enlargement* on a *zoning lot* containing an area of 14,000 square feet or more within Area B (Houston Street Corridor), provided that such *development* or *enlargement* complies with the regulations set forth in Section 109-321, 109-511, 109-512, and 109-513, and provided that the City Planning Commission after notification to the affected community board, certifies to the Commissioner of Buildings that such *development* or *enlargement* is consonant with the objectives of the Little Italy Special District pursuant to 109-30

For such *development* or *enlargement* where the mandatory *open recreation space* requirements on the *zoning lot*, as set forth in Section 109-34 will create a conflict with the applicable regulations for *yards* and setbacks, the City Planning Commission may modify where appropriate such *yard* and set back requirements and certify to the Commissioner of Buildings that such modification is necessary to achieve a good site plan.]

109-511

Designation of certain sites for public open spaces

[The Site P1 shall be designated on the City Map as public *open space* and all owners of property within Site P1 shall receive just compensation upon the acquisition of the property by the City of New York whether such acquisition is achieved through purchase, condemnation or otherwise. The site P1 shall be *developed* and maintained in accordance with the provisions of Sections 109-512 and 109-513. Prior to its acquisition, the site P1 shall be governed by the provisions of Section 109-20 (MULBERRY STREET REGIONAL SPINE AREA A-1).

In the event that no contribution for certain *developments* or *enlargements* within Area B or from other sources, pursuant to Section 109-31 and 109-512, are received prior to April 1, 1979, this designation shall lapse and references to site P1 in Sections 109-512 and 109-513, and the District Map (Appendix A) shall also lapse. The City Planning Commission, with the approval of the Board of Estimate may re-designate site P1 at a time subsequent to that date provided that sufficient contributions have been received.]

This Section was repealed on [effective date of this amendment].

109-512

Public open space acquisition account

[A Public Open Space Acquisition Account is established within the General Fund of the City of New York to be administered by the Commissioner of the Department of Parks and Recreation in consultation with the Director of City Planning. The City shall accept contributions for certain *developments* or *enlargements* within Area B pursuant to Section 109-32 or from other sources, and shall only apply such contributions toward the acquisition of Site P1 as designated on the District Map and subsequently for the improvement of Site P1. The improvement of existing *public park* P2 (DeSalvio Park) as set forth in Section 109-513 and the maintenance of Site P1, should such funds be available pursuant to Section 109-513. The fund contribution for *developments* or *enlargements* if tendered prior to December 31, 1980 shall be at a rate of \$5.00 per square foot of bonus *floor area* credited to a *development* or *enlargement* pursuant to the provisions of Section 109-32. At five-year intervals after December 31, 1980, the City Planning Commission with the approval of the Board of Estimate shall establish the monetary rate at which bonus *floor area* shall be credited to a *development* or *enlargement* for the next five-year period. No contribution to the account shall be used for expenses incurred by the City for acquisition, improvement and routine maintenance of any other *public parks*.]

This Section was repealed on [effective date of this amendment].

109-513

Park improvement plan

[Contributions received in the Public Open Space Acquisition Account pursuant to Section 109-512 shall be applied first to the acquisition and improvement of Site P1. Contributions which are in excess of such costs for Site P1 shall be used for a program of maintenance of Site P1 and/or the improvement of Park P2, as determined by the Commissioner of the Department of Parks and Recreation in consultation with the Director of City Planning. Funds contributed in an amount totaling less than 25 percent of the cost of acquiring Site P1, within four years after April 1, 1977 or a new date after the re-designation of Site P1 by the Board of Estimate, shall be applied to the improvement of Park P2. In no event may funds be applied for the routine maintenance of Park P2.

The Commissioner of the Department of Parks and Recreation, in consultation with the Director of City Planning, shall establish procedures for the improvement of Site P1 and Park P2 in accordance with the standards of the Department of Parks and Recreation and within the following guidelines:

(1) Site P1**Work Program Includes:**

Paving and pedestrian walkways; planting of flower beds; trees and/or shrubs or other plant materials; seating facilities and lighting fixtures and fountain and decorative treatment and other comparable amenities which may enhance the quality of an urban park.

(2) Park P2 (DeSalvio Park)**Work Program Includes:**

Paving and pedestrian walkways, play equipment for children; planting of trees and/or shrubs or other plant materials; seating facilities and lighting fixtures and fountain and other comparable amenities which may enhance the quality of an urban park.)

This Section was repealed on [effective date of this amendment].

109-514

Modifications by authorization

Modifications of the provisions of this Chapter may be authorized by the City Planning Commission based upon receipt of a development application, subject to approval by the Board of Estimate, except that there shall be no modifications of any provision of Section 109-12, 109-22, 109-32, or 109-41 unless specifically allowed therein, provided that the City Planning Commission after notification to the affected Community Board, certifies to the Commissioner of Buildings that there exists a compelling need for such modification, that such modifications are consonant with the objectives of the *Special Little Italy District*. The

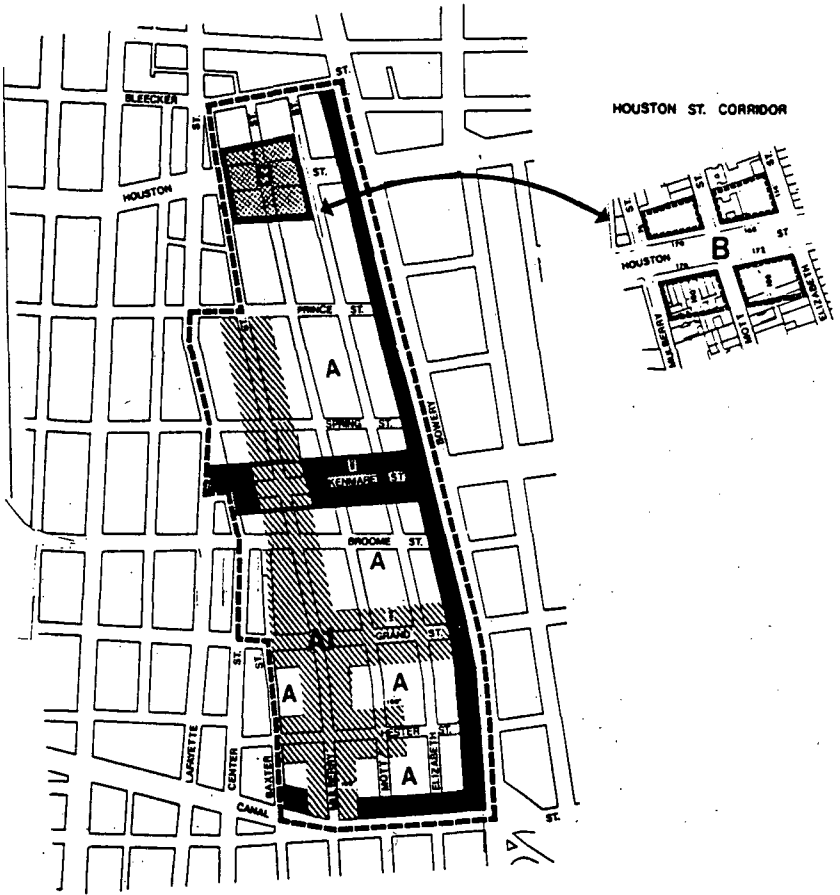
Commission may prescribe other appropriate conditions and safeguards to minimize adverse effects on the surrounding area.

Notwithstanding any other provisions of the Resolution, the Commission may, after notification to the affected Community Board, authorize a *non-complying inner court* within an existing *building* to be eliminated, and may modify the applicable provisions of this Chapter relating to an *enlargement*, provided that:

- (a) the [said] *building* is an existing old law or new law tenement, not higher than 7 stories;
- (b) any additional *floor area* created through such elimination of a *non-complying inner court* is not more than 10 percent of the existing *floor area* of the *building*, and the width of such *inner court* is not more than 20 feet;
- (c) the renovation of such *building* will result in improved arrangements for adequate access of light and air, and for privacy between *dwelling units*, to the newly created *dwelling units* and to the surrounding developments;
- (d) such *enlargement* will not increase the density of population or intensity of use to the detriment of the occupants of the *buildings* in the *block* or nearby *blocks*;
- (e) the *enlargement* as proposed shall comply with the applicable provisions of Section 109-14, 109-17, 109-25, 109-34 or 109-42, except [that] as otherwise modified by the Commission; and
- (f) the Commission is in receipt of a report from the Department of Buildings and the Fire Department concerning said *building*.

The Commission may prescribe other, additional conditions and safeguards to enhance the character of the surrounding area.

* * *



DISTRICT MAP

- A** □ PRESERVATION AREA
- A1** □/ MULBERRY ST. REGIONAL SPINE
- B** ▣ HOUSTON ST. CORRIDOR
- C** ■ BOWERY, CANAL, KENMARE ST.
- DISTRICT BOUNDARY

Resolution for adoption scheduling August 23, 1989 for a public hearing.

BOROUGH OF THE BRONX

Nos. 9 and 10

Proposed zoning text and map amendments establishing a Special Grand Concourse Preservation District)

No. 9

CD 4, 5 and 7

C 890228 ZMX

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. 1d, 3b, 3c, 3d, and 6a, **establishing a Special Grand Concourse District (C)**, bounded by a line 100 feet westerly of Grand Boulevard and Concourse, a line 100 feet southwestly of Risse Street, a line 100 feet easterly of Jerome Avenue, Risse Street, a line starting at the point of intersection of the centerline of Risse Street with the westerly street line of Grand Boulevard and Concourse and passing through the point of intersection of the centerline of East Mosholu Parkway South with the easterly street line of Grand Boulevard and Concourse, East Mosholu Parkway South, a line 100 feet easterly of Grand Boulevard and Concourse, 201st Street, a line 100 feet easterly of Grand Boulevard and Concourse, a line 100 feet easterly of Anthony Avenue, East 181st Street, a line 100 feet easterly of Grand Boulevard and Concourse, the southerly street line of East 153rd Street, the easterly street line of Grand Boulevard and Concourse, the northerly boundary line of the right-of-way of the former New York Central Railroad, a line 100 feet westerly of Grand Boulevard and Concourse, East 161st Street (Lou Gehrig Plaza), a line 100 feet westerly of Walton Avenue, and East 164th Street, as shown on a diagram dated May 8, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 10

(Proposed zoning text and map amendments, establishing a Special Grand Concourse Preservation District in the Borough of the Bronx.)

CD 4, 5 and 7

N 890229 ZRX

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 Section 122-00 and Sections 11-12, and 23-012, as follows:

Matter in **Bold Type** is new;

Matter in *italics* (or underlined) is defined in Section 12-10

11-12

Establishments of Districts

* * *

Establishment of the Special Grand Concourse Preservation District.

In order to carry out a special purpose of this Resolution as set forth in Article XII, Chapter 2, the Special Grand Concourse Preservation District is hereby established.

* * *

12-10 DEFINITIONS

Special Grand Concourse Preservation District

The Special Grand Concourse Preservation District is a Special Purpose District designated by the letter "C" in which regulations set forth in Article XII Chapter 2 apply. The Special Grand Concourse Preservation District appears on the *zoning maps* superimposed on other districts, and, where indicated, its regulations supercede those of the underlying districts on which it is superimposed.

* * *

23-012

Quality Housing Program

* * *

The Quality Housing Program shall not apply in the Special Purpose Districts except in the *Special Limited Commercial District*, *Special Grand Concourse Preservation District* and the *Special Transit Land Use District* or to Article VII, Chapter 8 (Large Scale Residential Developments).

* * *

ARTICLE XII

SPECIAL PURPOSE DISTRICTS

(continued)

Chapter 2 — Special Grand Concourse Preservation District

122-00 GENERAL PURPOSES

The Special Grand Concourse Preservation District established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following purposes:

- (A) To protect the existing scale and form of development and the traditional residential character of the Grand Concourse including desirable design features of certain buildings through the establishment of design guidelines for renovation or alteration;
- (b) To encourage new development which is in keeping with the scale and character of the area by providing for street wall continuity and bulk regulations consistent with existing development along the Grand Concourse;
- (c) To preserve and enhance the residential character of the Grand Concourse by limiting ground floor retail and commercial use to certain specified locations;
- (d) To regulate the location of retail and commercial signage;
- (e) To promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby to protect the City's tax revenues.

122-01

Definitions

Special Grand Concourse Preservation District (repeated from Section 12-10)

The Special Grand Concourse Preservation District is a Special Purpose District designated by the letter "C" in which regulations set forth in Article XII, Chapter 2 apply. The Special Grand Concourse Preservation District appears on the *zoning maps* superimposed on other districts, and, where indicated, its regulations supercede those of the underlying districts on which it is superimposed.

Display Window

A "display window" is a window or opening in the exterior wall of any portion of a *building* which is glazed with tinted or transparent material and which is used to display merchandise, services, or business.

A "sign band" is a horizontal band which extends the full length of the street wall of a *building*, and is located between 8' - 0' and 14' - 0' above *curb level*. All permitted *accessory signs* shall be located within the *sign band*.

122-02

General Provisions

Except as modified by the express provisions of the Special Grand Concourse Preservation District, the regulations of the underlying zoning districts shall remain in effect.

122-03

District Plan

(a) In the District Plan as shown in Appendix A the following areas have been designated as the Residential Preservation Area:

- (1) All areas in R8 districts including areas mapped C1 within these R8 districts which are within 100 feet of the street line of the Grand Concourse between East 153rd Street and Mosholu Parkway; and
- (2) An area partly in R8 and C1 districts with a depth of 100 feet from the west side of the street line of Walton Avenue between East 61st and East 164th Streets; and
- (3) An area in R8 districts with a depth of 100 feet from the east side of the street line of Anthony Avenue between East 181st Street and East 182nd Street;

Within the Residential Preservation Area in R8 districts, the following three commercial sub-areas have special *use* and *bulk* regulations:

- (i) Limited Commercial Areas
- (ii) Commercial Extension Areas
- (iii) Commercial Infill Sites

(b) The location of these sub-areas is described below:

- (1) Limited Commercial Areas

The following areas with a depth of 50 feet from the street line of the Grand Concourse are designated on the District Plan (Appendix A) as Limited Commercial Areas:

- (i) On the west side of the Grand Concourse from the south side of East 176th Street to a point 25 feet north Henwood Place.
- (ii) On the west side of the Grand Concourse from a point 40 feet north of Bush Street to the south side of Burnside Avenue.
- (iii) On the west side of the Grand Concourse from 100 feet north of East 180th Street to a point 180 feet south of East 183rd Street.
- (iv) On the east side of the Grand Concourse from the north side of East 182nd Street to a point 180 feet south of East 183rd Street.

- (2) Commercial Extension Areas

Along certain cross-streets within the Residential Preservation Area, extensions of existing commercial districts up to the Grand Concourse to a depth of 100 feet measured perpendicularly from the *street line* of such cross-streets are designated as Commercial Extensions Areas on the District Plan (Appendix A). These extension areas are located along the following streets:

- (i) The north and south sides of East 165th Street, west of the Grand Concourse.
 - (ii) The north and south sides of East 167th Street, east and west of the Grand Concourse.
 - (iii) The north and south sides of East 170th Street, east and west of the Grand Concourse.
 - (iv) The north and south sides of Mount Eden Avenue, west of the Grand Concourse.
 - (v) The north side of Burnside Avenue, west of the Grand Concourse.
- (3) **Commercial Infill Sites**
 All tax lots listed in Table A which contain *buildings* designed for *non-residential uses* in Use-Groups 6 and 7 or where such buildings existed as of July 1, 1981 are designated as Commercial Infill Sites on the District Plan (Appendix A).

122-10 SPECIAL USE REGULATIONS

In order to preserve the residential character of the Special District, the applicable *use* regulations of the underlying districts are modified as follows:

- (a) Within the Limited Commercial Areas, *commercial uses* listed in Section 32-15 (Use Group 6) are permitted, provided they are located only on the ground floor of an existing or new *building* containing *residential* and/or *community facility uses*. All existing or new commercial establishments shall be directly accessible only from the *street*. Any existing commercial establishment which fails to provide direct access from a *street* shall be terminated one year after the effective date of this chapter.
- (b) On a cross-street within the Commercial Extension Areas *commercial uses* may be permitted to extend up to the Grand Concourse on the *basement* level of a *building* provided that such *commercial uses* are accessible only from a *cross-street* which intersects the Grand Concourse. No direct or indirect access to such *commercial uses* is permitted from the Grand Concourse.
- (c) Any *commercial use* which lawfully existed on or before July 1, 1981 on any Commercial Infill Site listed in Table A shall be considered conforming and may be changed to a Use Group 6 *use* or to a *use* which previously occupied the space lawfully on or before July 1, 1981, except that expansion or re-occupancy of *floor area* to a retail use in Use Group 6A or 6C is restricted to the ground floor of the *building*.

However, if a *building* on a Commercial Infill Site contains an entrance from the Grand Concourse as well as from the cross-street running underneath the Concourse, such entrance floors at both street levels may be occupied by retail *uses* listed in Use Group 6 if they were in existence prior to July 1, 1981 as a lawful *use*. In those cases, the *use* of the remaining *stories* of such *building* shall be limited to business, professional, medical or governmental offices as set forth in Use Group 4A and/or Use Group 6B, regardless of the locational restrictions in Use Group 4.

TABLE
Commercial Infill Sites
(Section 122-10)

Tax Block	Tax Lot	Address	Type of Building
2468	1	851 Grand Concourse	Courthouse
2462	39	1118 Grand Concourse	Courthouse
2821	11	1526 Grand Concourse	1 story commercial
2821	13	1540 Grand Concourse	Vacant lot
2822	27	1775 Grand Concourse	Telephone Company building
2795	20	1780 Grand Concourse	Office building/Garage
2805	23	1845 Grand Concourse	1 story commercial
2801	7	1850 Grand Concourse	2 story commercial
2808	44	1963 Grand Concourse	Funeral Home
2808	82	2029-2043 Grand Concourse	1 story commercial
3161	25	2101 Grand Concourse	1 story commercial
3157	32	2202-2206 Grand Concourse	1 story commercial
3163	40	2231-2233 Grand Concourse	1 story commercial
3158	16	2262-2268 Grand Concourse	1 story commercial
3163	38	2235-2239 Grand Concourse	1 story commercial
3307	68	3000 Grand Concourse	Funeral Home
3315	51	2833-2843 Grand Concourse	1 story commercial
2808	82	148 E. Burnside Ave.	1 story commercial

(d) For the purposes of this Chapter, any non-*resident uses* permitted pursuant to paragraphs (a) through (c) of this Section shall be located only on a *story* below the lowest *story* occupied by a residential *use* except that this limitation shall not preclude the location of any such non-*residential use* below the level of the first *story* ceiling.

122-20 SPECIAL SIGN REGULATIONS

In order to enhance the visual quality of the Special District, the applicable *sign* regulations of the underlying districts are modified as follows:

- (a) Within the Limited Commercial Areas, only one *accessory business sign* with a surface area not exceeding 12 square feet shall be permitted per commercial establishment. *Accessory business signs* shall be located in a *sign band*, on the flap of a canopy pursuant to Section 122-40(a), or as allowed under Section 122-20(d). The height of an *accessory business sign* shall be not more than 24 inches and the letter sizes shall be restricted to a height of 12 inches. Except as provided in Section 122-20(d), all such *signs may not project from the vertical surface of a building more than 18 inches.*
- (b) Within the Commercial Extension Areas, no *accessory business signs* and no *display windows* shall be permitted on a *building or other structure* within the first 50 feet of the Grand Concourse. *Commercial uses* which are located on a cross-street beyond a distance of 50 feet from the Grand Concourse street *line*, shall comply with the *sign* regulations applicable to the underlying Commercial District.
- (c) On Commercial Infill Sites, the maximum surface area to be occupied by an *accessory business sign* shall be three square feet for every five feet of store frontage or 12 square feet, whichever is greater. *Accessory business signs* shall be located in a *sign band* and/or on the flap of a canopy, or as allowed under Section 122-20(d). On portions of Commercial Infill Sites more than 50 feet from the Grand Concourse, C1 District signage regulations apply.
- (d) Except in C1 Districts, no sign may be located so as to obscure any decorative lintel, cornice or other architectural detail. In the event that compliance with this requirement does not adequate surface area for the allowable *accessory business sign* as defined in Section 122-20(a), a projecting *sign* may be permitted by the Commissioner of Buildings provided that no such *sign* shall project from the vertical surface of a *building* more than 18 inches.
- (e) Except in C1 Districts, no banners, penants, flashing or illuminated *signs* shall be permitted anywhere within the Special District.
- (f) Within the Limited Commercial Areas, Commercial Infill Sites, and Commercial Extension Areas within 50 feet of the Grand Concourse, window graphics shall occupy not more than 20 percent of a window. Display lettering more than three inches high shall be considered as a *sign*.

- (g) All lawfully existing *non-conforming signs* located within the Special District shall be terminated one year after the effective date of this Chapter.

122-30 SPECIAL BULK REGULATIONS

In order to preserve the scale and character of the Grand Concourse, the *bulk regulations* of the underlying R8 district and C1 or C2 districts mapped within such R8 district shall be inapplicable to any *residential* and/or *community facility developments* or *enlargements* located within the Special District. In lieu thereof, such developments or *enlargements* shall comply with the regulations of an R8X District with Alternate 1 height and set back regulations (R8X Alternate 1) including Article II, Chapter 8.

If a new *commercial building* is constructed on a vacant Commercial Infill Site previously occupied by a *commercial building* on or before July 1, 1981 or an existing *commercial building* located on a Commercial Infill Site is replaced by a new *commercial building*, the height, lot coverage and floor area of the new *commercial building* shall not exceed the height, lot coverage and floor area of the *building* it replaced. However, if a *residential* or *community facility building* is constructed on any Commercial Infill Site or when such sites become a part of the adjoining zoning lot, it shall be subject to the R8X (Alternate 1) district regulations. No *mixed buildings* or enlargement of existing buildings shall be permitted on any Commercial Infill Sites.

122-40 SPECIAL REGULATIONS FOR LOCATION OF NEW DOORS AND WINDOWS

If any new doors or windows are installed on the exterior walls of a *building*, they shall be uniform in width and shall be aligned with existing doors and windows.

122-50 SPECIAL PROVISIONS FOR TREE PLANTING

For *developments* or *enlargements* *street trees* shall be provided and maintained along the entire length of the *street* frontage of the *zoning lot*. Such tree shall be a minimum of 3" caliper at the time of planting and be planted at maximum interval of 25 feet and at a distance from the curb consistent with existing tree planting.

Such trees shall be provided with metal guards in accordance with the Department of Parks and Recreation guidelines. In addition, there shall be a strip of continuous planting at grade of not less than 3 feet in width along the entire the front wall of a new *building*. In the event a *building* is constructed within 3 feet of the *street line*, the owner of the *building* shall apply to the Bureau of Highway Operations for permission to locate a portion of such planting strips on a public sidewalk beyond the *street line*. A copy of such application shall be submitted with the new building application when filed

at the Department of Buildings. Such sidewalk planting requirement may be waived by the Department of Buildings only upon receipt of written disapproval by the Department of Highways.

122-60 SPECIAL ACCESSORY OFF-STREET PARKING REGULATIONS

In the Residential Preservation Area, the parking requirements of the underlying districts shall be inapplicable. In lieu thereof the *accessory* off-street parking requirements of R8 district, including areas mapped C1 within those districts shall apply to all *developments* or *enlargements*.

122-70 SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES

Notwithstanding any other provisions of this resolution, whenever a *zoning lot* existing at the effective date of this amendment is divided by a boundary between a district to which R8X regulations apply and one to which R8 regulations apply, the provisions of an R8X district shall apply to the entire *zoning lot*.

122-80 SPECIAL PROVISIONS FOR ALTERATIONS

In the case of any alteration other than an incidental *alteration*, only the R8X district density regulations of the Quality Housing Program set forth in Section 28-21 (Size of Dwelling Units# shall apply to such alterations.

122-90 EXCLUDED AREAS

The regulations set forth in this Chapter shall not apply to underlying C4 districts and C8 districts located within the Special Grand Concourse preservation District.

No. 11

CD 7

C 890738 PPX

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

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

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 12

CD 4

C 890741 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of eleven (11) City-owned properties.**

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

Resolution for adoption scheduling August 23, 1989 for a public hearing.

 No. 13

CD 1

C 890876 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, 342 East 139th Street (Tax Block 2301, Lot 7), five-story old 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 November 1, 1986, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

 No. 14

CD 3

C 890877 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, 1211 Washington Avenue (Tax Block 2389, Lot 31), a four-story old law walk-up building with 9 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 July 2, 1988, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

BOROUGH OF QUEENS

No. 15

(Proposed 82nd Street City Map Amendment)

CD 4

C 880710 MMQ

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

1. The elimination of 82nd Street between 57th Avenue and a point 800 feet southerly of 54th Avenue;
2. The discontinuance and closing of portions of 82nd Street between 57th Avenue and a point 800 feet southerly of 54th Avenue;
3. The discontinuance and closing of Grove Street, a record street, westerly of 82nd Street;
4. The delineation of a volume street easement; and
5. The modification of legal grades necessitated thereby;

all in accordance with Map No. 4851, dated September 26, 1988 and last revised March 8, 1989 and signed by the Borough President.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

Nos. 16 and 17

(Disposition of city-owned property and an amendment of the Zoning Map to facilitate the Spiti Housing for the elderly and handicapped)

No. 16

CD 1

C 880748 HDQ

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, part of Lot 7 in block 530, located on a part of the block, bounded by 14th Place, Broadway, 21st Street and 33rd Avenue comprises an area of approximately 28,000 square feet, and is the site for a residential development containing 100 dwelling units for the elderly and handicapped. The project is tentatively known as Spiti Housing.

The property is to be disposed to the Spiti Housing Development Fund Company, Inc., a corporation formed under Article XI of the Private Housing Finance Law of New York State.

Financing is to be provided by a direct Federal Loan Under Section 202 of the National Housing Act of 1957, as amended, with subsidy for 100% of the unit provided under Section 8 of the United States Housing Act of 1937, as amended.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 17

CD 1

C 880749 ZMQ

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section 9a, changing from an R5 District to an R6 District property bounded by 21st Street, 33rd Avenue, a line 150 feet west of 21st Street and Broadway, as shown on a diagram dated June 5, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 18

CD 2,3

C 890707-708 PPQ

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 two (2) City-owned properties.**

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890707 PPQ	2	1
C 890708 PPQ	3	1

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

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 19

CD 7, 12

C 890709-710 PPQ

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 two (2) City-owned properties.**

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890709 PPQ	7	1
C 890710 PPQ	12	1

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

Resolution for adoption scheduling August 23, 1989 for a public hearing.

BOROUGH OF BROOKLYN

No. 20

CD 15, 17

C 890687-688 PPK

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

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890687 PPK	15	1
C 890688 PPK	17	1

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

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 21

(Selection and acquisition of property for a Special Education school at 64 Park Place)

CD 6

C 890479 PSK

IN THE MATTER OF an application submitted by the New York City Board of Education pursuant to Section 197-c of the New York City Charter for **selection and acquisition of property located at 64 Park Place**, between 6th Avenue and 5th Avenue (Block 941, Parts of Lots 30 and 39), for continued use as a special school for 200 students.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 22

(Kings Highway Zoning Map Amendment located within the Ocean Parkway District)

CD 15**C 890919 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. 28c, changing from an R3-1 district to an R2X district property bounded by a line 100 feet south of Kings Highway, a line midway between Ocean Parkway and East 5th Street, Avenue T, East 5th Street, a line 100 feet south of Avenue T, and East 2nd Street, within the **Special Ocean Parkway District**, as shown on a diagram dated June 7, 1989.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 23
CD 8**C 890872 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, **631 Park Place** (Tax Block 1163, Lot 60), is a three-story new law walk-up building with 6 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 July 2, 1988, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

No. 24
CD 8**C 890873 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, **633 Park Place** (Tax Block 1163, Lot 58), is a three-story new law walk-up building with 6 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 July 2, 1988, under HPD's Tenant Interim Lease Program.

Resolution for adoption scheduling August 23, 1989 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

Nos. 25 and 26

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

No. 25

CD 1

C 880376 MMK

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 1, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 1

C 880629 MMK

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 2, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

Nos. 27 and 28

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

No. 27

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.

(On July 26, 1989 Cal. No. 3, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

 No. 28

CD 16

C 890779 HOK

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 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*

(On July 26, 1989 Cal. No. 4, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 1

C 881009 HDK

PUBLIC HEARING:

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

The property to be disposed, **392 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.

(On July 26, 1989 Cal. No. 5, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 1

C 890694 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, **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.

(On July 26, 1989 Cal. No. 6, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

 No. 31

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

CD 7

C 890117 PLK

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 7, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 32

(Crown Street Bridge rehabilitation and roadway reconstruction)

CD 9

C 870444 MMK

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 8, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 33

(Proposed Rosebank Zoning Map Amendment)

CD 1

C 870384 ZMR

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 9, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 34

(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

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 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.

(On July 26, 1989 Cal. No. 10, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

 No. 35

(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

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 11, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 7

C 890867 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, **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.

(On July 26, 1989 Cal. No. 12, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 37

CD 9

C 890868 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, **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.

(On July 26, 1989 Cal. No. 13, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 12

C 890869 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, **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.

(On July 26, 1989 Cal. No. 14, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 12

C 890870 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, **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.

(On July 26, 1989 Cal. No. 15, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 40

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

CD 1

C 890116 PLX

PUBLIC HEARING:

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.**

(On July 26, 1989 Cal. No. 16, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 41

(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

PUBLIC HEARING:

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.**

(On July 26, 1989 Cal. No. 17, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 42

CD 3

C 890118 PLQ

PUBLIC HEARING:

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.**

(On July 26, 1989 Cal. No. 18, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 43

CD 3

C 890119 PLQ

PUBLIC HEARING:

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.**

(On July 26, 1989 Cal. No. 19, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 44

CD 10

C 890120 PLQ

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 20, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 45

CD 11

C 890121 PLQ

PUBLIC HEARING:

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.**

(On July 26, 1989 Cal. No. 21, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 46

CD 12

C 890122 PLQ

PUBLIC HEARING:

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.**

(On July 26, 1989 Cal. No. 22, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

No. 47

CD 13

C 890123 PLQ

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 23, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

 No. 48

CD 13

C 890124 PLQ

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 24, the Commission scheduled August 9, 1989 for a Public hearing which has been duly advertised.)

Close the hearing.

 Nos. 49, 50, 51, 52, 53 and 54

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 city owned bus maintenance and storage facility.)

No. 49

CD 7

C 881021 PSQ

CONTINUED 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. On July 26, 1989, Cal. No. 29, the hearing was continued to August 9, 1989)

Close the hearing.

No. 50

CD 7

C 881021 (A) PSQ

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 25, the Commission scheduled August 9, 1989 for a Public hearing which was duly advertised.)

Close the hearing.

No. 51

CD 7

C 881022 PPQ

CONTINUED 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 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 Block 4301, 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. On July 26, 1989, Cal. No. 30, the hearing was continued to August 9, 1989).

Close the hearing.

No. 52

CD 7

C 881022 (A) PPQ

PUBLIC HEARING:

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.

(On July 26, 1989 Cal. No. 26, the Commission scheduled August 9, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 53

CD 7

C 890185 HUQ

CONTINUED 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. On July 26, 1989, Cal. No. 54, the hearing was continued to August 9, 1989.)

Close the hearing.

No. 54

CD 7

C 890217 MMQ

CONTINUED 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.)

NOTICE

On August 9, 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).

III. REPORTS
BOROUGH OF BROOKLYN

No. 55

CD 3

C 890602 PPK

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

(On July 5, 1989 Cal. No. 7, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 33 the hearing was closed.)

For consideration.

No. 56

CD 8, 9, 16

C 890713-715 PPK

IN THE MATTER OF applications by the Division of Real Property, pursuant to Section 197-c of the new York City Charter, for the **disposition of five (5) City-owned properties.**

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890713 PPK	8	2
C 890714 PPK	9	1
C 890715 PPK	16	2

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

(On July 5, 1989 Cal. No. 8, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 34 the hearing was closed.)

For consideration.

No. 57

CD 18

C 890067 PPK

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

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

(On July 5, 1989 Cal. No. 9, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 35 the hearing was closed.)

For consideration.

No. 58

(Proposed Fifth Avenue City Map Amendment)

CD 6

C 860891 MMK

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

(On July 5, 1989 Cal. No. 10, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 36 the hearing was closed.)

For consideration.

No. 59

CD 5

C 870940 MMK

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

(On July 5, 1989 Cal. No. 11, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 37 the hearing was closed.)

For consideration.

No. 60

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

CD 10

C 880811 GFK

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

(On July 5, 1989 Cal. No. 12, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 38 the hearing was closed.)

For consideration.

 No. 61

CD 5

C 870089 MMK

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

(On July 5, 1989 Cal. No. 13, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 39 the hearing was closed.)

For consideration.

 No. 62

CD 1

C 890550 PSK

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

(On July 5, 1989 Cal. No. 14, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 40 the hearing was closed.)

For consideration.

No. 63

CD 14

C 870245 MMK

IN THE MATTER OF an application, submitted by the NYC Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map involving the change in legal grades in Dorchester Road** between Marlborough Road and East 16th Street 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. On July 26, 1989, Cal. No. 41 the hearing was closed.)

For consideration.

No. 64

CD 14

C 890875 HDK

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

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

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

(On July 5, 1989 Cal. No. 16, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 42 the hearing was closed.)

For consideration.

No. 65

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

CD 3

C 890566 PSK

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

(On June 7, 1989 Cal. No. 20, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 37 the hearing was closed. On July 5, 1989 Cal. No. 61 the item was laid over.)

For consideration.

 Nos. 66 and 67

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

No. 66

CD 5

C 890569 PSK

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

(On June 7, 1989 Cal. No. 21, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 38 the hearing was closed. On July 5, 1989 Cal. No. 62 the item was laid over.)

For consideration.

No. 67**CD 5****C 890570 PPK**

IN THE MATTER OF an application submitted by the Division of Real Property of the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter for the **restricted disposition of a portion of city-owned property** not more than 98,635 square feet located at **2746 Linden Boulevard**, Block 4469, Lots 1, 54 and part of lot 25, **for a health related facility.**

(On June 7, 1989 Cal. No. 22, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 39 the hearing was closed. On July 5, 1989, Cal. No. 63 the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND
No. 68**CD 3****C 890492 PPR**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of nine (9) City-owned properties.**

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

(On July 5, 1989 Cal. No. 17, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 43 the hearing was closed.)

For consideration.

No. 69

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

CD 2**C 881034 PSR**

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

Block 839, part of Lot 138) for an addition to Reed's Basket Willow Swamp Park.

(On July 5, 1989 Cal. No. 18, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 44 the hearing was closed.)

For consideration.

Nos. 70 and 71

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

No. 70

CD 3

C 890188 ZMR

IN THE MATTER OF an application submitted by the **Giffords Civic Association, Inc.** pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section Nos. 26d and 33c, changing from an R3-2 district to an R3-1 district property bounded by Arthur Kill Road, **Giffords Lane**, a line 100 feet southerly of Margaret Street and its westerly prolongation, and a line midway between Brookfield Avenue and Colon Avenue, **within the Special South Richmond Development District**, as shown on a diagram dated May 1, 1989.

(On July 5, 1989 Cal. No. 19, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 45 the hearing was closed.)

For consideration.

No. 71

CD 3

C 890156 ZMR

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

(On July 5, 1989 Cal. No. 20, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 46 the hearing was closed.)

For consideration.

No. 72

CD 2

N 880630 ZAR

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

IN THE MATTER OF an application, submitted by Joseph Terranova 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 eight (8) trees on property located at 12 Romer Road (Block 870 Lot 145), within the Special Natural Area District (NA-1).

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

For consideration.

No. 73

CD 2

N 890190 ZAR

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

IN THE MATTER OF an application, submitted by Frank Copotelli, for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of existing topography and alteration of the botanic environment, including the removal of thirteen (13) trees, on property located at 25 Whitlock Avenue, (Whitlock Estates), Block 908, Lot 1).

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

For consideration.

No. 74

CD 2

N 890191 ZAR

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

IN THE MATTER OF an application, submitted by Frank Copotelli, for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of existing topography and alteration of the botanic environment, including the removal of nineteen (19) trees, on property located at 41 Whitlock Avenue, (Whitlock Estates), Block 908, Lot 6).

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

For consideration.

 No. 75

CD 2

N 890192 ZAR

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

IN THE MATTER OF an application, submitted by Frank Copotelli, for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of existing topography and alteration of the botanic environment, including the removal of eighteen (18) trees, on property located at 55 Whitlock Avenue, (Whitlock Estates), Block 908, Lot 11).

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

For consideration.

 No. 76

CD 2

N 890193 ZAR

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

IN THE MATTER OF an application, submitted by Frank Copotelli, for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of existing topography and alteration of the

botanic environment, including the removal of thirteen (13) trees, on property located at 69 Whitlock Avenue, (Whitlock Estates), Block 908, Lot 16).

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

For consideration.

No. 77

CD 2

N 890201 RAR

IN THE MATTER OF an application pursuant to Section 107-321 of the Zoning Resolution from Edward Moore for granting authorization of a tree restoration site plan at 3022 Veterans Road West, Borough of Staten Island and approval of administrative fee pursuant to the Rules of Procedure for the Conduct of the Business of the City Planning Commission in connection with applicant's unauthorized modification of topography.

Block 7494 Lot 210.

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.

BOROUGH OF MANHATTAN

No. 78

CD 10

C 890302 PPM

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the removal of a not-for-profit restrictive covenant on a property located at 258 St. Nicholas Avenue, Block No. 1950, Lot No. 24.

(On July 5, 1989 Cal. No. 21, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. no. 47 the hearing was closed.)

For consideration.

No. 79

CD 10

C 890930 PPM

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) City-owned properties

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

(On July 5, 1989 Cal. No. 22, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 48 the hearing was closed.)

For consideration.

 No. 80

CD 10

C 890447 HDM

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

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

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

(On July 5, 1989 Cal. No. 23, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 49 the hearing was closed.)

For consideration.

 No. 81

CD 11

C 890696 HDM

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

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

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

(On July 5, 1989 Cal. No. 24, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 50 the hearing was closed.)

For consideration.

No. 82

CD 11

C 890697 HDM

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

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

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

(On July 5, 1989 Cal. No. 25, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 51 the hearing was closed.)

For consideration.

No. 83

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

CD 2

C 831929 ZSM

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

(On July 5, 1989 Cal. No. 26, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 52 the hearing was closed.)

For consideration.

 Nos. 84 and 85

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

No. 84

CD 11

C 890564 ZSM

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

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

(On June 7, 1989 Cal. No. 6, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 23 the hearing was closed. On July 5, 1989, cal. No. 87, the item was laid over.)

For consideration.

No. 85

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

CD 11

C 890565 PPM

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

(On June 7, 1989 Cal. No. 7, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 24 the hearing was closed. On July 5, 1989, Cal. No. 88 the item was laid over.)

For consideration.

 CITYWIDE

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

No. 86

Citywide

891000 ZRY

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

Matter in bold type is new;

Matter in [] is old, to be omitted;

Matter in italics is defined in Section 12-10.

11-15 Environmental Requirements

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

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. On July 26, 199, Cal. No. 54 the hearing was closed.)

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. 87

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.)

BOROUGH OF THE BRONX

No. 88

CD 8

C 890717 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of four (4) city-owned properties.**

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

(On July 5, 1989 Cal. No. 27, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 55 the hearing was closed.)

For consideration.

No. 89

CD 12

C 890719 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of five (5) City-owned properties.

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

(On July 5, 1989 Cal. No. 28, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 56 the hearing was closed.)

For consideration.

No. 90

CD 2, 5

C 890735-736 PPX

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

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

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

(On July 5, 1989 Cal. No. 29, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 57 the hearing was closed.)

For consideration.

Nos. 91 and 92

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

No. 91

CD 4

C 890075 HAX

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

Approval of three separate matters is required:

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

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

2. The approval of an Urban Development Action Area Project for such property; and
3. The disposition of such property to the developer selected by the Department of Housing Preservation and Development (HPD), and the New York City Housing Authority (NYCHA) or a developer selector by the NYCHA.

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. On July 26, 1989, Cal. No. 58 the hearing was closed.)

For consideration.

No. 92

CD 4

C 890780 HOX

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

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

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

(On July 5, 1989 Cal. No. 31, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 59 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 93

CD 2

C 890744 PPQ

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

(On July 5, 1989 Cal. No. 1, the Commission scheduled July 26, 1989 for a public hearing. On July 26, 1989, Cal. No. 27 the hearing was closed.)

For consideration.

No. 94

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

CD 11

C 890609 ZMQ

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

- a) changing from an R3-2 district to an R3-1 district property bounded by the north boundary line of the Long Island Rail Road (Northside Division) right-of-way, the northerly prolongation of 217th Street, the south boundary line of the Long Island Rail Road (Northside Division) right-of-way, and the northerly prolongation of 216th Street;
- b) changing from an R4 district to an R2 district property bounded by:
 - 1) a line 100 feet south of Northern Boulevard, a line 100 feet east of 220th Place, 46th Avenue, Springfield Boulevard, 47th Avenue, a line midway between 217th Street and 218th Street, 46th Avenue and 218th Street; and
 - 2) 47th Road, Springfield Boulevard, 48th Avenue, and 217th Street;
- c) changing from an R4 district to an R3-1 district property bounded by:
 - 1) 35th Avenue, 214th Place, 39th Avenue, Corp. Stone Street, 36th Avenue, and a line 150 feet east of Bell Boulevard;
 - 2) a line 100 feet south of Northern Boulevard, 218th Street, 46th Avenue, a line midway between 217th Street and 218th Street, 47th Avenue, Springfield Boulevard, 47th Road, 217th Street, 47th Avenue, 216th Street, 46th Avenue, and a line midway between 215th Place and 216th Street;
 - 3) 45th Road, a line 150 feet west of Bell Boulevard, 47th Avenue, and 211th Street; and
 - 4) the south boundary line of the Long Island Rail Road (Northside Division) right-of-way, 217th Street and its northerly prolongation, a line 100 feet south of 43rd Avenue, 215th Place, 43rd Avenue, a line midway between 215th Place and 215th Street, 42nd Avenue and 216th Street and its northerly prolongation;
- d) changing from an R4 district to an R4A district property bounded by 39th Avenue, 213th Street, 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. On July 26, 1989, Cal. No. 28 the hearing was closed.)

For consideration.

No. 95

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

CD 8

C 880429 ZMQ

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

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

(On June 19, 1989 Cal. No. 3, the Commission scheduled July 5, 1989 for a public hearing. On July 26, 1989, Cal. No. 35 the hearing was closed.)

For consideration.

No. 96

(Proposed West Astoria Zoning Map Amendment)

CD 1

C 870580 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map, Section No. 9a:**

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

- a. a line 100 feet northeasterly of Broadway, a line 100 feet southeasterly of 14th Street, a line midway between 31st Avenue and 31st Road, and a line 100 feet northwesterly of 21st Street;
 - b. a line 100 feet northeasterly of 31st Avenue, a line 100 feet northwesterly of 12th Street, 30th Drive, a line 100 feet easterly of Vernon Boulevard, Welling Court and its westerly prolongation, 12th Street, a line 150 feet southwesterly of 30th Avenue, and a line 100 feet northwesterly of 14th Street;
 - c. a line 100 feet northeasterly of Astoria Boulevard, a line 300 feet southeasterly of 8th Street, a line 100 feet southwesterly of 27th Avenue, and 12th Street; and
 - d. 26th Avenue, 12th Street, Astoria Park South, 14th Street, a line 100 feet southwesterly of Astoria Park South, and a line midway between 14th Street and 14th Place;
6. changing from an R6 District to an R4 District property bounded by:
- a. a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of 12th Street, a line 100 feet southwesterly of 31st Avenue, and a line 100 feet northwesterly of 14th Street;
 - b. a line midway between 30th Drive and 31st Avenue, a line 100 feet southeasterly of 14th Street, 30th Avenue, and a line 100 feet northwesterly of 21st Street; and
 - c. 26th Avenue, a line 100 feet southeasterly of 18th Street, a line midway between Astoria Park South and 25th Road, and a line 100 feet northwesterly of 21st Street;
7. changing from an R6 District to an R3-1 District property bounded by a line 100 feet southwesterly of 27th Avenue, a line 300 feet southeasterly of 8th Street, 27th Avenue, a line 100 feet southeasterly of 9th Street, a line 240 feet southwesterly of 26th Avenue, 9th Street, 26th Avenue, and 12th Street;
8. changing from an R5 District to an R7B District property bounded by 27th Road, a line 100 feet southeasterly of 21st Street, Newtown Avenue, a line midway between 21st Street and 22nd Street, a line perpendicular to 21st Street distant 330 feet northeasterly from the intersection of 21st Street and Astoria Boulevard (Astoria Square), 22nd Street, a line perpendicular to 23rd Street distant 310 feet northeasterly from the intersection of 23rd Street and Astoria Boulevard, and 23rd Street;
9. changing from an R5 District to an R7X District property bounded by 30th Avenue, a line 100 feet northwesterly of 21st Street, 26th Avenue, 21st Street, a line perpendicular to 21st Street distant 330 feet northeasterly from the intersection of 21st Street and Astoria Boulevard

- (Astoria Square), a line midway between 21st Street and 22nd Street, Newtown Avenue, a line 100 feet southeasterly of 21st Street, 28th Avenue, and 21st Street;
10. changing from an R5 District to an R6B District property bounded by 30th Avenue, 12th Street, a line 100 feet northerly of Astoria Boulevard, a line 200 feet easterly of 14th Street, 27th Avenue, 14th Street, a line perpendicular to 14th Street distant 80 feet northeasterly from the intersection of 14th Street and 27th Avenue, a line 100 feet southeasterly of 14th Street, 26th Avenue, a line 100 feet southeasterly of 18th Street, 26th Road, and a line 100 feet northwesterly of 21st Street;
 11. changing from an R5 District to an R4 District property bounded by 26th Road, a line 100 feet southeasterly of 18th Street, 26th Avenue, and a line 100 feet northwesterly of 21st Street;
 12. changing from an R5 District to an R3-1 District property bounded by a line 100 feet southwestery of 27th Avenue, 12th Street, 26th Avenue, a line 100 feet southeasterly of 14th Street, a line perpendicular to 14th Street distant 80 feet northeasterly from the intersection of 14th Street and 27th Avenue, and 14th Street;
 13. establishing within a proposed R6B District a C1-2 District bounded by 30th Drive, 14th Street, 30th Road, and a line 100 feet southeasterly of 14th Street;
 14. establishing within a proposed R7A District a C2-2 District bounded by Broadway, Vernon Boulevard, a line 100 feet northeasterly of Broadway, and 21st Street;
 15. establishing within a proposed R7X District a C2-2 District bounded by:
 - a. a line 100 feet northeasterly of Broadway, a line 100 feet northwesterly of 21st Street, a line midway between 30th Drive and 31st Avenue, and 21st Street;
 - b. 30th Avenue, a line 100 feet northwesterly of 21st Street, 28th Avenue, and 21st Street; and
 - c. a line 150 feet northeasterly of Astoria Boulevard, a line 150 feet northeasterly of 27th Avenue, a line 100 feet northwesterly of 21st Street, 26th Avenue, 21st Street, a line perpendicular to 21st Street distant 330 feet northeasterly from the intersection of Astoria Boulevard (Astoria Square) and 21st Street, and a line midway between 21st Street and 22nd Street;
 16. establishing within a proposed R6A District a C2-2 District bounded by Welling Court, Vernon Boulevard, 30th Avenue, Main Avenue, Astoria Boulevard, a line 150 feet southeasterly of 8th Street, a line 100 feet northeasterly of Astoria Boulevard, and 12th Street;

17. establishing within a proposed R6B District a C2-2 District bounded by:
 - a. a line 100 feet southwesterly of 29th Avenue, 12th Street, a line 100 feet northerly of Astoria Boulevard, a line 150 feet westerly of 18th Street, Astoria Boulevard, a line perpendicular to Astoria Boulevard distant 400 feet westerly from the intersection of Astoria Boulevard and 21st Street, a line 100 feet southerly of Astoria Boulevard, a line 150 feet northwesterly of 21st Street, 28th Avenue, and 14th Street; and
 - b. a line 150 feet northeasterly of 27th Avenue, 26th Road, and a line 100 feet northwesterly of 21st Street;
18. eliminating from an existing R6 District a C1-2 District bounded by:
 - a. 31st Avenue, a line 150 feet northwesterly of 14th Street, 30th Road, and a line 100 feet northwesterly of 14th Street; and
 - b. 31st Avenue, a line 100 feet southeasterly of 14th Street, 30th Drive, and a line 150 feet southeasterly of 14th Street; and
19. eliminating from an existing R5 District a C2-2 District bounded by 28th Avenue, a line 100 feet southeasterly of 21st Street, 27th Road, and a line 150 feet southeasterly of 21st Street;

as shown on a diagram dated April 10, 1989.

(On June 7, 1989 Cal. No. 14, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 31 the hearing was closed. On July 5, 1989 Cal. No. 71 the item was laid over.)

For consideration.
