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2	C 890703 ZSM			37			
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31				COMMISSION ATTENDANCE		Present/Absent	
32				Sylvia Deutsch, Chair.	✓	_____	
33				Denise Scheinberg, V.C.	✓	_____	
34				Sal. C. Gagliardo, Comm.	✓	_____	
35				Marilyn Mammano, "	✓	_____	
				Wm. Gary McNeil, "	✓	_____	
				Daniel Scannell, "	✓	_____	

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

Meeting Adjourned at 3:02 P.M.
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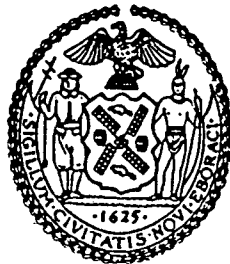
COMPREHENSIVE
CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

SPECIAL MEETING OF THE CITY PLANNING COMMISSION
HELD IN SPECTOR HALL, 22 READE STREET, MAIN FLOOR
NEW YORK, NEW YORK 10007



MONDAY, AUGUST 21, 1989

SYLVIA DEUTSCH, CHAIRPERSON
DENISE M. SCHEINBERG, VICE CHAIRPERSON
SALVATORE C. GAGLIARDO
MARILYN MAMMANO
WM. GARY McNEIL
DANIEL T. SCANNELL, COMMISSIONERS

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 6, 1989
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK

BOROUGH OF MANHATTAN

No. 1

CD 12

C 890462 PLM

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 a renewal of a seven-year lease of privately-owned property located at 301 West 203rd Street bounded by West 202nd Street, 9th Avenue, West 204th Street and Harlem River (Block 2184, Lot 20, and Block 2185, Lot 1), for the continued operation of an arterial highway maintenance yard and tow pound redemption center.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

No. 2

CD 8

C 890703 ZSM

IN THE MATTER OF an application submitted by the New York City Landmarks Preservation Commission on behalf of the Jewish Theological Seminary of America pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-711 of the Zoning Resolution for the grant of a special permit to allow the modification of bulk regulations involving rear yard and lot coverage requirements to permit the development of a 7-story building as part of an enlargement of the Jewish Museum, an existing landmark building on a zoning lot located at 1109 Fifth Avenue (Block 1504, Lot 1), in an R-10 District within the Special Park Improvement District.

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

Resolution for adoption scheduling September 6, 1989 for a public hearing.

Nos. 3, 4 and 5

(Amendments to the Zoning Resolution and the City Map and grant of a special permit to facilitate the construction of a laboratory building for the Rockefeller University).

No. 3

CD 8

N 880669 ZRM

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 74-682, as follows:

- Matter in bold is new;
- Matter in brackets [] is old, to be omitted;
- Matter in italics is defined in Section 12-10.

74-682

Developments Over Streets

[When a portion of a *street* is covered by a platform authorized by the Board of Estimate connecting adjoining *zoning lots* in the same ownership, the Commission may permit the entire platform area to be considered as a part of the adjoining *zoning lots* for purposes of *lot coverage* and *open space* requirements for a *development*, provided that sufficient separation of pedestrian and vehicular traffic is provided in the area, and the platform is located at a principal level of pedestrian circulation with easy access from the level below.

The *development* shall not be entitled to any *floor area* attributable to such platform, except that any portion of the platform area developed as a *plaza*, not less than 8,000 square feet, with adequate lighting, sitting facilities and landscaping shall be eligible for a *floor area bonus* equivalent to that permitted by Section 23-16, Section 24-14 or Section 33-13.]

In R9 or R10 districts when the air-space above a *street* or portion thereof is closed, demapped and conveyed by the City to the owner of an adjoining *zoning lot* owned by a non-profit institution pursuant to state enabling legislation enacted in 1971, the City Planning Commission may, by special permit, after public notice and hearing, and subject to Board of Estimate

action, allow in such demapped air-space, considered as part of the adjoining *zoning lot*, the *development or enlargement of buildings* which are an expansion of an existing hospital, college, university or functionally-related facility. In connection therewith, the Commission may also permit modification of *bulk* regulations, except *floor area ratio* regulations, under the applicable district regulations. In addition to the requirements set forth in the 1973 Agreement among the City of New York, The Society of the New York Hospital, New York Society for the Relief of the Ruptured and Crippled, maintaining the Hospital for Special Surgery, and the Rockefeller University, the Commission shall find:

- (a) That, in relation to the existing *buildings* on the site and in the area, the location and distribution of new *bulk* result in a good site plan;
- (b) That any *building* located in demapped air-space utilizes only unused *floor area* from the portion of the adjoining *zoning lot* not within the demapped air-space;
- (c) That any *building* located in the demapped air-space shall comply with the *accessory off-street parking* and loading requirements of the applicable district.

The Commission may impose additional conditions and safeguards, consistent with the requirements set forth in the 1973 Agreement, to improve the quality of the *development* and minimize adverse effects on the character of the surrounding area.

The *curb level* of a *zoning lot* of which the demapped air-space is a part shall not be affected by the closing and demapping of air-space above such *street*. However, the Commission may establish an appropriate level or levels instead of *curb level* as the reference plane for the applicable regulations relating to *open space, yards, level of yards, equivalent rear yards, rear yard setback, minimum distance between buildings, and the front height and setback*.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

No. 4

CD 8

C 880670 MMM

IN THE MATTER OF an application submitted by the Rockefeller University 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 volumes of the

Franklin Delano Roosevelt Drive, the elimination of a public easement, and the delineation of pedestrian walkway easements in connection with the construction of a laboratory building for the Rockefeller University in accordance with Map No. ACC 30119 dated May 11, 1989, revised June 2, 1989, and signed by the Borough President. The map was referred to the City Planning Commission by the Board of Estimate on May 23, 1989 (Calendar No. 416).

Resolution for adoption scheduling September 6, 1989 for a public hearing.

No. 5

CD 8

C 880671 ZSM

IN THE MATTER OF an application submitted by The Rockefeller University pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-682 of the Zoning Resolution for the grant of a special permit to allow the development of a building in the demapped air-space over Franklin D. Roosevelt Drive, including the modification of the rear setback requirements of Section 24-552 of the Zoning Resolution, as part of an expansion of the existing university, in a large scale community facility development bounded by York Avenue, the easterly prolongation of East 68th Street, U.S. Pierhead and Bulkhead Line and East 62nd Street (Block 1475, Lot 5 and Block 1480, Lot 10), within R9 and R10, districts.

(NOTE: Section 74-682 of the Zoning Resolution is proposed for revision under related application N 880669 ZRM, which is being considered concurrently with this application. This special permit is being sought under the proposed text revision.)

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

NOTE: Application M 821257 (A) ZAM modified the Rockefeller University Large Scale Community Facility Development by adding the Laboratory Building to the site. This application does not require a public hearing by the Community Board. The changes are described in Drawing A-O, dated May 15, 1989.

NOTE: Application N 890166 CMM, review of the proposed Laboratory Building pursuant to Article 12B of the 1973 agreement between the City of New York and the Hospital for Special Surgery, New York Hospital and the Rockefeller University and application N 891067 CMM, approval of column and girder locations of the Laboratory Building pursuant to Article VII of the restrictive declaration executed on November 10, 1983 by the Rockefeller University. Both applications do not require public hearings by the Community Board.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

SEPTEMBER 6.

NOTICE

On ~~September 6~~, 1989 at 10:00 a.m. in City Hall, New York, a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Rockefeller University laboratory building, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 6

CD 1

N 891087 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning on behalf of the Battery Park City Authority, pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the Special Battery Park City District to make hotels a permitted use on the zoning lot south of First Place and east of Battery Place in Battery Park City, to allow accessory off-street parking for the hotel, to add required off-street loading berths for the hotel, to change Appendices 1 & 2 to modify the Zone A-1 configuration, and to add commercial overlay to the proposed hotel site in Appendix 2.3.

Matter in **Bold** is new;

Matter in [] is old, to be deleted;

Matter in *italics* is defined in Section 12-10 or Section 84-00;

Matter denoted by *** is unchanged.

84-041

Zone A

Zone A is designed generally to provide for *residential development* with ancillary retail and service uses, and hotels (Use Group 5) as permitted pursuant to Section 84-12. Zone A is divided into six sub-zones: A-1, A-2, A-3, A-4, A-5 and A-6. The location and boundaries of the sub-zones are shown on the Zone A District Plan in Appendix 2 and Appendix 3.

* * *

84-12

Use Regulations

In the areas indicated as commercial overlay in the Zone A District Plan in Appendix 2.3 and Appendix 3.3 the *use* regulations applying in a C2 District shall apply, except as provided in Sections 84-121 (Special permit use), 84-122 (Uses not permitted), 94-123 (Uses along Esplanade), and this Section.

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

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

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

Notwithstanding any other provisions of this Resolution, the *zoning lot* south of First Place and east of Battery Place may be developed either with *residential uses*, *transient hotel uses*, or as a *building* containing both *residential* and *hotel uses*. In the case of a *building* or portion of a *building* occupied by *residential uses* non-*residential uses* may be located only on a *story* below the lowest *story* containing dwelling units.

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

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

* * *

94-122

Uses not permitted

The following *uses* shall not be permitted:

A. Transient Accommodations

Hotels, transient, except as provided in Section 84-12 Motel or tourist cabins or boatels

B. Retail or Service Establishments

Electrical glazing, heating, painting, paper hanging plumbing, roofing, or ventilating contractors' establishments

Exterminators

Funeral establishments

Lumber stores

Monument sales establishments

Moving or storage offices

Pawn shops

Printing establishments

Refreshments stands, drive-in

Sign painting shops

Exaxidermist shops

Trade embalmers

upholstering shops

Window cleaning contractors' establishments, including floor waxing and other similar building maintenance services

c Wholesale Establishments

Wholesale establishments

D. Automobile Service Establishments

Automotive service stations

Automotive glass and mirror shops

Automotive seat cover or convertible top establishments

Tire sales establishments

E. Public Service Establishments

Prisons

* * *

84-31

Accessory Off-Street Parking Spaces

Except as provided in Section 84-311, *accessory* off-street parking spaces may be provided only for *residential uses* subject to the provisions of this Section. The ownership requirement for *accessory* off-street parking is satisfied by an interest commensurate with the interest of the principal *use*. Such *accessory* parking spaces

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

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

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

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

- (a) that the *accessory off-street* parking spaces and required curb cuts are located within sub-zones A-1, A-2, or A-3 for *zoning lots* within sub-zones A-1, A-2, or A-3 or within sub-zones A-5 or A-6, for *zoning lots* in sub-zones A-5 or A-6, as indicated in the Zone A District Plans in Appendix 2 and Appendix 3, Permitted Parking Locations in Appendix 2.5 and 3.4 and Permitted Curb Cut Locations in Appendix 2.6 and 3.5 of the *Special Battery Park City District*;
- (b) that such *accessory off-street* parking spaces will be conveniently located in relation to the *residential buildings* to which such off-street spaces are *accessory*, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the *zoning lot* occupied by the *residences* to which they are *accessory*;
- (c) that the *accessory off-street* parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement;
- (e) that the *accessory off-street* parking facility is located so as to draw a minimum of additional vehicular traffic to and through local *residential streets*—; and
- (f) that such *accessory off-street* parking facility shall contain parking spaces *accessory to residential uses* only.

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

for the *accessory* off-street parking facility shall state the number of parking spaces authorized to be relocated from each *zoning lot*.

81-311

Accessory off-street parking spaces for buildings containing hotel uses

For the *zoning lot* south of First Place and east of Battery Place, *accessory* off-street parking spaces for hotel uses may be provided only in accordance with this Section. Such *accessory* parking facility shall contain no more than 15 percent of the number of *transient hotel* rooms or 225 spaces, whichever is less.

In the case of a *building* containing both *residential* and hotel uses, the number of *accessory* off-street parking spaces shall not exceed the number of spaces permitted for each use in accordance with this Section and Section 84-31; however, in no event may the maximum number of *accessory* off-street parking spaces exceed 225 spaces.

84-32

Off-Street Loading

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

REQUIRED OFF-STREET LOADING BERTHS

Type of Use	For Floor Area (in square feet)	Required Berths
Supermarkets	First 8,000	None
	Next 17,000	1
	Next 15,000	1
	Each additional 15,000 or fraction thereof	1
Hotels	First 100,000	None
	Next 20,000	1
	Each additional 300,000 or fraction thereof	1

All required off-street loading berths shall have a minimum length of 33 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet—except that required off-street loading berths for hotels as permitted in Section 84-12 shall be allowed to have a minimum vertical clearance of 12 feet.

84-33

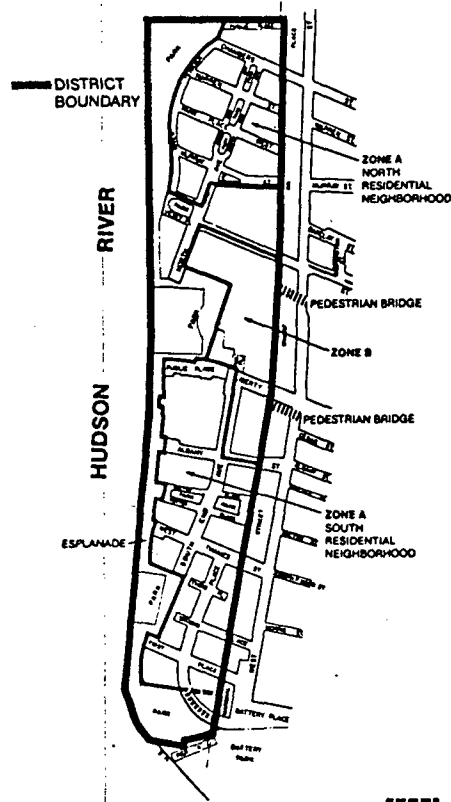
Location of Curb Cuts

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

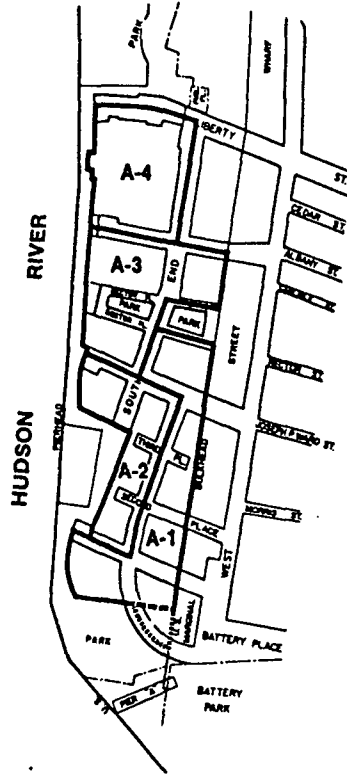
- (a) for the *zoning lot* bounded to the north by mapped public place, to the west by North Park, to the south by Chambers Street, and to the east by Marginal Street, the aggregate width of all curb cuts shall not exceed 40 feet,
- (b) for the *zoning lot* bounded by Warren Street in the north, River Terrace in the west, North End Avenue in the east and Park Place West in the south, the aggregate width of all curb cuts shall not exceed 30 feet, comprised of two 15-foot curb cuts,
- (c) for the *zoning lot* bounded by Murray Street in the north, River Terrace in the west, North End Avenue in the east and Vesey Place in the south, the aggregate width of all curb cuts shall not exceed 40 feet, including a 25-foot-wide curb cut as access to the *accessory off-street parking facility*.

For the *zoning lot* south of First Place and east of Battery Place, the aggregate width of all curb cuts shall not exceed 50 feet.

APPENDIX 1:
SPECIAL BATTERY PARK CITY DISTRICT- PLAN



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



----- TO BE DELETED
..... TO BE ADDED

13

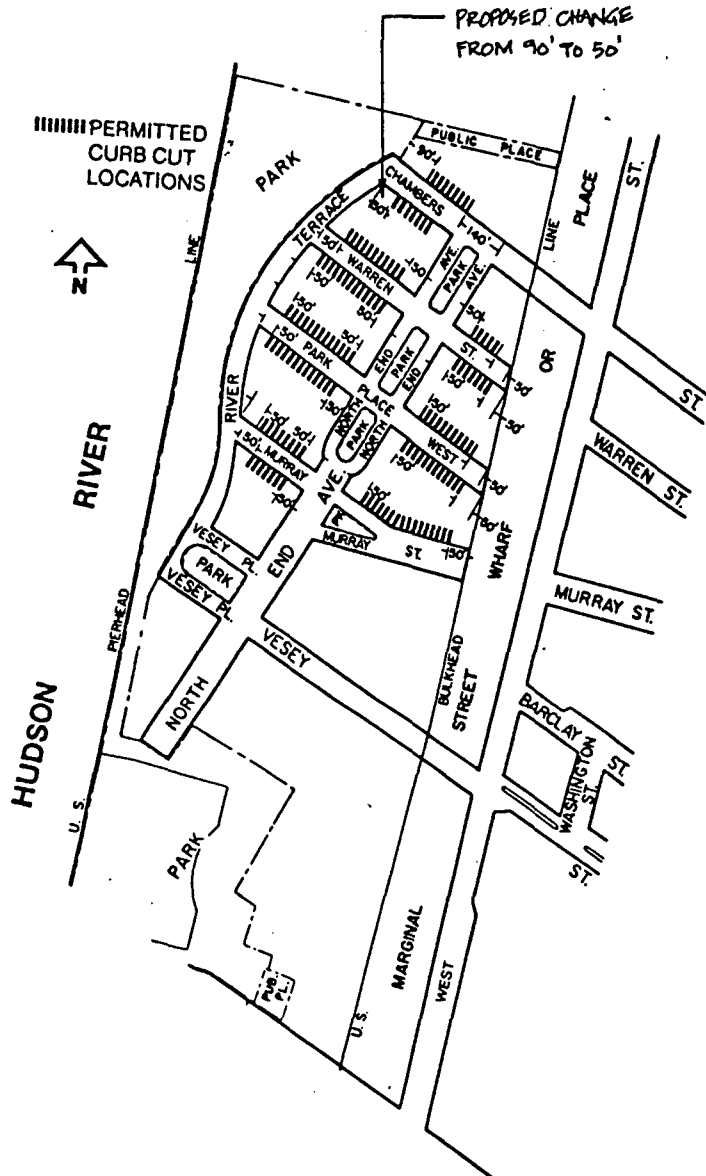
No. 7

CD 1

N 891088 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning on behalf of the Battery Park City Authority, pursuant to Section 200 of the New York City Charter for an amendment of the Special Battery Park City District of the Zoning Resolution (Appendix 3.5), changing the minimum 90' dimension for the location of a curb cut zone on the south side of Chambers Street, from the intersection of Chambers Street and River Terrace, to a minimum 50', thereby increasing the length of the curb cut zone by 40'. Appendix maps are considered part of the zoning text, therefore, the proposed change is being considered as a text amendment.

APPENDIX 3.5:
SPECIAL BATTER PARK CITY DISTRICT - CURB CUT
LOCATIONS



Resolution for adoption scheduling September 6, 1989 for a public hearing.

15

BOROUGH OF THE BRONX

No. 8

CD 2

C 890557 PLX

IN THE MATTER OF an application submitted by the New York City Department of Sanitation pursuant to Section 197-c of the New York City Charter for a five-year lease of private property located at 633-639 Casanova Street between Spofford and Randal avenues (Block 2765, Lot p/o 86), for the storage of 16 sanitation vehicles.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

BOROUGH OF QUEENS

No. 9

(Proposed City Map Amendment and grant of special permits to facilitate a large residential development in Kew Gardens)

CD 8

C 880040 MMQ

IN THE MATTER OF an application, submitted by the Kew Gardens Hills Development Co. c/o Rabco Development, Inc., 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 75th Road from 153rd Street to Parsons Boulevard;
2. The elimination of 76th Avenue from 150th Street to Parsons Boulevard;
3. The elimination of 153rd Street from 75th Road to 76th Road and;
4. The delineation of a 40 foot-wide sewer easement in the bed of the proposed-to-be-eliminated 153rd Street from 75th Road to 76th Road

to facilitate the construction of a residential development all in accordance with Map 4841, dated March 9, 1988 and signed by the Borough President.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

No. 10

CD 8

C 880041 ZSQ

IN THE MATTER OF an application submitted by Kew Gardens Hills Development Co., pursuant to Sections 197-c and 200 of the New York City Charter

for the grant of special permits pursuant to Sections 78-312(c), 78-312(d), 78-312(f), 78-34, and 78-35 of the Zoning Resolution involving the modification of regulations for front and rear yards, height and setback, distance between buildings, open space ratio and floor area ratio and for an authorization pursuant to Section 23-463 of the Zoning Resolution involving the modification of regulations for aggregate width of building street walls for a large scale residential development of 664 dwelling units on property generally bounded by 150th Street, 75th Road, 153rd Street, (portions of 75th Road and 153rd Street are proposed for elimination under related application C 880040 MMQ), Parsons Boulevard and 76th Road. (Block 6705, Lot 1; Block 6706 Lot 1, Block 6808, Lot 2; Block 6809, Lots 1 and 12, Block 6810, Lots 1 and 12), within an R4 District.

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

Resolution for adoption scheduling September 6, 1989 for a public hearing.

No. 11

(Proposed Amendment of the Zoning Map related to the Golden Towers)

CD 2

C 880941 ZMQ

IN THE MATTER OF an application submitted by Nasrallah Misk pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section No. 9d, changing from an R6 District to an R8 District, property bounded by Queens Boulevard, 61st Street, a line 175 feet southerly of Queens Boulevard, and 58th Street and establishing within the proposed R8 District, a C1-2 District, bounded by Queens Boulevard, a line 402 feet westerly of 61st Street, a line 173 feet southerly of Queens Boulevard, 61st Street, a line 175 feet southerly of Queens Boulevard, and 58th Street, as shown on a diagram dated June 26, 1989.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

17

SEPTEMBER 6, NOTICE

On ~~September 6,~~ 1989 at 10:00 a.m. in City Hall, New York, a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Golden Towers zoning map amendment, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 12

CD 14

C 890853 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b:

- a) changing from an R4 district to an R3A district property bounded by Newport Avenue, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet south of Newport Avenue, Beach 124th street, a line 100 feet north of Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, Rockaway Beach Boulevard, and a line midway between Beach 129th Street and Beach 130th Street;
- b) changing from an R4 district to an R3-1 district property bounded by Newport Avenue, Beach 122nd Street, a line 100 feet south of Newport Avenue and a line midway between Beach 124th Street and Beach 125th Street;
- c) changing from an R4 district to an R3-2 district property bounded by Newport Avenue, a line midway between Beach 116th Street and Beach 117th Street, Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet south of Rockaway Beach Boulevard, Beach 120th Street, Rockaway Beach Boulevard, Beach 119th Street, a line 100 feet north of Rockaway Beach Boulevard, Beach 120th Street, a line 400 feet south of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 100 feet south of Newport Avenue, and Beach 121st Street;
- d) changing from an R4 district to an R5 district property bounded by Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet north of Ocean Promenade, and Beach 117th Street;

- e) changing from an R5 district to an R7A district property bounded by a line 200 feet north of Ocean Promenade, Beach 116th Street, the northerly boundary line of Rockaway Park, and a line midway between Beach 116th Street and Beach 117th Street;
- f) changing from an R4 district to an R7A district property bounded by a line 100 feet north of Ocean Promenade, Beach 121st Street, a line 100 feet north of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, the northerly boundary line of Rockaway Park, and Beach 125th Street;
- g) changing from an R4 district to an R4-1 district property bounded by Rockaway Beach Boulevard, Beach 120th Street, a line 560 feet north of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 100 feet north of Ocean Promenade, Beach 121st Street, a line 100 feet north of Ocean Promenade, and a line midway between Beach 124th Street and Beach 125th Street; and
- h) changing from an R4 district to an R4 A district property bounded by Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet north of Ocean Promenade, Beach 125th Street, the northerly boundary line of Rockaway Park, an easterly boundary line of Rockaway Beach, a northerly boundary line of Rockaway Beach, and a line midway between Beach 129th Street and Beach 130th Street;

as shown on a diagram dated June 26, 1989 and subject to the restrictions of CEQR Declarations E-27 through E-29.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

BOROUGH OF BROOKLYN

No. 13

CD 1

C 890619 PSK

IN THE MATTER OF an application submitted by the Human Resources Administration (HRA) pursuant to Section 197-c of the New York City Charter for the selection of three buildings (Bldg. Nos. 4, 5, 6) of the former Greenpoint Hospital campus located at 300 Skillman Avenue (Block 2885, Lot 1), for use as a homeless shelter for men.

Resolution for adoption scheduling September 6, 1989 for a public hearing.

NOTICE

On August 23, 1989 at 10:00 a.m. in City Hall, New York, a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Greenpoint Hospital shelter for homeless men, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

REPORTS**BOROUGH OF QUEENS****No. 14**

(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. On August 9, 1989 Cal. No. 95, the item was laid over.)

For consideration.