

HELD IN CITY HALL, NEW YORK, NEW YORK

CAL. No.	Minutes of 8/23/89 C.P. No.	REPORTS TO BOE	CPC ACTION	CAL No.	C.P. No.	REPORTS TO BOE	CPC ACTION
	C 890462 PLM		<i>Sched. 9/6/89</i>	38	N 900070 HKM		<i>Send to BOE</i>
	C 890703 ZSM		" "	39	C 890116 PLX		<i>Fav. Rept. Adopted</i>
	N 880669 ZRM		" "	40	C 860480 GFQ		<i>Laid Over</i>
	C 880670 MMM		" "	41	C 890118 PLQ		<i>Fav. Rept. Adopted</i>
	C 880671 ZSM NOTICE		" "	42	C 890119 PLQ		" "
	N 891087 ZRM		" "	43	C 890120 PLQ		" "
	C 891088 ZRM		" "	44	C 890121 PLQ		" "
	C 890557 PLX		" "	45	C 890122 PLQ		" "
	C 880040 MMQ		" "	46	C 890123 PLQ		" "
	C 880041 ZSQ		" "	47	C 890124 PLQ		" "
	C 880941 ZMQ NOTICE		" "	48	C 880376 MMK		" "
	C 890853 ZMQ		" "	49	C 880629 MMK		" "
	C 890619 PSK NOTICE		" "	50	C 880951 HAK		" "
1	C 890164 ZMR		<i>Hearing Closed</i>	51	C 890779 HOK		" "
2	C 890540 ZMR		" "	52	C 881009 HDK		" "
3	C 890583 ZMR		" "	53	C 890694 HDK		" "
4	C 890665 ZMR		" "	54	C 870444 MMK		<i>Laid Over</i>
5	C 890721 ZMR		" "	55	N 880525 ZAK		" "
6	C 890711-712 PPR		" "	56	C 890067 PPK		<i>Fav. Rept. Adopted</i>
7	C 890748 ZMM		" "	57	C 870940 MMK		" "
8	N 890463 ZRM		" "				
9	C 890228 ZMX		" "				
10	N 890229 ZRX		" "				
11	C 890738 PPX		" "				
12	C 890741 PPX		" "				
13	C 890876 HDX		" "				
14	C 890877 HDX		" "				
15	C 880710 MMQ		" "				
16	C 880748 HDQ		" "				
17	C 880749 ZMO		" "				
18	C 890707-708 PPQ		" "				
19	C 890709-710 PPQ		" "				
20	C 890687-688 PPK		" "				
21	C 890479 PSK		" "				
22	C 890919 ZMK		" "				
23	C 890872 HDK		" "				
24	C 890873 HDK		" "				
25	C 870384 ZMR		<i>Laid Over</i>				
26	C 831923 ZSM		<i>Fav. Rept. Adopted</i>				
27	C 890646 HDM		" "				
28	C 890867 HDM		" "				
29	C 890868 HDM		" "				
30	C 890869 HDM		" "				
31	C 890870 HDM		" "				
32	C 870193 ZSM		<i>Unfav. Rept.</i>				
33	N 900066 HKM		<i>Laid Over</i>				
34	N 900067 HKM		<i>Send to BOE</i>				
35	N 900068 HKM		" "				
36	N 900069 HKM		" "				
37	N 900065 HKM		" "				

*MEETING ADJOURNED AT: 12:30

COMMISSION ATTENDANCE

- Sylvia Deutsch, Chairperson ✓
- Denise Scheinberg, Vice " ✓
- Salvatore C. Gagliardo ✓
- Marilyn Mammano ✓
- Wm. Gary McNeil ✓
- Daniel T. Scannell, Comm. ✓
- Lory R. Alcalá, Calendar Officer
- (212) 72--3370

Logged _____ By _____

All votes unanimous 7/88

COMPREHENSIVE
CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

HELD IN SPECTOR HALL, 22 READE STREET, MAIN FLOOR
NEW YORK, NEW YORK 10007

WEDNESDAY, August 23, 1989



SUPPLEMENTAL CALENDAR

SYLVIA DEUTSCH, CHAIRPERSON
DENISE M. SCHEINBERG, VICE CHAIRPERSON
SALVATORE C. GAGLIARDO
MARILYN MAMMANO
WM. GARY McNEILL

DANIEL T. SCANHELL, COMMISSIONERS

BOROUGH OF BROOKLYN

No. 56

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. On August 9, 1989, Cal. No. 57 the item was laid over.)

For consideration.

No. 57

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. On August 9, 1989, Cal. No. 59 the item was laid over.)

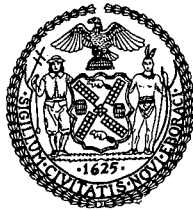
For consideration.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, August 23, 1989

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



Edward I. Koch, Mayor

City of New York

[No. 16]

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

For Calendar Information call (212) 720-3368, 3369 or 3370

B

CITY PLANNING COMMISSION

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

SYLVIA DEUTSCH, *Chairperson*

DENISE M. SCHEINBERG, *Vice Chairperson*

SALVATORE C. GAGLIARDO

MARILYN MAMMANO

WM. GARRISON McNEIL

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 23, 1989

Roll Call; approval of minutes	1
I. Scheduling September 6, 1989	1
II. Public Hearings	20
III. Reports	48

**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 September 6, 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 23, 1989

APPROVAL OF MINUTES OF Special Meetings of July 10 and 24, 1989

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

BOROUGH OF MANHATTAN

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.

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.

(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).

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.

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.

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.

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 Rockefeller University laboratory building, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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 construed 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

Eaxidermist 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

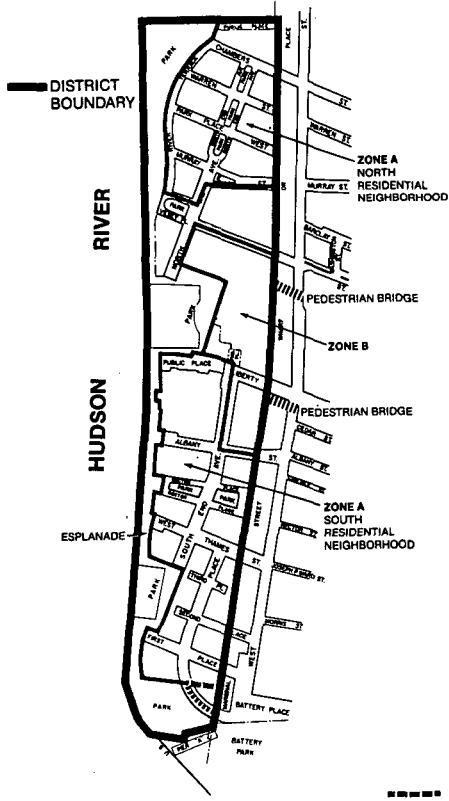
Location of Curb Cuts

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:

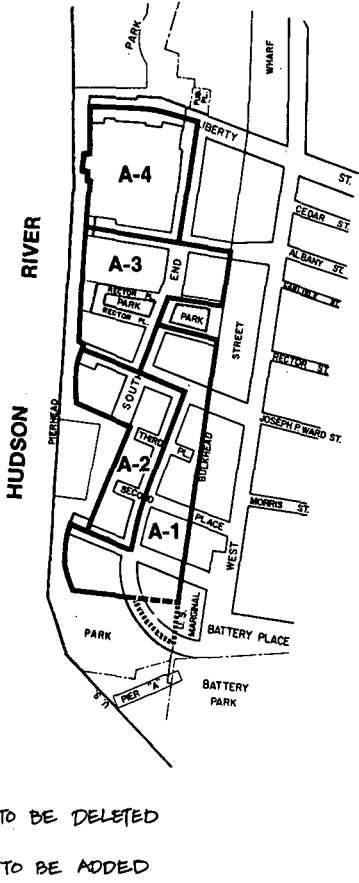
- (a) for the *zoning lot* bounded to the north by mapped public place, to the west by North Park, to the south by Chambers Street, and to the east by Marginal Street, the aggregate width of all curb cuts shall not exceed 40 feet,
- (b) for the *zoning lot* bounded by Warren Street in the north, River 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.

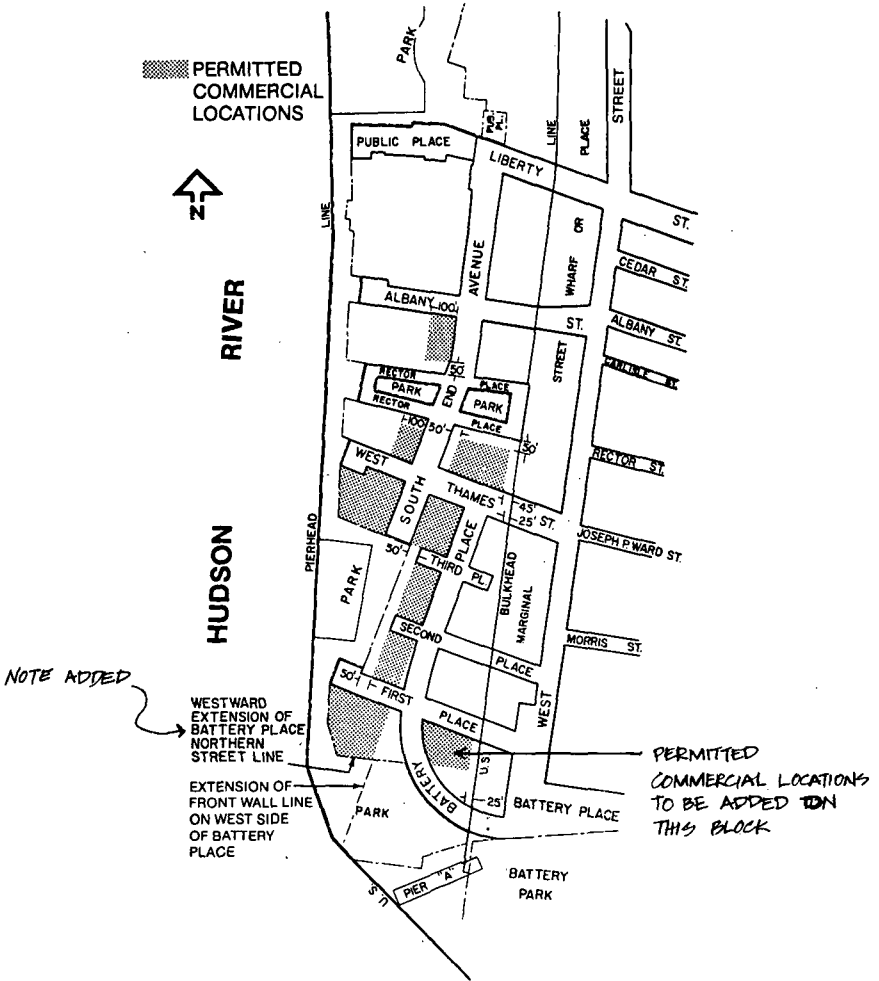
APPENDIX 1:
SPECIAL BATTERY PARK CITY DISTRICT- PLAN



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



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

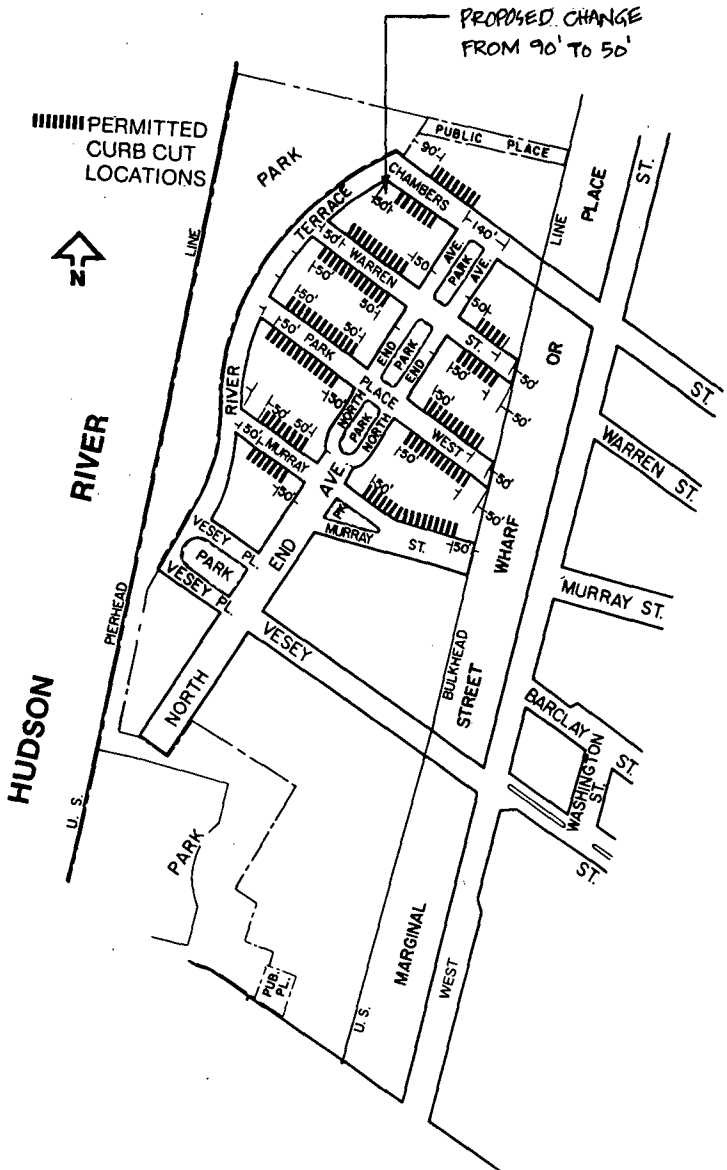


CD 1

C 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



BOROUGH OF THE BRONX

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

(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.

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.

(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.

NOTICE

On August 9, 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).

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 northernly boundary line of Rockaway Park, and a line midway between Beach 116th Street 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

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).

II. PUBLIC HEARINGS
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.

(On August 9, 1989, Cal. No. 1, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the 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.

(On August 9, 1989, Cal. No. 2, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 3

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

CD 1

C 890583 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 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.

(On August 9, 1989, Cal. No. 3, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 4
(South Railroad Avenue Zoning Map Amendment)

CD 2

C 890665 ZMR

PUBLIC HEARING:

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.

(On August 9, 1989, Cal. No. 4, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 5

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

CD 1

C 890721 ZMR

PUBLIC HEARING:

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.

(On August 9, 1989, Cal. No. 5, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 6

CD 1, 3

C 890711-712 PPR

PUBLIC HEARING:

IN THE MATTER OF applications by the Division of Real Property, pursuant to section 197-c of the New York City Charter, for the **disposition of 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.

(On August 9, 1989, Cal. No. 6, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the 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

PUBLIC HEARING:

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 **amendment 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.

(On August 9, 1989, Cal. No. 7, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 2

N 890463 ZRM

PUBLIC HEARING:

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

Sections 109-22 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 lot coverage shall not exceed the following percentages:

Lot Type	Maximum Lot Coverage
<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 to 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 ratio 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;

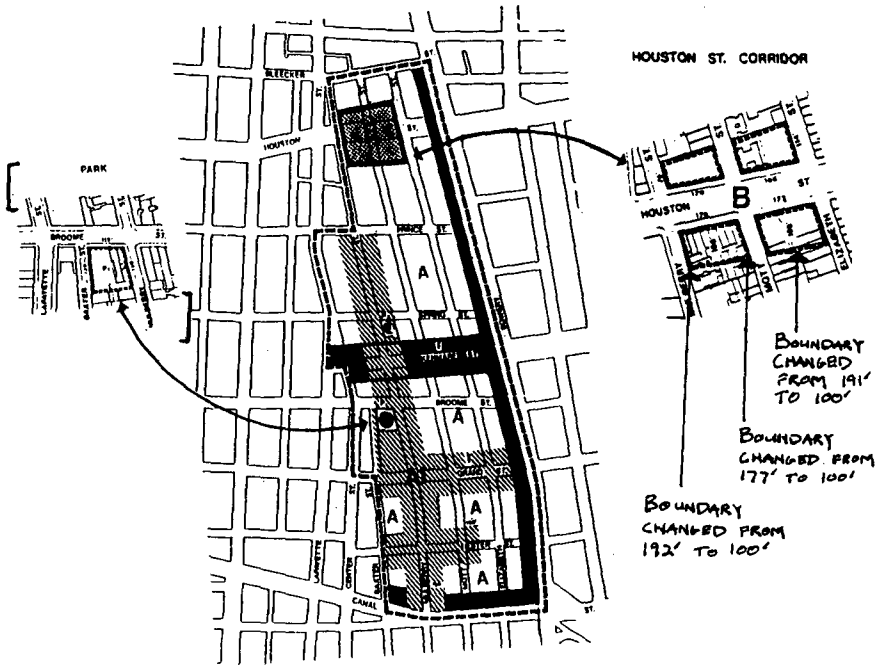
- (c) the renovation of such *building* will result in improved arrangements for adequate access of light and air, and for privacy between *dwelling units*, to the newly created *dwelling units* and to the surrounding developments;
- (d) such *enlargement* will not increase the density of population 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.

* * *

APPENDIX A
SPECIAL LITTLE ITALY DISTRICT

PROPOSED DISTRICT MAP



DISTRICT MAP

- A □ PRESERVATION AREA
- A1 ▨ MULBERRY ST REGIONAL SPINE
- B ▩ HOUSTON ST. CORRIDOR
- C ■ BOWERY, CANAL, KENMARE ST.
- [P.P.] [●] PARKS
- DISTRICT BOUNDARY

(On August 9, 1989, Cal. No. 8, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the 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

PUBLIC HEARING:

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

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

Close the hearing.

CD 4, 5 and 7

N 890229 ZRX

PUBLIC HEARING:

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.

(On August 9, 1989, Cal. No. 10, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 7

C 890738 PPX

PUBLIC HEARING:

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

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

(On August 9, 1989, Cal. No. 11, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 4

C 890741 PPX

PUBLIC HEARING:

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

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

(On August 9, 1989, Cal. No. 12, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

C 890876 HDX

PUBLIC HEARING:

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

The property to be disposed, 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.

(On August 9, 1989, Cal. No. 13, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 3

C 890877 HDX

PUBLIC HEARING:

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

The property to be disposed, **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.

(On August 9, 1989, Cal. No. 14, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 15

(Proposed 82nd Street City Map Amendment)

CD 4

C 880710 MMQ

PUBLIC HEARING:

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.

(On August 9, 1989, Cal. No. 1, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the 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

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, 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.

(On August 9, 1989, Cal. No. 16, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 1

C 880749 ZMQ

PUBLIC HEARING:

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.

(On August 9, 1989, Cal. No. 17, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the 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.

(On August 9, 1989, Cal. No. 18, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 7, 12

C 890709-710 PPQ

PUBLIC HEARING:

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

(On August 9, 1989, Cal. No. 19, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 20

CD 15, 17

C 890687-688 PPK

PUBLIC HEARING:

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

(On August 9, 1989, Cal. No. 20, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

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

CD 6

C 890479 PSK

PUBLIC HEARING:

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.

(On August 9, 1989, Cal. No. 21, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

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

CD 15

C 890919 ZMK

PUBLIC HEARING:

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

(On August 9, 1989, Cal. No. 22, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 8

C 890872 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, **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.

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

Close the hearing.

 No. 24

CD 8

C 890873 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, **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.

(On August 9, 1989, Cal. No. 24, the Commission scheduled August 23, 1989 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF STATEN ISLAND

No. 25

(Proposed Rosebank Zoning Map Amendment)

CD 1

C 870384 ZMR

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

(On July 26, 1989 Cal. No. 9, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 33 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 26

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

CD 2

C 831923 ZSM

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

(On July 26, 1989 Cal. No. 10, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 34 the hearing was closed.)

For consideration.

No. 27

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

CD 10

C 890646 HDM

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

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

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

(On July 26, 1989 Cal. No. 11, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 35 the hearing was closed.)

For consideration.

 No. 28

CD 7

C 890867 HDM

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

The property to be disposed, 70 West 108th Street (Tax Block 1843, Lot 59), between Columbus and Manhattan avenues, is a fully-occupied five-story old law walk-up building with 15 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a tenant's association since November 1, 1986, under HPD's Tenant Interim Lease Program.

(On July 26, 1989 Cal. No. 12, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 36 the hearing was closed.)

For consideration.

No. 29

CD 9

C 890868 HDM

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

The property to be disposed, **523-25 West 152nd Street** (Tax Block 2084, Lot 18), between Amsterdam Avenue and Broadway, is a fully-occupied five-story new law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a tenant's association since April 1, 1986, under HPD's Tenant Interim Lease Program.

(On July 26, 1989 Cal. No. 13, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 37 the hearing was closed.)

For consideration.

 No. 30

CD 12

C 890869 HDM

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

The property to be disposed, **543 West 160th Street** (Tax Block 2119, Lot 64), between Amsterdam Avenue and Broadway, is a fully-occupied five-story new law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a tenant's association since August 1, 1986, under HPD's Tenant Interim Lease Program.

(On July 26, 1989 Cal. No. 14, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 38 the hearing was closed.)

For consideration.

No. 31

CD 12

C 890870 HDM

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

The property to be disposed, **555 West 186th Street** (Tax Block 2157, Lot 93), between St. Nicholas and Audubon Avenue, is a fully-occupied five-story Old Law walk-up building with 30 residential units. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since March 1, 1986, under HPD's Tenant Interim Lease Program.

(On July 26, 1989 Cal. No. 15, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 39 the hearing was closed.)

For consideration.

 No. 32

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

CD 5

C 870193 ZSM

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

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

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

(On June 19, 1989 Cal. No. 11, the Commission scheduled July 5, 1989 for a public hearing which has been duly advertised. On July 5, 1989, Cal. No. 43, the hearing was continued to July 26, 1989. On July 26, 1989, Cal. No. 53 the hearing was closed.)

For consideration.

Nos. 33, 34, 35, 36, 37 and 38

(Four proposed landmark reports for approval in the matter of the South Street Seaport Historic District, the Beaux Arts Apartments located at 307 and 310 East 44th Street and the Charles Scribner's Sons Building located at 597 Fifth Avenue, the William J. Syms Operating Theatre located at 400 West 59th Street and the Midtown (Metro) Theatre located at 2624-2626 Broadway)

No. 33

CD 1

N 900066 HKM

IN THE MATTER OF a communication dated July 18, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on July 11, 1989 (List No. 218), for the **proposed landmarking of the South Street Seaport Historic District Extension** bounded by Pearl, Dover, Water and Peck Islip Streets covering the entire Block No. 106.

For consideration.

No. 34

CD 6

N 900067 HKM

IN THE MATTER OF a communication dated July 18, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Commission on July 11, 1989 (List No. 218), for the **proposed landmarking of the BEAUX Arts Apartments** located at 307 East 44th Street, Block No. 1337, Lot No. 6.

For consideration.

No. 35**CD 6****N 900068 HKM**

IN THE MATTER OF a communication dated July 18, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Commission on July 11, 1989 (List No. 218), for the **proposed landmarking of the BEAUX Arts Apartments** located at **310 East 44th Street**, Block No. 1336, Lot No. 40.

For consideration.

No. 36
CD 5**N 900069 HKM**

IN THE MATTER OF a communication dated July 18, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Commission on July 11, 1989 (List No. 218), for the **proposed landmarking of the Charles Scribner's Sons Building Interior** located at **597 Fifth Avenue, Manhattan**, Block No. 1284, Lot No. 2.

For consideration.

No. 37
CD 4**N 900065 HKM**

IN THE MATTER OF a communication dated July 18, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on July 11, 1989 (List No. 218), for the **proposed landmarking of the William J. Syms Operating Theater** located at **400 West 59th Street**, Block No. 1068, Lot. No. 1.

For consideration.

No. 38

CD 4

N 900065 HKM

IN THE MATTER OF a communication dated July 18, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on July 11, 1989 (List No. 218), for the **proposed landmarking of the Midtown (now Metro) Theater** located at 2624-2626 Broadway, Block No. 1871, Lot. No. 22.

For consideration.

 BOROUGH OF THE BRONX

No. 39

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

CD 1

C 890116 PLX

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

(On July 26, 1989 Cal. No. 16, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 40 the hearing was closed.)

For consideration.

 BOROUGH OF QUEENS

No. 40

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

CD 2

C 860480 GFQ

IN THE MATTER OF an application submitted by Lyn Pfohl Quigley for the **grant of a revocable consent** for a period of ten years, pursuant to Sections 197-c and 374 of the New York City Charter, **to legalize, maintain and use an ornamental iron fence** on and along the south sidewalk of 47th Road, east of Jackson Avenue and continuing on and along the east sidewalk of Jackson Avenue,

south of 47th Road to enclose a parking facility for the assigned use of tenants of the Hunters Point Plaza Building at 47-40 21st Street.

(On July 26, 1989 Cal. No. 17, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 41 the hearing was closed.)

For consideration.

No. 41

CD 3

C 890118 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the leasing for up to ten years of property located at 31-20 77th Street, for use as an Agency Operated Boarding Home.

(On July 26, 1989 Cal. No. 18, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 42 the hearing was closed.)

For consideration.

No. 42

CD 3

C 890119 PLQ

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

(On July 26, 1989 Cal. No. 19, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 43 the hearing was closed.)

For consideration.

No. 43

CD 10

C 890120 PLQ

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

(On July 26, 1989 Cal. No. 20, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 44 the hearing was closed.)

For consideration.

No. 44

CD 11

C 890121 PLQ

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

(On July 26, 1989 Cal. No. 21, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 45 the hearing was closed.)

For consideration.

No. 45

CD 12

C 890122 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the **leasing for up to ten years of property located at 198-14 Jamaica Avenue, for use as an Agency Operated Boarding Home.**

(On July 26, 1989 Cal. No. 22, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 46 the hearing was closed.)

For consideration.

No. 46

CD 13

C 890123 PLQ

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

(On July 26, 1989 Cal. No. 23, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 47 the hearing was closed.)

For consideration.

No. 47

CD 13

C 890124 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for **the leasing for up to ten years of property located at 90-10 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. On August 9, 1989, Cal. No. 48 the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 48 and 49

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

No. 48

CD 1

C 880376 MMK

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

(On July 26, 1989 Cal. No. 1, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 25 the hearing was closed.)

For consideration.

No. 49

CD 1

C 880629 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades in Graham Avenue between Meeker Avenue and McGuinness Boulevard, to **facilitate the reconstruction of Graham Avenue between Meeker Avenue and McGuinness Boulevard**, all in accordance with Map No. X-2401 dated July 6, 1988 and signed by the Borough President.

(On July 26, 1989 Cal. No. 2, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 26 the hearing was closed.)

For consideration.

 Nos. 50 and 51

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

No. 50

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. On August 9, 1989, Cal. No. 27 the hearing was closed.)

For consideration.

No. 51

CD 16

C 890779 HOK

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

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

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

(On July 26, 1989 Cal. No. 4, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 28 the hearing was closed.)

For consideration.

No. 52

CD 1

C 881009 HDK

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

The property to be disposed, **392 South 5th Street** (Tax Block 2464, Lot 2), between Hooper and Hewes Streets, is a five-story new law walk-up building with 29 residential units and 1 commercial unit. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New

York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a tenant's association since January 1, 1987, under HPD's Leasing Bureau.

(On July 26, 1989 Cal. No. 5, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 29 the hearing was closed.)

For consideration.

No. 53

CD 1

C 890694 HDK

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

The property to be disposed, **666-668 Broadway** (Tax Block 2273, Lot 8 and 9 between Bartlett and Whipple Streets, is a fully-occupied four-story old law walk-up building with 24 residential units and 1 commercial unit. The Department of Housing Preservation and Development (HPD) Housing intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

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

(On July 26, 1989 Cal. No. 6, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 30 the hearing was closed.)

For consideration.

No. 54

(Crown Street Bridge rehabilitation and roadway reconstruction)

CD 9

C 870444 MMK

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197c and 199 of the New York City Charter for an **amendment to the City Map** involving the change in legal grades in Crown Street between Washington and Franklin avenues, **to facilitate the rehabilitation of the Crown Street Bridge and the reconstruction of the roadway at both approaches to the bridge between Washington and Franklin Avenues, all in**

accordance with Map No. X-2419 dated May 9, 1988 and signed by the Borough President.

(On July 26, 1989 Cal. No. 8, the Commission scheduled August 9, 1989 for a Public hearing. On August 9, 1989, Cal. No. 32 the hearing was closed.)

For consideration.

No. 55

CD 12

N 880525 ZAK

IN THE MATTER OF an application submitted by Maimonides Medical Center, involving a previously approved large-scale community facility development, for the **grant of authorizations** pursuant to Section 79-21 of the Zoning Resolution to **located a new Medical Arts Building without regard for the height and setback regulations** which would otherwise apply along a portion of a street within the large-scale community facility development and without regard for the rear yard regulations which would otherwise apply along portions of a lot line abutting other zoning lots within the large-scale community facility development, and to modify the boundaries of the large-scale community facility development, **on property within the area bounded generally by 47th Street, Fort Hamilton Parkway, 50th Street, and 9th Avenue.**

Plans for this large-scale community facility development are on file with the City Planning Commission and may be seen in Room 3N, Reade Street, New York, New York 10007.

For consideration.
