

CITY PLANNING COMMISSION - DISPOSITION SHEET - PUBLIC MEETING OF WED., October 4, 1989 , 10:00 A.M

HELD IN CITY HALL, NEW YORK, NEW YORK

CAL. No.	C.P. No.	REPORTS TO BOE	CPC ACTION	CAL No.	C.P. No.	REPORTS TO BOE	CPC ACTION
	C 890236 MMQ			21	C 891025 HDX		Hearing Closed
	C 890787 PLQ			22	C 890168 PLQ	✓	Fav. Rept Adopted
	C 890987 PLQ			23	C 890461 PPQ		" "
	C 890968 PPQ			24	C 890784 PLQ	✓	" "
	C 880723 ZSK			25	C 880040 MMQ		Laid Over
	C 890247 HAK			26	C 880041 ZSQ		" "
	C 890248 ZMK			27	C 890853 ZMQ		Fav. Rept Adopted
	C 890833 PLK			28	C 890972-974 PPK		" "
	C 890742 PPK			29	C 890165 PLK	✓	" "
	C 890743 PPK			30	C 891007 HDK	✓	" "
	C 890871 HDK			31	C 890619 PSK		" "
	C 890874 HDK			32	N 890085 ZAR		Auth. Adopted
	C 891003 HDK			33	N 890841 ZAR		" "
	C 891004 HDK			34	N 890423 ZAR	✓	" "
	C 891006 HDK			35	C 891011 HDM	✓	Fav. Rept Adopted
	C 891008 HDK			36	C 891013 HDM	✓	" "
	C 891009 HDK			37	C 891015 HDM	✓	" "
	C 891010 HDK			38	C 891016 HDM	✓	" "
	C 900083 HDK			39	C 891017 HDM	✓	" "
	C 870057 ZMR			40	C 891018 HDM	✓	" "
	C 870058 ZSR			41	C 891019 HDM	✓	" "
	C 870059 MMR			42	C 891020 HDM	✓	" "
	C 880888 ZMR			43	C 891021 HDM	✓	" "
	C 900079 HDM			44	C 891022 HDM	✓	" "
	C 891036 PSM			45	C 891023 HDM	✓	" "
	C 890676 PPM			46	N 870157 ZRM		Unfav Rept Adopted
	C 900080 HDM			47	C 870158 ZMM		" "
	C 891014 HDM			48	C 870759 ZSM		" "
	C 880136 MMX			49	N 891087 ZRM		Laid Over
	C 890792 PPX			50	N 891088 ZRM		" "
1	C 850523 MMQ		Hearing Closed	51	C 890462 PLM	✓	Fav. Rept Adopted
2	C 890783 PLQ		" "	52	N 900221 HKM		Send to BOE
3	C 890785 PLQ		" "	53	N 900222 HKM		" "
4	C 890786 PLQ		" "	54	C 890557 PLX	✓	Fav. Rept Adopted
5	C 890982 PLQ		" "				
6	C 870982 HDK		" "				
7	C 870983 ZMK		" "				
8	C 890114 HAK	✓	(RUC)				
9	C 890131 ZMK	✓	"				
10	C 890238 ZMR		Hearing Closed				
11	C 880703 ZMM		Hearing Continued				
12	C 890733 PLM		Hearing Closed	*MEETING ADJOURNED AT: 1:40 P.M			
13	C 890865 HDM		" "	COMMISSION ATTENDANCE			
14	C 890866 HDM		" "	Sylvia Deutsch, Chairperson ✓			
15	C 891049 HDM		" "	Denise Scheinberg, Vice " ✓			
16	C 880802 HUM		" "	Salvatore C. Gagliardo ✓			
17	C 880543 MMM		" "	Marilyn Mammano ✓			
18	C 880544 ZSM NOTICE		" "	Wm. Gary McNeil ✓			
19	N 850652 ZRY		" "	Daniel T. Scannell, Comm. absent			
20	C 891024 HDX		" "	Lois McDaniel Calendar Officer (212) 720-3370			

Logged \_\_\_\_\_ By \_\_\_\_\_

10/4

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

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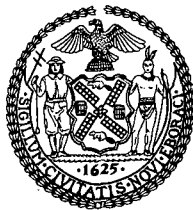
**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 4, 1989**

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



**Edward I. Koch, Mayor**

**City of New York**

**[No. 19]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

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### 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.

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**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.

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

**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

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## CITY PLANNING COMMISSION

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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*

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.

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## ORDER OF BUSINESS AND INDEX

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WEDNESDAY, October 4, 1989

Roll Call; approval of minutes .....	1
I. Scheduling October 18, 1989 .....	1
II. Public Hearings .....	12
III. Reports .....	35

**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 October 18, 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, October 4, 1989

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APPROVAL OF MINUTES OF Regular Meeting of September 6, 1989  
and Special Meetings of September 11, 1989 and September 18, 1989.

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS WERE  
PREVIOUSLY SCHEDULED FOR WEDNESDAY, OCTOBER 18, 1989  
STARTING AT 10 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF QUEENS**

*(Amendment to the City Map to eliminate a paper street)*

**CD 14**

**C 890236 MMQ**

**IN THE MATTER OF** an application submitted by the Yeshiva of Far Rockaway pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination of Beach 8th Street — a paper street — from Frisco Avenue to Hicksville Road in order to remove an encumbrance on the applicant's title and to facilitate construction of a new building for the existing Yeshiva located in Far Rockaway, in accordance with Map No. 4858 dated April 28, 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. 417).

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**CD 13**

**C 890787 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 of up to ten years of private property** located at 225-30 104th Avenue (Block 11174, Lot 70), for use as an Agency Operated Boarding Home.

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CD 13

C 890987 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 of up to ten years of private property** located at 80-18 232nd Street (Block 7916, Lot 21), for use as an Agency Operated Boarding Home.

CD 9

C 890968 PPQ

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) City owned property** located at , Block No. 9420, Lot No. 12.

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### BOROUGH OF BROOKLYN

*(Applications for the grant of a zoning special permit, UDAAP disposition and an amendment to the Zoning Map concerning the Metropolitan Jewish Geriatric Center)*

CD 13

C 880723 ZSK

**IN THE MATTER OF** an application submitted by the Metropolitan Jewish Geriatric Center pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-90 of the Zoning Resolution to **permit the development of a 360-bed skilled nursing home** on property located at 2802-2830 Surf Avenue (Block 7068, Lots 14, 20 and 30), on the south side of Surf Avenue, between West 28th Street and West 29th Street.

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

CD 13

C 890247 HAK

**IN THE MATTER OF** the disposition of city-owned property, pursuant to 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**, property on the southerly side of Surf Avenue, between West 28 and West 29 Streets (block 7068, Lots 14 and 20)
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 disposition is to facilitate the construction of a 360 bed nursing home, replacing an existing facility.

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CD 13

C 890248 ZMK

**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 28d, changing from an R5 District to an R6 District, property bounded by West 28th Street, the northerly boundary line of Coney Island Beach, West 29th Street and Surf Avenue, as shown on a diagram dated August 7, 1989.

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CD 17

C 890833 PLK

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **leasing of up to ten years of private property** located at 116 Linden Boulevard (Block 5087, Lot 27), for use as an Agency Operated Group Home.

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CD 3

C 890742 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 1 city-owned property**, (Block 1657, Lot 58).

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CD 6

C 890743 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 1 city-owned property**, (Block 1042, Lot 10).

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CD 7

C 890871 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, 88 16th Street (Tax Block 1051, Lot 24) is a four-story new law walk-up building with 16 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

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CD 11

C 890874 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, 1513-1515 West 7th Street (Tax Block 6600, Lot 86) is a four-story new law walk-up building with 16 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

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CD 2

C 891003 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, 12 St. Marks Place (Tax Block 395, Lot 6) is a four-story new law walk-up building with 8 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.

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CD 2

C 891004 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, 342 Lafayette Avenue (Tax Block 1948, Lot 14) is a four-story old law walk-up building with 16 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

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CD 1

C 891006 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, 728 Driggs Avenue (Tax Block 2406, Lot 26) is a six-story new law walk-up building with 30 residential units and 6 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

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CD 1

C 891008 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, 218 Scholes Street (Tax Block 3045, Lot 17) is a five-story exempt class walk-up building with 16 residential units and 3 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

CD 1

C 891009 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, 265 Lee Avenue (Tax Block 2264, Lot 5) is a four-story old law walk-up building with 6 residential units and 1 commercial unit. 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.**

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CD 1

C 891010 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, 330 South 3rd Street (Tax Block 2437, Lot 7) is a six-story new law walk-up building with 27 residential units and 2 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

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CD 8

C 900083 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, 340 St. Marks Avenue (Tax Block 1153, Lot 25) between Underhill and Washington Avenues is a three-story new law walk-up building with 6 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.**

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**BOROUGH OF STATEN ISLAND**

*(Proposed Zoning Map Amendments, request for the grant of special permits and amendments to the City Map concerning the Princes' Point development)*

**CD 3**

**C 870057 ZMR**

**IN THE MATTER OF an application** submitted by Muss Development Company pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map, Section 35c:**

a) changing from an M1-1 District to an R3-2 District, property bounded by Purdy Place, Holten Avenue, Johnston Terrace, the easterly boundary line of the proposed park addition (which boundary line is also the easterly street line of Seguine Avenue; portions of Holten Avenue, Johnston Terrace and Seguine Avenue are proposed to be eliminated and a portion of Seguine Avenue is proposed for a park addition and are the subject of related application C 870059 MMR), the northerly boundary line of the **proposed park addition**, and Seguine Avenue;

b) changing from an M1-2 District to an R3-2 District, property bounded by Johnston Terrace, Holten Avenue, the southeasterly prolongation of the centerline of Holten Avenue, the U.S. Pierhead Line, the easterly boundary line of the proposed park addition (which boundary line is also the easterly street line of Seguine Avenue) and its southwesterly prolongation (portions of Holten Avenue, Johnston Terrace and Seguine Avenue are proposed to be eliminated, and a portion of Seguine Avenue is proposed for a **park addition**, and are the subject of related application C 870059 MMR); and

c) changing from an M1-2 District to a C3 District property bounded by the U.S. Bulkhead Line, the southwesterly prolongation of the easterly boundary line of the **proposed park addition** (which boundary line is also the easterly street line of Seguine Avenue), the U.S. Pierhead Line, and the southwesterly prolongation of the centerline of Seguine Avenue; as shown on a diagram dated August 7, 1989.

**CD 3**

**C 870058 ZSR**

**IN THE MATTER OF an application** submitted by Muss Development Company pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of special permits** pursuant to the following sections of the Zoning Resolution: **Section 78-34** to allow modifications in the open space ratio, floor area ratio, and lot area per room requirements for a large scale residential development pursuant to the special bonus provisions of Sections 78-351 and 78-352; **Section 78-42** to allow the waiver of the requirement for off-street parking spaces accessory

to the commercial use in the large scale residential development authorized pursuant to Section 78-22; **Section 78-312(d)** to allow minor variations in the front height and setback regulations on the periphery of the development; **Section 78-312(f)** to allow modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot); **Section 74-731** to permit a private sewage disposal plant; **Section 74-732** to permit a private sewage pumping station; and **Section 74-53** to permit an accessory group parking facility with a capacity of 725 spaces; for authorizations pursuant to the following sections of the Zoning Resolution: **Section 78-22** to allow as accessory uses in a large scale residential development 3,000 square feet of commercial uses listed in Use Group 6A or 6F; **Section 78-311** to allow the modifications of the height and setback regulations set forth in Section 23-631 and Section 78-31(b) for buildings wholly within the development; **Section 78-44** to allow the modification of the curb cut width requirements set forth in Section 25-631(b)(3) for a curb cut located on Purdy Avenue which exceeds the 30 foot maximum width; and **Section 107-65** to allow the modification of existing topography; and for certifications by the City Planning Commission pursuant to the following sections of the Zoning Resolutions: **Section 107-22** that the designated open space shall be preserved in its natural state by the owner of the zoning lot, that the applicant has complied with the provisions of Section 107-222 (Public Pedestrian Ways) if applicable, and that the applicant has complied with Section 107-23 (Waterfront Esplanade); **Section 107-222** as to whether or not the applicant shall be required to provide a public pedestrian way through a portion of the designated open space; **Section 107-23** of the location and design of the waterfront esplanade; and **Section 107-323** to allow the substitution of other plant material for the trees required by Section 107-322(a); for a large scale residential development on property bounded by Purdy Place, Wolfe's Pond Park, Raritan Bay and Lemon Creek Park (Block 6660, Lot 1; Block 6662, Lot 1, 90 and 99; Block 6655, Lot 1), mainly within an R3-2 District, in the Special South Richmond Development District.

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

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CD 3

C 870059 MMR

**IN THE MATTER OF** an application submitted by the Muss Development Company 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 of Holten Avenue between Johnston Terrace and the U.S. bulkhead line; the elimination, discontinuance and closing of Seguine Avenue between Purdy Place and the U.S. bulkhead line, Johnston Terrace between Seguine Avenue and Holten Avenue, Holten Avenue between Purdy Place and Johnston Terrace and a small triangular portion in the intersection of Purdy Place and Holten Avenue; the establishment of a park addition to Lemon Creek Park in the proposed to be eliminated, discontinued and closed portion of Seguine Avenue; the establishment of a park addition to Wolfe's Pond Park in the proposed to be eliminated, discontinued and closed triangular portion of Purdy Place; the delineation of a 30-foot-wide pedestrian easement along the shore front between Lemon Creek Park and Wolfe's Pond Park; and the delineation of a pedestrian easement connecting the east end of the shore front pedestrian easement to Purdy Place **to facilitate residential and commercial development** in accordance with Map No. 4094, dated April 26, 1989 and signed by the Borough President.

CD 2

C 880888 ZMR

**IN THE MATTER OF** an application submitted by Advance Publications, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 27c, changing from an R3-2 district to an M1-1 district property bounded by a line 115 feet easterly of Glendale Avenue and its southerly prolongation, a line at right angles to the westerly boundary line of the New York City right-of-way (leased by the Staten Island Transit Operating Authority (SIRTOA)) distant 750 feet southerly of the intersection of West Fingerboard Road with the westerly boundary line of said New York City right-of-way, and the westerly boundary line of the New York City right-of-way, as shown on a diagram dated August 7, 1989 and subject to the conditions of Restrictive Declaration D-130.

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**BOROUGH OF MANHATTAN**

CD 4

C 900079 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, 352-54 West 48th Street (Tax Block 1038, Lots 58 and 59) between Eighth and Ninth avenues, is a five-story old law walk-up building with 30 residential units. The Department of Housing Preservation and Development (HPD) intends to well 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.**

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CD 3

C 891036 PSM

**IN THE MATTER OF** an application submitted by the New York City Department of Correction pursuant to Section 197-c of the New York City Charter for the **selection of property for use as a detention facility** to be temporarily located at Pier 36, (Block 241, Part of Lot 13), located at South Street at the foot of Clinton Street.

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CD 9

C 890676 PPM

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of twelve (12) 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.

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CD 7

C 900080 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, 176-178 West 81st Street (Tax Block 1211, Lots 61 and 62) is a five-story old law walk-up building with 21 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.**

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CD 3

C 891014 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, 519 E. 11th Street (Tax Block 405, Lot 51) between Avenue A and B, is a five-story old law walk-up building with 11 residential units and 2 community facility 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.

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**BOROUGH OF THE BRONX**

CD 11

C 880136 MMX

**IN THE MATTER OF an application** submitted by Albert Einstein College of Medicine of Yeshiva 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 a **change in the City Map** involving the elimination, discontinuance and closing of Tenbroeck Avenue between Pierce and Sacket Avenues, Community Board 11, Borough of the Bronx, to facilitate the construction of an enlargement of an existing boiler plant, all in accordance with Map. 13032, dated August 31, 1988 and signed by the Borough President.

CD 6

C 890792 PPX

**IN THE MATTER OF an application** by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 1 city-owned property**, Block 3044, Lot 94.

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**II. PUBLIC HEARINGS  
BOROUGH OF QUEENS**

No. 1

CD 4

C 850523 MMQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Harmen Investment Company 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 an irregular portion of the northerly side of Queens Boulevard between 57th Avenue and 90th Street to facilitate commercial development in accordance with Map No. 4809 dated June 30, 1986 and signed by the Borough President.

(On September 20, 1989, Cal. No. 3, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 2

CD 8

C 890783 PLQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter **for the leasing of up to ten years of property, located at 198-17 Foothill Avenue (Block 10532, Lot 163), for use as an Agency Operated Boarding Home.**

(On September 20, 1989, Cal. No. 4, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 3

CD 12

C 890785 PLQ

**PUBLIC HEARING:**

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

**leasing of up to ten years of private property, located at 178-31 Zoller Road (Block 12489, Lot 35), for use as an Agency Operated Boarding Home.**

(On September 20, 1989, Cal. No. 5, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 4**

**CD 13**

**C 890786 PLQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter **for the leasing of up to ten years of property located at 218-14 103rd Avenue (Block 11107, Lot 31), for use as an Agency Operated Boarding Home.**

(On September 20, 1989, Cal. No. 6, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 5**

**CD 12**

**C 890982 PLQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter **for the leasing of up to seven years of private property located at 128-24 144th Street (Block 12067, Lot 55), for use as an Agency Operated Boarding Home.**

(On September 20, 1989, Cal. No. 7, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN****Nos. 6 and 7***(A disposition of City-owned property and a Zoning Map change in the Caribe Village Urban Renewal Area)***No. 6****CD 1****C 870982 HDK****PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property**, located in the Caribe Village Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The property proposed for disposition for residential redevelopment is located on the block bounded by South 3rd Street, Berry Street, South 4th Street and Wythe Avenue, Tax Block 2429, and specifically as follows:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
345 Wythe Ave.	2429	1
343 Wythe Ave.	2429	2
341 Wythe Ave.	2429	3
339 Wythe Ave.	2429	4
68 South 3rd St.	2429	6
72 South 3rd St.	2429	8
74 South 3rd St.	2429	9
80 South 3rd St.	2429	12
82 South 3rd St.	2429	13
83 South 3rd St.	2429	14
92 South 3rd St.	2429	18
94 South 3rd St.	2429	19
89 South 4th St.	2429	21
71 South 4th St.	2429	31
69 South 4th St.	2429	32
67 South 4th St.	2429	33
65 South 4th St.	2429	34

(On September 20, 1989, Cal. No. 8, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

---

## No. 7

CD 1

C 870983 ZMK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the 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 12d, changing from a M1-1 District to an R6 District, property bounded by Wythe Avenue, South 3rd Street, Berry Street, and South 4th Street, as shown on a diagram dated July 24, 1989.

(On September 20, 1989, Cal. No. 9, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

---

 No. 8

CD 8

C 890114 HAK

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** the disposition of city-owned property, pursuant to 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>
665 Classon Avenue	1142	1
661	1142	3
659	1142	4
657	1142	5
653	1142	7
646	1141	50
648	1141	51
636	1141	44

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 calls for the rehabilitation of 8 vacant city-owned buildings to contain 37 residential units and to be used as housing for low and moderate income families.

(On September 6, 1989, Cal. No. 22, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 39 the hearing was continued to October 4, 1989).

**Close the hearing.**

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**No. 9**

**CD 8**

**C 890131 ZMK**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the 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 No. 16c, changing from an M1-1 district to an R6 district, and establishing a C1-3 district within the proposed R6 district, property bounded by Bergen Street, a line 100 feet west of Classon Avenue, Dean Street, and a line 100 feet east of Classon Avenue, as shown on a diagram dated July 17, 1989.

(On September 6, 1989, Cal. No. 23, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 40 the hearing was continued to October 4, 1989.)

**Close the hearing.**

---

**BOROUGH OF STATEN ISLAND**

**No. 10**

**CD 1**

**C 890238 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Gordon Grove Corporation, 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 M1-1 district to an R4 district, property bounded by Gordon Street, Grove Street, Hygeia Place, Boyd Street, and Gray Street, as shown on a diagram dated July 17, 1989.

(On September 20, 1989, Cal. No. 10, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN****No. 11****CD 5****C 880703 ZMM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Museum of American Folk Art pursuant to Sections 197-c and 200 of the New York City Charter, for an **amendment of the Zoning Map, Section No. 8c:**

- a) changing from a C5-P district to a C5-2.5 district property bounded by a line 225 feet east of Avenue of the Americas, a line midway between West 54th Street and West 53rd Street, a line 150 feet west of Fifth Avenue, and West 53rd Street;
- b) changing from a C5-2 district to a C5-2.5 district property bounded by a line 150 feet east of Avenue of the Americas, a line midway between West 54th Street and West 53rd Street, a line 225 feet east of Avenue of the Americas, and West 53rd Street; and
- c) establishing within a portion of the proposed C5-2.5 district a Special Midtown District (MiD) bounded by a line 150 east of Avenue of the Americas, a line midway between West 54th Street and West 53rd Street, a line 225 feet east of Avenue of the Americas, and West 53rd Street,

as shown on a diagram dated July 17, 1989.

(On September 20, 1989, Cal. No. 11, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**
**CD 4****C 890733 PLM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter for a **ten-year lease of property located on the fourth floor of 410 West 16th Street (Block 713, Lot 1),** for the Department of Cultural Affairs Materials for the Arts warehouse.

(On September 20, 1989, Cal. No. 12, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

---

## No. 13

CD 2

C 890865 HDM

**PUBLIC HEARING:**

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

The property to be disposed, 19 Bedford Street (Tax Block 528, Lot 42) between Downing Street and West Houston Street is a five-story old law walk-up building with 5 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 tenants association since April 1, 1988, under HPD's Tenant Interim Lease Program.

(On September 20, 1989, Cal. No. 13, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

---

 No. 14

CD 3

C 890866 HDM

**PUBLIC HEARING:**

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

The property to be disposed, 219 East 7th Street (Tax Block 390, Lot 42) between Avenues B and C is a six-story new law walk-up building with 24 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 tenants association since May 1, 1982, under HPD's Tenant Interim Lease Program.

(On September 20, 1989, Cal. No. 14, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 15, 16, 17, and 18**

*(A disposition application, an amendment to an Urban Renewal Plan, an amendment to the City Map, and a request for the granting of a special permit concerning Fordham development parcel)*

**No. 15**

**CD 7**

**C 891049 HDM**

**PUBLIC HEARING:**

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

The property to be disposed to Fordham University comprises property described as follows:

*Site 4C* A new site designated as "residential/commercial" use comprising a major part of West 61st Street as proposed to be de-mapped between Amsterdam Avenue and the westerly line of Lot 10 in Block 1132, approximately 15,004 square feet in area.

*Site 4D* A new site designated for "institutional" use comprising the remaining part of West 61st Street as proposed to be de-mapped from Amsterdam Avenue to the westerly line of Lot 10 in Block 1132, approximately 3, 177 square feet in area.

(On September 20, 1989, Cal. No. 15, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

**CD 7**

**C 880802 HUM**

**PUBLIC HEARING:**

**IN THE MATTER OF an amendment to the Lincoln Square Urban Renewal Plan for the Lincoln Square Urban Renewal Area, pursuant to Section 505, Article 15 of the New York State General Municipal Law (Urban Renewal Law) and the New York City Charter.**

The proposed amendment changes land use on a northwesterly part of the block bounded by West 60th Street, Amsterdam Avenue, West 62nd Street and Columbus Avenue, as follows:



*Site 4* remains "institutional" but is reduced approximately 22,604 square feet, a parcel which is designated Site 4B.

*Site 4B* formerly part of Site 4, is designated as "residential/commercial" use, and comprises a currently vacant parcel of land, approximately 22,604 square feet in area, (Lot 35 in block 1132), bounded by West 61st Street, Amsterdam Avenue, West 62nd Street and the westerly line of Lot 10 in Block 1132.

*Site 4C* A new site designated as "residential/commercial" use, comprising a major part of West 61st Street as proposed to be de-mapped between Amsterdam Avenue and the westerly line of Lot 10 in Block 1132, approximately 15,004 square feet in area.

*Site 4D* A new site designated for "institutional" use comprising the remaining part of West 61st Street as proposed to be de-mapped from Amsterdam Avenue to the westerly line of Lot 10 in Block 1132, approximately 3,177 square feet in area.

(On September 20, 1989, Cal. No. 16, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 17

CD 7

C 880543 MMM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Carol Management Corp. and Fordham 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 West 61st Street — a cul-de-sac — from Amsterdam Avenue to a line 250 feet easterly therefrom in connection with the **construction of the Fordham Parcel Development** within the Special Lincoln Square District and the Lincoln Square Urban Renewal Area in accordance with Map No. ACC 30117 dated September 7, 1988 and signed by the Borough President. The map was referred to the City Planning Commission by the Board of Estimate on September 29, 1988 (Calendar No. 392).

(On September 20, 1989, Cal. No. 17, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 18

CD 7

C 880544 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Carol Management Corporation and Fordham University, pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Section 82-122 of the Zoning Resolution to **permit a public parking garage** with a maximum capacity of 163 spaces, and to allow the relocation and enlargement of **an existing off-street loading facility and related curb cut** on West 60th Street pursuant to Section 82-07 of the Zoning Resolution, on property bounded by West 60th Street, Amsterdam Avenue, West 62nd Street, and Columbus Avenue, in a C4-7 District within the Special Lincoln Square District and the Lincoln Square Urban Renewal Area.

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.

(On September 20, 1989, Cal. No. 18, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

**NOTICE**

**On October 4, 1989 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Fordham University Project, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).**

**CITYWIDE**

No. 19

N 850652 ZRY

**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 Article IV (Manufacturing Districts) and Article V (Non-conforming Uses and Non-complying Buildings), establishing new M1-"D" Manufacturing Districts that remove some restrictions from existing residential uses and permit new residential uses by City Planning Commission authorization pursuant to a new Section 42-47.

Matter in **Bold** is new, to be added.

Matter in [ ] is old, to be deleted.

Matter in *italics* is defined in Section 12-10.

11-12

Establishment of Districts

\* \* \*

**M1-1 Light Manufacturing District (High Performance)**

**M1-1D Light Manufacturing District (High Performance)**

\* \* \*

**M1-2D Light Manufacturing District (High Performance)**

\* \* \*

**M1-3D Light Manufacturing District (High Performance)**

\* \* \*

**M1-4D Light Manufacturing District (High Performance)**

\* \* \*

**M1-5D Light Manufacturing District (High Performance)**

\* \* \*

**41-00 GENERAL PURPOSES OF MANUFACTURING DISTRICTS**

\* \* \*

(b) To provide, as far as possible, that such space will be available for use for manufacturing and related activities, and to protect residences by separating them from manufacturing activities and by **generally** prohibiting the use of such space for new residential development.

\* \* \*

(g) **To protect light manufacturing and to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible.**

(h) [g] To promote the most desirable use of land

\* \* \*

**41-10 PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS**

41-11

**M1 Light Manufacturing Districts (High Performance)**

\* \* \*

New residential development is excluded from these districts, except for *joint living-work quarters for artists* in M1-5A and M1-5B Districts, [and] *dwelling units* in M1-5M and M1-6M Districts, and *dwelling units* in M1-1D, M1-2D, M1-3D, M1-4D, and M1-5D Districts where authorized by the City Planning Commission, both to protect residents from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

\* \* \*

**Chapter 2 Use Regulations**

\* \* \*

42-03

**Residential Use**

- (a) In M1-1D, M1-2D, M1-3D, M1-4D, and M1-5D Districts, the *use regulations governing M1 Districts* shall apply, except that *residential uses* may be permitted by authorization of the City Planning Commission in accordance with the provisions of Section 42-47 (Residential Uses in M1-D Districts), subject to the regulations of Section 43-61 (Bulk Regulations for Residential Uses in M1-D Districts) and Section 44-27 (Parking Regulations for Residential Uses in M1-D Districts).

\* \* \*

**42-40 SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES**

\* \* \*

42-47

**Residential Uses in M1-D Districts**

In M1-1D, M1-2D, M1-3D, M1-4D, and M1-5D Districts, new *residences* or *residential enlargements* may be permitted by authorization of the City Planning Commission provided the *zoning lot* existing on June 20, 1988 meets the criteria of paragraph (a), (b), or (c) below.

- (a) On *zoning lots* containing *residential* or *community facility uses*, new *residences* or *residential enlargements* may be authorized provided:
- (1) the *zoning lot* contains a *building* which has one or more *stories* of lawful *residential* or *community facility uses* and no more than one *story* of *commercial* or *manufacturing uses* therein, and

- (2) **the zoning lot contains no other commercial or manufacturing uses, and**
  - (3) **25 percent or more of the aggregate length of the block fronts on both sides of the street facing each other is occupied by zoning lots containing residential or community facility uses.**
- (b) **On vacant zoning lots, new residences may be authorized provided:**
- (1) **the zoning lot has been vacant continuously since June 20, 1988 or has been vacant continuously for five years prior to the date of application for such authorization, and**
  - (2) **a zoning lot abutting on one side lot line and fronting on the same street is occupied by a residential or community facility building, and**
  - (3) **either of the following conditions exist:**
    - (i) **such vacant zoning lot and any contiguous vacant zoning lots and land with minor improvements fronting on the same street aggregate no more than 10,000 square feet of lot area, and 50 percent or more of the aggregate length of the block fronts on both sides of the street facing each other is occupied by zoning lots containing residential or community facility uses, or**
    - (ii) **such vacant zoning lot and any contiguous vacant zoning lots and land with minor improvements fronting on the same street aggregate no more than 5,000 square feet of lot area, and 25 percent or more of the aggregate length of the block fronts on both sides of the street facing each other is occupied by zoning lots containing residential or community facility uses**
- (c) **On land with minor improvements, new residences may be authorized provided**
- (1) **such land with minor improvements otherwise meets all the criteria for vacant zoning lots listed in paragraph (b) above, except that**
  - (2) **new residential use shall not be authorized on land with minor improvements that is used for parking, storage, or processing in connection with a conforming enclosed commercial or manufacturing use within the district, or that has been so used within five years prior to the date of application, unless such land has not been so used since June 20, 1988.**
- (d) **In determining eligibility for residential use pursuant to paragraphs (a), (b) or (c) above, the following regulations shall be applicable:**

- (1) In order to determine whether a *corner lot* meets the criteria of paragraph (a), (b) or (c) above, the aggregate length of the *block fronts* occupied by *zoning lots* that contain *residential* or *community facility uses* may be measured along any *block front* upon which such *corner lot* has frontage.
- (2) In determining the percent of the aggregate length of the *block fronts* occupied by *zoning lots* that contain *residential* or *community facility uses*, the length along the *block front* of every *zoning lot*, whether occupied or not, shall be measured and aggregated, and this total shall be divided by the aggregate length of the *block fronts* occupied by *zoning lots* containing lawful *residential* or *community facility uses*. Vacant *zoning lots* and *land with minor improvements* shall not be counted as *residential* or *community facility frontage*.

For the purpose of this section, the length along the *block front* of any *zoning lot* occupied by a *building* that contains one or more *stories* of *residential* or *community facility use* and no more than one *story* of *commercial* or *manufacturing use* shall be considered as a frontage of *residential* or *community facility uses*, and the length along the *block front* of any *zoning lot* occupied by a *building* that contains one or more *stories* of *residential* or *community facility use* and more than one *story* of *commercial* or *manufacturing uses* shall be considered as a frontage of *commercial* or *manufacturing uses*.

- (3) New *residential use* shall not be authorized on any *floor area* that is vacant or that is occupied by a *commercial* or *manufacturing use*, except that in a *building designed for residential use* where at least 50 percent of the *floor area* is occupied by *residential use*, the *residential use* may be extended.
- (4) In any *building*, no *residential use* may be located on or below a *story* occupied by a *commercial* or *manufacturing use*.
- (5) For the purposes of this section, a *through lot* fronting on no more than two *streets* shall be treated as if it consisted of two separate *zoning lots* with abutting *rear lot lines* at a line midway between the two *street lines* upon which such *through lot* fronts. In the case of a *through lot* that fronts on more than two *streets*, the *through lot* portion shall first be considered as if it were so divided, and then any remaining portion shall be considered as if it were a separate *zoning lot*. Notwithstanding, in no event shall contiguous portions of a *through lot* that front on the same *street* be treated as if they were separate *zoning lots*.

Each resulting portion of such *through lot* on each *street frontage* shall be considered separately to determine whether it meets the criteria for new *residences* set forth in paragraphs (a), (b) or (c) above, and only on such portion may new *residences* or *residential enlargements* be authorized. Only the *lot area* of such portion shall be calculated in determining the permitted amount of *floor area* to be authorized pursuant to this Section.

(e) In authorizing such *residential uses*, the Commission shall find that:

- (1) the *residential uses* will not be exposed to excessive noise, smoke, dust, noxious odor, toxic materials, safety hazards, or other adverse impacts from current or previous *commercial or manufacturing uses*,
- (2) there are no open *uses* listed in Use Group 18 within 400 feet of the *zoning lot*,
- (3) the *residential uses* will not adversely affect *commercial or manufacturing uses* in the District, and
- (4) the authorization will not alter the essential character of the neighborhood or district in which the *use* is located, nor impair the future *use or development of commercial and manufacturing zoning lots*.

In granting such authorization, the Commission may prescribe additional conditions and safeguards as the Commission deems necessary.

*Residential uses* authorized pursuant to this Section shall be subject to the regulations of Section 43-61 (Bulk Regulations for Residential Uses in M1-D Districts) and Section 44-27 (Parking Regulations for Residential Uses in M1-D Districts).

Regulations governing other *residential uses* in M1-D Districts are set forth in Article V, Chapter 2 (Non-conforming Uses).

*Residential uses* in M1-D Districts may *enlarge* pursuant to the regulations of Section 52-46 (Conforming and Non-conforming Residential Uses in M1-D Districts) or of this Section.

\* \* \*

Chapter 3 Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

43-01

Applicability of this Chapter.

\* \* \*

In M1-1D, M1-2D, M1-3D, M1-4D, and M1-5D Districts, the *bulk* regulations governing M1 Districts shall apply to *community facility, commercial, and manufacturing uses*, and the regulations of Section 43-61 (Bulk Regulations for Residential Uses in M1-D Districts) shall apply to *residential uses* authorized pursuant to Section 42-47 (Residential Uses in M1-D Districts).

#### 43-10 FLOOR AREA REGULATIONS

\* \* \*

##### 43-12

##### Maximum Floor Area Ratio

In all districts, as indicated, for any *building* on any *zoning lot*, the maximum *floor area ratio* shall not exceed the *floor area ratio* set forth in the following table, except as otherwise provided in the following Sections:

\* \* \*

(table)

#### Section 43-61 (Bulk Regulations for Residential Uses in M1-D Districts)

\* \* \*

##### 43-122

##### Maximum floor area ratio for community facility buildings

\* \* \*

In M1-1D, M1-2D, M1-3D, M1-4D, and M1-5D Districts, for any *building* used partly for *residential use* and partly for *community facility use*, the total *floor area* used for *residential use* shall not exceed the amount permitted in Section 43-61 (Bulk Regulations for Residential Uses in M1-D Districts).

\* \* \*

#### 43-60 SUPPLEMENTARY REGULATIONS

##### 43-61 Bulk Regulations for Residential Uses in M1-D Districts

The following regulations shall apply to any new *building* or *residential enlargement* authorized pursuant to Section 42-47 (Residential Uses in M1-D Districts):

- (a) The total amount of *residential floor area* permitted in any *building* shall not exceed a *floor area ratio* of 1.65.

In *buildings* used partly for *residential use* and partly for *community facility, manufacturing or commercial use*, the maximum *floor area* shall be the maximum *floor area* permitted for either the *commercial* or *manufacturing* portion of such *building* as set forth in Sections 43-12 through



43-15, or the *community facility* portion of such *building* as set forth in Section 43-122, or the *residential* portion of such *building* as set forth in this Section, whichever permits the greatest amount of *floor area*. In *buildings* used partly for *residential use* and partly for *manufacturing* or *commercial use*, the total *floor area* used for *manufacturing* or *commercial use* shall not exceed the amount permitted by Sections 43-12 through 43-15.

- (b) There shall be no more than one *dwelling unit* for every 675 square feet of total net *residential floor area* as defined in Section 28-02.
- (c) The maximum height above *curb level* shall be 32 feet for any new *residential building* or *enlarged* portion.
- (d) No *residential building* or *residential enlargement* shall be permitted within 30 feet of the *rear lot line*.
- (e) The maximum distance from the *street line* to the *street wall* of any new *building* developed pursuant to this Section shall be ten feet, unless modified by the Commission pursuant to Section 44-27 (Parking Regulations for Residential Uses in M1-D Districts).
- (f) No *side yards* shall be required. However, if any open area extending along a *side lot line* is provided at any level it shall have a width of not less than eight feet. However, *enlargements* of *single-family* or *two-family residences* existing as of June 20, 1988 shall be exempt from this requirement, provided such *enlarged building* does not exceed a height of two *stories*.

Chapter 4  
 Accessory Off-Street Parking and Loading Regulations

\* \* \*

44-02  
 Applicability

\* \* \*

44-023  
 Applicability of regulations in M1-D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the parking regulations governing M1 Districts shall apply to *manufacturing, commercial or community facility uses*, and the regulations of Section 44-27 (Parking Regulations for Residential Uses in M1-D Districts) shall apply to *residential uses* authorized pursuant to Section 42-47 (Residential Uses in M1-D Districts).

\* \* \*

44-27

**Parking Regulations for Residential Uses in M1-D Districts**

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the regulations of this section shall apply to *residential uses* authorized pursuant to section 42-47 (Residential Uses in M1-D Districts).

- (a) In M1-D Districts, for any new *residential building* authorized pursuant to Section 42-47, one *accessory parking space* shall be provided for each *dwelling unit*. The Commission may reduce this requirement if the commission determines that there is sufficient on-street parking space available to meet the needs of the new *development*.

Access to such required *accessory parking* shall be designed so as to minimize any adverse effect upon the availability of on-street parking and loading for conforming *manufacturing and commercial uses*. If necessary, in order to implement this requirement, the Commission may modify the ten foot maximum setback requirement of paragraph (e) of Section 43-61 (Bulk Regulations for Residential Uses in M1-D Districts).

- (b) In M1-2D, M1-3D, M1-4D and M1-5D Districts, *accessory parking* shall not be permitted except when authorized by the City Planning Commission.

The Commission may authorize *accessory parking* provided:

- (1) the *zoning lot* extends 40 feet or more along the *street line*,
- (2) the *curb cut* extends no more than 15 feet along the *street line* and provides access to a *group parking facility* of five or more *accessory off-street parking spaces*, and

the Commission determines that such *curb cut* will not adversely affect the availability of on-street parking and loading for conforming *manufacturing and commercial uses*.

\* \* \*

## Article V

## Non-Conforming Uses and Non-Complying Buildings

\* \* \*

52-22

## Structural Alterations

No structural alterations shall be made in a *building or other structure* substantially occupied by a *non-conforming use*, except when made:

\* \* \*

- (d) In the course of an *enlargement* permitted under the provisions of Sections 52-41 to 52-[43]46, inclusive,

\* \* \*

## 52-46

### Conforming and Non-conforming Residential Uses in M1-D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, a *building* containing conforming or *non-conforming residential uses* may be *enlarged* and the *residential uses extended* thereby, provided that no *non-residential uses* exist above the level of the first *story ceiling*.

Such *enlargement* is subject to all of the following regulations:

- (1) There shall be no increase in the number of *dwelling units* in the *building* beyond the lawful number in existence on (the effective date of this amendment).
- (2) The total amount of *residential floor area* in the *building* shall not exceed 500 square feet additional to the *residential floor area* in existence on (the effective date of this amendment) or a *floor area ratio* of 1.65, whichever is less.
- (3) No *residential enlargement* shall be permitted within 30 feet of the *rear lot line*.
- (4) No *enlarged* portion shall exceed a height of 32 feet above *curb level*.
- (5) No *side yards* shall be required. However, if any open area extending along a *side lot line* is provided at any level it shall have a width of not less than eight feet. However, *enlargements of single-family or two-family residences* existing as of June 20, 1988 shall be exempt from this requirement, provided such *enlarged building* does not exceed a height of two *stories*.

*Enlargements* in excess of those permitted above, and *enlargements* that create additional *dwelling units* may be permitted by authorization of the City Planning Commission pursuant to the regulations of Section 42-47 (Residential Uses in M1-D Districts).

## 52-50 DAMAGE OR DESTRUCTION

### 52-51

#### General Provisions

Except as set forth in Sections 52-81 to 52-83, inclusive, relating to Regulations Applying to Non-Conforming Signs, if a *non-conforming building or other structure* is damaged or destroyed, the provisions set forth in Section 52-52 to 52-[55] 56, inclusive, shall apply.

\* \* \*

## 52-53

## Buildings or Other Structures in All Districts

## 52-531

## Permitted reconstruction or continued use

In all districts, in any *building*, except a *building* subject to the provisions of Section 52-54 (Buildings Designed for Residential Use in Residence Districts) or of Section 52-56 (Multiple Dwellings in M1-D Districts), which is substantially occupied by a *non-conforming use* is damaged or destroyed by any means, including any demolition as set forth in sections 52-50 et seq., to the extent of 50 percent or more of its total *floor area*, such *building* may either:

\* \* \*

For the purposes of this Section, any *single-family* or *two-family residence* located within an M1-1D, M1-2D, M1-3D, M1-4D or M1-5D District and existing on June 20, 1988 shall be a *conforming use*.

\* \* \*

## 52-56

## Multiple Dwellings in M1-D Districts

In the case of damage or destruction of less than 75 percent of the total *floor area* of a *non-conforming residential building* containing three or more *dwelling units* in an M1-1D, M1-2D, M1-3D, M1-4D or M1-5D District, such *building* may be repaired or reconstructed, and its *residential use* continued, subject to the following regulations:

- (a) There shall be no increase in the number of *dwelling units* in the *building* beyond the lawful number in existence prior to such damage and destruction; and
- (b) There shall be no increase to the pre-existing amount of *floor area* except as expressly provided in Section 52-46 (Conforming and Non-conforming Residential Uses in M1-D Districts).

*Enlargements* in excess of those permitted above, and *enlargements* that create additional *dwelling units* may be permitted by authorization of the City Planning Commission pursuant to the regulations of Section 42-47 (Residential Uses in M1-D Districts).

\* \* \*

## 52-60 DISCONTINUANCE

\* \* \*

## 52-62 Residential Buildings in M1-D Districts

In M1-1D, M1-2D, M1-3D, M1-4D or M1-5D Districts, vacant *floor area* in a *building* originally designed as *dwelling units* or *rooming units* may be occupied by a *residential use* provided that the requirements of either paragraph (a) or (b) are met.

(a) *Residential uses* in such *buildings* may be reactivated as-of-right, provided:

- (1) the *floor area* has been continuously vacant for two years or more;
- (2) the *street line* of the *zoning lot* upon which the discontinued *building* stands does not exceed 60 feet in length (or, in the case of a *corner lot*, the *lot area* does not exceed 6800 square feet); and
- (3) the *zoning lots* abutting on both *side lot lines* and fronting on the same *street* (or *streets*, if a *corner lot*) are occupied by *buildings designed for residential use* and contain no *manufacturing uses*.

(b) *Residential uses* in such *buildings* may be reactivated by authorization of the City Planning Commission, provided;

- (1) the *floor area* has been continuously vacant for two years or more;
- (2) the *street line* of the *zoning lot* upon which the discontinued *building* stands does not form a continuous frontage with vacant land or land with *minor improvements* whose aggregate length exceeds 60 feet (or, in the case of a *corner lot*, the *lot area* does not exceed 6800 square feet); and
- (3) the *zoning lot* abutting on one *side lot line* and fronting on the same *street* is occupied by either
  - (i) a *building designed for residential use* or a *community facility building*, or
  - (ii) a *building* originally designed as *dwelling units* or *rooming units* for which an application to reactivate *residential use* in such *building* has been combined with the subject application;
- (4) 25 percent or more of the aggregate length of the *block fronts* on both sides of the *street* facing each other is occupied by *zoning lots* containing *residential* or *community facility buildings*; and
- (5) the Commission finds that:
  - (i) reactivating the *residential use* will not adversely affect *manufacturing* or *commercial uses* in the district, and
  - (ii) such *residential use* will not be exposed to excessive noise, smoke, dust, noxious odor, or other adverse impacts from *manufacturing* or *commercial uses*.

**In granting such authorization, the Commission may prescribe additional conditions and safeguards as the Commission deems necessary.**

**The number of *dwelling units* permitted in such reactivated *residential building* shall not exceed the greater of: the number of lawful *dwelling units* last recorded by the Department of Buildings, or one *dwelling unit* for every 675 square feet of total net *residential floor area* as defined in Section 28-02.**

**No *dwelling unit* shall be permitted on or below a *story* occupied by a *commercial* or *manufacturing use*.**

***Residential uses* in M1-D Districts may enlarge pursuant to the regulations of Section 52-46 (Conforming and Non-conforming Residential Uses in M1-D Districts) or of Section 42-47 (Residential Uses in M1-D Districts) as applicable.**

(On September 20, 1989, Cal. No. 19, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BRONX**

**No. 20**

**CD 6**

**C 891024 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, 2386 Arthur Avenue (Tax Block 3073, Lot 41) between East 186th and East 187th Streets, is a four-story new law walk-up building with 13 residential units and 2 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

The property has been managed and maintained by a tenants association since September 1, 1988, under HPD's Tenant Interim Lease Program.

(On September 20, 1989, Cal. No. 1, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 21

CD 6

C 891025 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, 490 East 181st Street (Tax Block 3047, Lot 14) between Bathgate Avenue and Washington Avenue is a six-story new law walk-up building with 29 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 Community Group since August 1, 1985, under HPD's Community Group Program.

(On September 20, 1989, Cal. No. 2, the Commission scheduled October 4, 1989, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**III. REPORTS**  
**BOROUGH OF QUEENS**

**No. 22**

**CD 14**

**C 890168 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 **renewal of a lease for a 3.5-year term of private property located at 90-01 Rockaway Beach Boulevard (Block 16133, Lot 21), for use as a senior citizen center.**

(On September 6, 1989, Cal. No. 24, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 41 the hearing was closed.)

**For consideration.**

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**No. 23**

**CD 12**

**C 890461 PPQ**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of seven (7) 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 September 6, 1989, Cal. No. 25, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 42 the hearing was closed.)

**For consideration.**

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**No. 24**

**CD 9**

**C 890784 PLQ**

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



leasing of up to ten years of property located at 111-17 103rd Avenue (Block 9429, Lot 37), for use as an Agency Operated Boarding Home.

(On September 6, 1989, Cal. No. 26, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 43 the hearing was closed.)

**For consideration.**

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**Nos. 25 & 26**

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

**No. 25**

**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.

(On August 21, 1989 Cal. No. 9, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989, Cal. No. 35 the hearing was closed. On September 20, 1989, Cal. No. 46 the item was laid over.)

**For consideration.**

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**No. 26**

**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 authorizations pursuant to Section 23-463 of the Zoning Resolution involving the modification of regulations for aggregate width of building street walls and Section 78.44 of the Zoning Resolution to allow the modification of the requirements set forth in Section 25-631 (b)(4), 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.

(On August 21, 1989 Cal. No. 10, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989, Cal. No. 36 the hearing was closed. On September 20, 1989, Cal. No. 47 the item was laid over.)

**For consideration.**

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**No. 27**

**CD 14**

**C 890853 ZMQ**

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

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

- Beach Boulevard, Beach 119th Street, a line 100 feet north of Rockaway Beach Boulevard, Beach 120th Street, a line 400 feet south of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 100 feet south of Newport Avenue, and Beach 121st Street;
- d) changing from an R4 district to an R5 district property bounded by Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet north of Ocean Promenade, and Beach 117th Street;
  - e) changing from an R5 district to an R7A district property bounded by a line 200 feet north of Ocean Promenade, Beach 116th Street, the northerly boundary line of Rockaway Park, and a line midway between Beach 116th Street and Beach 117th Street;
  - f) changing from an R4 district to an R7A district property bounded by a line 100 feet north of Ocean Promenade, Beach 121st Street, a line 100 feet north of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, the northerly boundary line of Rockaway Park, and Beach 125th Street;
  - g) changing from an R4 district to an R4-1 district property bounded by Rockaway Beach Boulevard, Beach 120th Street, a line 560 feet north of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 100 feet north of Ocean Promenade, Beach 121st Street, a line 100 feet north of Ocean Promenade, and a line midway between Beach 124th Street and Beach 125th Street; and
  - h) changing from an R4 district to an R4 A district property bounded by Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet north of Ocean Promenade, Beach 125th Street, the northerly boundary line of Rockaway Park, an easterly boundary line of Rockaway Beach, a northerly boundary line of Rockaway Beach, and a line midway between Beach 129th Street and Beach 130th Street;

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

(On August 21, 1989 Cal. No. 12, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989, Cal. No. 38 the hearing was closed. On September 20, 1989, Cal. No. 48 the item was laid over.)

**For consideration.**

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**BOROUGH OF BROOKLYN****No. 28****CD 1, 2, 3****C 890972-974 PPK**

**IN THE MATTER OF** applications by the Division of Real Property, Pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) City-owned properties.

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
C 890972 PPK	1	1
C 890973 PPK	2	2
C 890974 PPK	3	2

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

(On September 6, 1989, Cal. No. 19, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 36 the hearing was closed.)

**For consideration.**

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**No. 29**
**CD 1****C 890165 PLK**

**IN THE MATTER OF** an application submitted by the Human Resources Administration, pursuant to Section 197-c of the New York City Charter for the renewal of a lease for a ten-year term of private property located at 741 Flushing Avenue (Block 2276, Lot 37), for use as a senior citizen and child care center.

(On September 6, 1989, Cal. No. 20, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 37 the hearing was closed.)

**For consideration.**

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**No. 30**
**CD 4****C891007 HDK**

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

The property to be disposed, 111 Linden Street, (Tax block 3323, lot 62, between Central and Evergreen Avenues), is a 4 story new law walk-up building with 17 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 Community Group under HPD's Community Management Program since November 1, 1987.

(On September 6, 1989, Cal. No. 20, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 38 the hearing was closed.)

**For consideration.**

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**No. 31**

**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.**

(On August 21, 1989 Cal. No. 13, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989 Cal. No. 39 the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 32**

*(Request for the grant of authorizations to allow the modification of existing topography and alteration of botanic environment in the Special Natural Area District (NA-1) of Staten Island.)*

**CD 2**

**N 890085 ZAR**

**IN THE MATTER OF** an application, submitted by Dr. and Mrs. Correra, for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution to allow the modification of existing topography and alteration of botanic environment located at 105 Annfield Court (Block 878, Lot 314) within the Special Natural Area District (NA-1).

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

**For consideration.**

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**No. 33**

*(Request for the grant of an authorization and certification to allow the construction of one (1) single-family dwelling, subdivision of a parcel of property and, planting waiver of minimum tree credit requirements and substitution of other more appropriate plant material in the Natural Area 3 District.)*

**CD 1**

**N 890841 ZAR**

**IN THE MATTER OF** an application, submitted by Dennis D. Dell Angelo, A.I.A., for the grant of an authorization pursuant to section 105-421 of the Zoning Resolution, involving the modification of existing topography, and for a certification pursuant to Section 105-30 of the Zoning Resolution to allow a planting waiver of minimum tree credit requirements and substitution of other more appropriate plant material, and for certification pursuant to Section 105-90 of the Zoning Resolution to allow the subdivision of a property located at Wadworth and Seagate Road (Block 3066 Lots 370, 375 and 301) into two (2) zoning lots, within the Natural Area-3 District.

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

**For consideration.**

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**No. 34**

*(Request for the grant of authorizations to allow the construction of six concrete mausoleums in Moravian Cemetery and within the Special Natural Area District (NA-1) of Staten Island.)*

**CD 2**

**890423 ZAR**

**IN THE MATTER OF** an application, submitted by Mr. William Boden for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of existing topography and alteration of the botanic environment, on property located at 2205 Richmond Road, Moravian Cemetery (Block 934 and 908, Lots 1, 17, 51, 250 and 510,) and within the Special Natural Area District (NA-1).

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

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 35**

**CD 12**

**C 891011 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, **24 Cooper Street** (Tax Block 2239, Lot 29 between Academy and West 204th Streets), is a six-story new law walk-up building with 28 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 June 1, 1988, under HPD's Tenant Interim Lease Program.

(On September 6, 1989, Cal. No. 5, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 20 the hearing was closed.)

**For consideration.**

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**No. 36**

**CD 9**

**C 891013 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, **655 Riverside Drive** (Tax Block 2089, Lot 49 between West 142nd and West 143rd Streets) is a five-story new law walk-up building with 10 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families**

The property has been managed and maintained by a tenant's association since April 1, 1988, under HPD's Tenant Interim Lease Program.

(On September 6, 1989, Cal. No. 6, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 21 the hearing was closed.)

**For consideration.**

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**No. 37**

**CD 9**

**C 891015 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, **41 Convent Avenue** (Tax Block 1969, Lot 25 between West 129th and West 130th Streets) is a six-story new law elevator building with 79 residential units and 2 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families**

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

(On September 6, 1989, Cal. No. 7, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 22 the hearing was closed.)

**For consideration.**

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**No. 38**

**CD 9**

**C 891016 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, **607-09 West 136th Street** (Tax Block 2002, Lot 41) between Riverside Drive and Broadway, is a five-story new law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families**

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



(On September 6, 1989, Cal. No. 8, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 23 the hearing was closed.)

**For consideration.**

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**No. 39**

**CD 9**

**C 891017 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, **614 West 136th Street** (Tax Block 2002, Lot 89) between Riverside Drive and Broadway is a five-story new law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since March 1, 1982, under HPD's Tenant Interim Lease Program.

(On September 6, 1989, Cal. No. 9, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 24 the hearing was closed.)

**For consideration.**

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**No. 40**

**CD 12**

**C 891018 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, **3681 Broadway** (Tax Block 2099, Lot 36) between West 152nd and 153rd Streets, is a six-story new law walk-up building with 50 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 September 1, 1988, under HPD's Tenant Interim Lease Program.

(On September 6, 1989, Cal. No. 10, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 25 the hearing was closed.)

**For consideration.**

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**No. 41**

**CD 10**

**C 891019 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, **100 St. Nicholas Avenue** (Tax Block 1825, Lot 1 between West 115th and West 116th Streets), is a seven-story old law elevator building with 32 residential units and 7 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since January 1, 1988, under HPD's Tenant Interim Lease Program.

(On September 6, 1989, Cal. No. 11, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 26 the hearing was closed.)

**For consideration.**

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**No. 42**

**CD 9**

**C 891020 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, **539 West 160th Street** (Tax Block 2119, Lot 62 between Amsterdam Avenue and Broadway), is a five-story new law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a community group since August 1, 1988, under HPD's Community Management Program.

(On September 6, 1989, Cal. No. 12, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 27 the hearing was closed.)

**For consideration.**

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**No. 43**

**CD 12**

**C 891021 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, **551 West 160th Street** (Tax Block 2119, Lot 68) between Amsterdam Avenue and Broadway is a five-story new law walk-up building with 20 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a community group since August 1, 1987, under HPD's Community Management Program.

(On September 6, 1989, Cal. No. 13, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 28 the hearing was closed.)

**For consideration.**

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**No. 44**

**CD 12**

**C 891022 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, **2440-50 Amsterdam Avenue** (Tax Block 2155, Lot 19 between West 181st and West 182nd Streets) is a five-story new law elevator building with 67 residential units and 7 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

The property has been managed and maintained by a tenant's association since August 1, 1987, under HPD's Tenant Interim Lease Program.

(On September 6, 1989, Cal. No. 14, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 29 the hearing was closed.)

**For consideration.**

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**No. 45**

**CD 8**

**C 891023 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, **1834 2nd Avenue** (Tax Block 1557, Lot 50 between 94th and 95th Streets), is a five-story old law walk-up building with 29 residential units and 2 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

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

(On September 6, 1989, Cal. No. 15, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 30 the hearing was closed.)

**For consideration.**

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**Nos. 46, 47 and 48**

*(Proposed amendment to the Zoning Resolution in the matter of the Special Lower Manhattan Mixed Use District, related zoning map change and special permit)*

**No. 46**

**CD 1**

**C 870157 ZRM**

**IN THE MATTER OF** amendments, pursuant to Section 201 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 111-104 of the Special Lower Manhattan Mixed Use District (LMM) and Appendix A (Special Lower Manhattan Mixed Use District Map)

Matter in **bold** is new;  
 Matter in *italics* is old, to be deleted;  
 Matter in # # is defined in Section 12-10;  
 Matter denoted by \*\*\* is unchanged.

\* \* \*

111-104

Special provisions for areas A2, A3 and B2

(a) Area A2

The regulations applicable to a C6-3 District shall apply to all new #developments# and #enlargements#, except as set forth herein.

\* \* \*

(5) #Height factor#, front height and setback regulations

The #height factor#, front height and setback, alternate front setback and tower regulations of a C6-3 District shall not apply. In lieu thereof, for the first two #stories# of any #development# or #enlargement# the #street wall# shall be located on the #street line# and shall extend the entire width of the #zoning lot#, except that at the intersection of two #street lines#, the #street wall# may be located within ten feet of the #street line#. Above the ceiling of the second #story# for any #development# or #enlargement#, there shall be mandatory #street walls# extending the entire width of the #zoning lot#, as set forth below. Along #wide streets# and along #narrow streets#, within 75 feet of the intersection with #wide streets#, the #street wall# shall rise for a minimum of 60 feet above #curb level#, but shall not exceed a height of 100 feet above #curb level#. Above a height of 100 feet, no portion of a #building or other structure# shall penetrate a #front sky exposure plane# starting at 100 feet and rising over the #zoning lot# at a ratio 1.5 to 1.0. In addition, no portion of a #building or other structure# shall penetrate a #rear sky exposure plane# starting at 100 feet and rising over the #zoning lot# at a ratio 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, paragraph (4).

Along a #narrow street#, beyond a distance of 75 feet from the intersection of a #wide street# and a #narrow street#, the #street wall# shall rise for a minimum of 60 feet above #curb level# but shall not exceed a height of 85 feet above #curb level#. On a #narrow street#, for the 25 feet of a #zoning lot# furthest from the intersection of a #wide street# and a #narrow street#, the height of the #street wall# shall be 60 feet or the height of the adjacent #building# fronting on the same #street line#, whichever is greater.

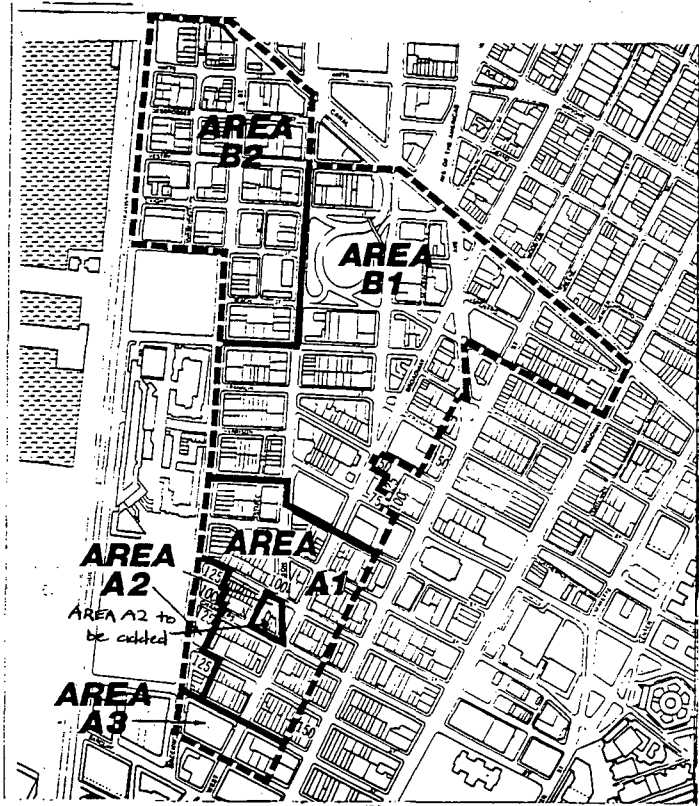
For all #developments# and #enlargements# above the ceiling of the second

#story#, 75 percent of the aggregate area of the mandatory #street walls# at each #story# shall be within five feet of the #street line#; the mandatory #street wall# shall abut the #street line# at least once every 25 feet; and at the intersection of two #street lines#, the mandatory #street wall# shall be located within ten feet of the #street line#, measured perpendicular to the #street line#. For #residential# and community facility #developments#, or #enlargements#, recesses shall comply with the applicable #outer court# provisions of Sections 23-84 and 24-63.

\* \* \*

APPENDIX A  
SPECIAL LOWER MANHATTAN MIXED USE  
DISTRICT MAP

PROPOSED DISTRICT MAP



SPECIAL LOWER MANHATTAN MIXED USE  
DISTRICT MAP

- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

(On September 6, 1989, Cal. No. 16, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 31 the hearing was closed.)

**For consideration.**

## No. 47

CD 1

C 870158 ZMM

**IN THE MATTER OF** an application submitted by Kalabi Realty, pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment to the Zoning Map**, Section Nos. 12a and 12b, changing from an M1-5 district to a C6-3 district, property bounded by Chambers Street, Hudson Street, Reade Street, and a line at right angles to Reade Street, distant 100 feet westerly of Hudson Street, as shown on a diagram dated June 19, 1989, and subject to the conditions of CEQR Declaration E-26.

(On September 6, 1989, Cal. No. 17, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 32 the hearing was closed.)

**For consideration.**

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 No. 48

CD 1

C 870759 ZSM

**IN THE MATTER OF** an application submitted by Kalabi Realty, pursuant to Sections 197-c and 201 of the New York City Charter, and Sections 13-462 and 74-52 of the Zoning Resolution, for the **grant of a special permit for a public parking garage** with a maximum capacity of 70 cars and having an entrance-exit **on Reade Street**, in a building proposed to be developed with frontages on the southwesterly corner of Hudson Street and Reade Street, and on the northerly side of Chambers Street, 100 feet westerly of Hudson Street.

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

(On September 6, 1989, Cal. No. 18, the Commission scheduled September 20, 1989 for a public hearing. On September 20, 1989, Cal. No. 33 the hearing was closed.)

**For consideration.**

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## No. 49

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 **Special Battery Park City District of the Zoning Resolution**, 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), 84-123 (Uses along Esplanade), and this Section.

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

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

- (a) in any *development* containing an *arcade* required in Section 84-13 (Mandatory Arcades), any permitted *use* may be located above the first *story* ceiling and below the second *story* ceiling;

- (b) supermarkets are permitted with no limitation on *floor area*. Theatres shall comply with waiting space requirements set forth in Section 32-17; and
- (c) automobile rental establishments are permitted with a capacity of up to 100 cars.

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

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

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

\* \* \*

84-122

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

Taxidermist 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] 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 for *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 such location of *accessory* off-street parking spaces will permit better site planning;
- (d) that the *accessory* off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement; [and]
- (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*.

**84-311**

**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 200,000	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.

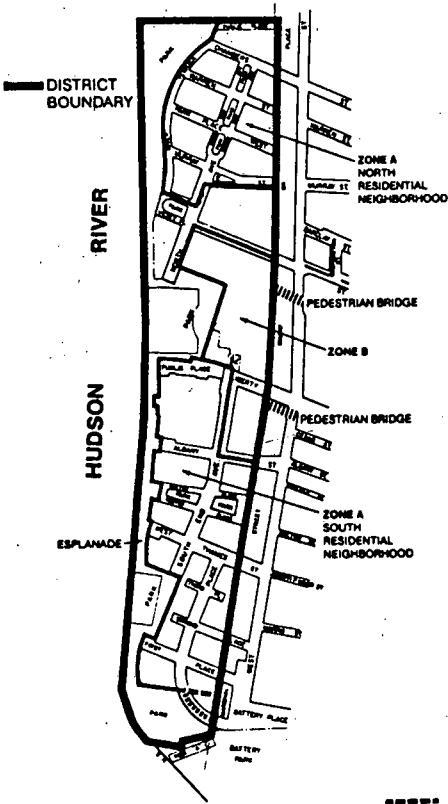
## 84-33

## Location of Curb Cuts

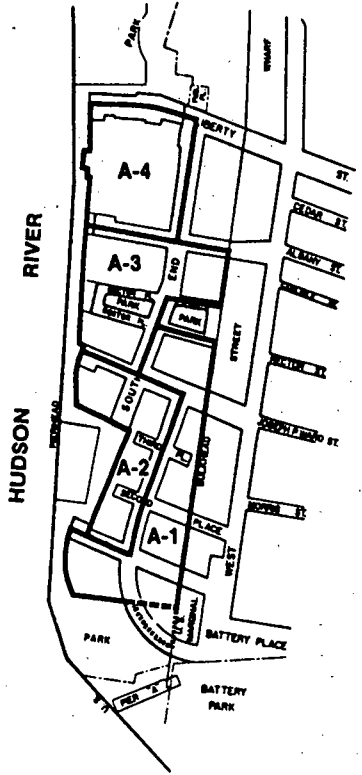
Curb cuts are permitted only in the areas or locations indicated in the Zone A District Plan in Appendix 2.6 and Appendix 3.5. The aggregate width of all curb cuts provided for any *development* shall not exceed 20 feet, except that:

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

APPENDIX 1:  
SPECIAL BATTERY PARK CITY DISTRICT- PLAN

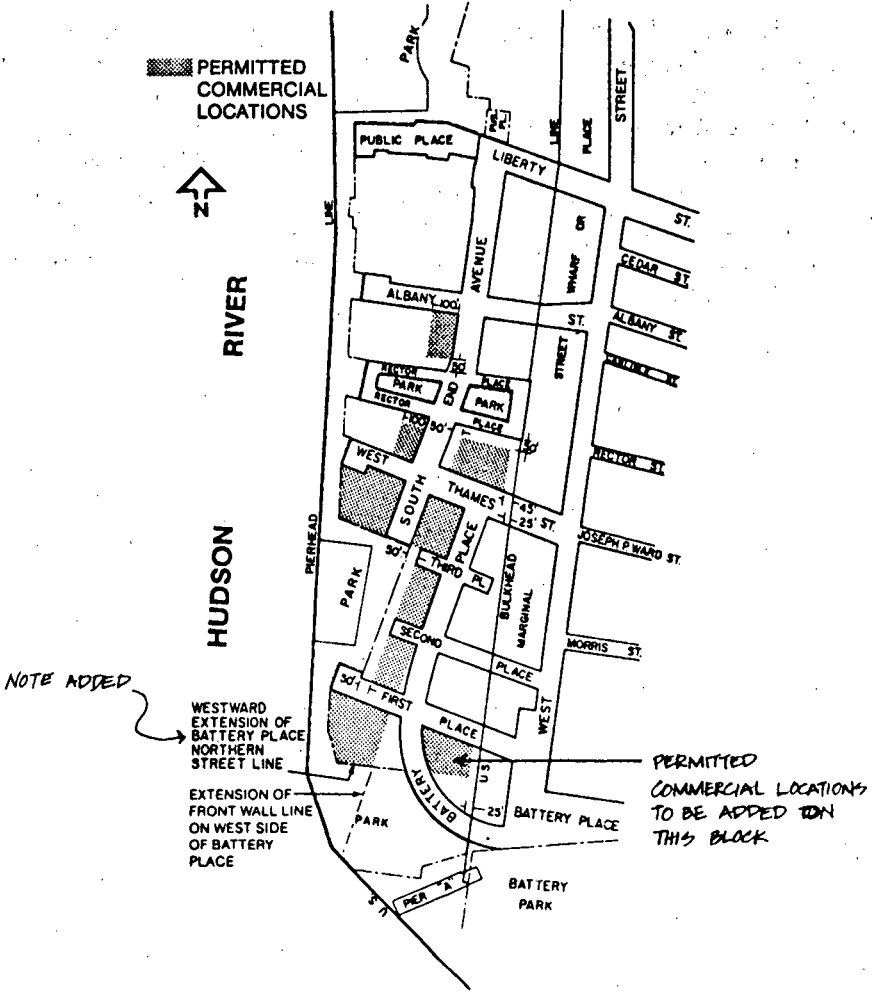


APPENDIX 2:  
SPECIAL BATTERY PARK CITY DISTRICT-  
ZONE A SOUTH RESIDENTIAL NEIGHBORHOOD



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

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



(On August 21, 1989 Cal. No. 6, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989 Cal. No. 32 the hearing was continued to September 20, 1989. On September 20, 1989, Cal. No. 34 the hearing was closed.)

**For consideration.**

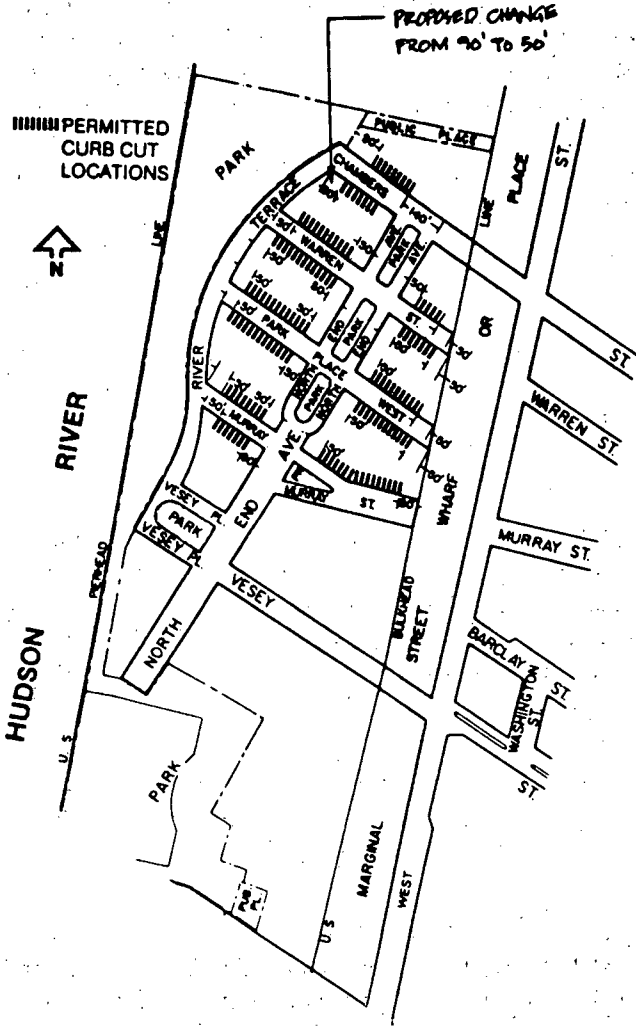


CD 1

N 891088 ZRM

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

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



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(On August 21, 1989 Cal. No. 7, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989 Cal. No. 33 the hearing was continued to September 20, 1989. On September 20, 1989, Cal. No. 35 the hearing was closed.)

**For consideration.**

## No. 51

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.

(On August 21, 1989 Cal. No. 1, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989, Cal. No. 27 the hearing was closed.)

**For consideration.**

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 No. 52

CD 5

N 900221 HKM

**IN THE MATTER OF** a communication dated September 5, 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 August 29, 1989 (List No. 220), for the **proposed landmarking of the Engine Company 23** located at 215 West 58th Street, Block No. 1030, Lot No. 24.

**For consideration.**

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 No. 53

CD 5

N 900222 HKM

**IN THE MATTER OF** a communication dated September 5, 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 August 29, 1989 (List No. 220), for the **proposed landmarking of the (former) Helen Miller Gould Stable** located at 213 West 58th Street, Block No. 1030, Lot No. 24.

**For consideration.**

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**BOROUGH OF THE BRONX****No. 54****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.

(On August 21, 1989 Cal. No. 8, the Commission scheduled September 6, 1989 for a public hearing. On September 6, 1989, Cal. No. 34 the hearing was closed. On September 20, 1989, Cal. No. 45 the item was laid over.)

**For consideration.**

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