

DISPOSITION SHEET: CPC PUBLIC MEETING OF WEDNESDAY MAY 2, 1990 CITY HALL, NY 10:00 A.M.

Cal. No.	C.P. No.	Repts. B.O.E.	C.P.C. Action	Cal. No.	C.P. No.	Repts. B.O.E.	C.P.C. Action
1	C 900450-452 PPX		Scheduled To Be Heard 5/16	36	C 900162 ZMQ		Continued Hearing
2	C 900459 PPX			37	C 900163 ZSQ		
3	C 900466 PPX			38	C 900215 HUQ		
4	C 900104 PPQ			39	C 900216 HDO		
5	C 890981 PPQ			40	C 900242 PSQ		
6	C 870732 HDK			41	C 900243 PSQ		
7	C 870733 ZMK			42	C 900268 PSQ		
8	C870734 ZSK			43	C 900269 ZSQ		
9	C 900121-124 PPK			44	C 900299 HDO		
10	C 890166 PLK			45	C 890001 MMO		↓
11	C 900625 PSK			46	C 900062 PLO		Hearing Closed
12	C 900417 ZSK			47	C 890730 PSM		FAVORABLE
13	C 860244 ZMR			48	C 890731 PPM		" Report Adopted
14	C 900392 PSR		↓	49	C 890732 ZSM		" "
15	C 900278 PLK		Hearing Closed	50	C 900404 ZMM		Laid Over
16	C 891047 PSX			51	C 840873 ZSM		" "
17	C 860425 ZMR			52	C 840878 ZSM		" "
18	C 860426 MMR			53	C 891069 ZSM		FAVORABLE Rep. Adopted
19	C 900270 PLM			54	C 880937 GFM		" "
20	C 900430 PPM			55	C 900293 ZSM		Laid Over
21	C 900431 PPM			56	C 900272 PPM		" "
22	C 850645 GFM			57	C 890639 ZSM		Favorable Report Adopted
23	C 861028 ZMM			58	C 890640 ZSM		
24	C 880960 ZSM			59	C 890817 PLX		
25	C 890578 ZSM			60	C 890818 PLX		
26	C 890577 MMM			61	C 900412 HDX		
27	C 890581 ZSM			62	C 900120 PPX		
28	C 890662 ZMM			63	C 900266 PLX		
29	C 890663 PPM			64	C 890965 PPQ		
30	C 890664 ZSM			65	C 900031 PPQ		
31	N 900523 ZRY			66	C 890952 PPK		
32	N 890225 ZRY			67	C 900048 PPK		
33	N 900526 ZRY			68	C 900395 HDK		
34	N 900553 ZRY		↓	69	C 900400 HUK		
35	C 900151 MMQ		Contd. Hrng Present/Absent	70	C 900401 HDK		
			✓	71	C 890851 PLR		
			✓	72	C 890469 MMR		
			✓	73	N 880798 ZAR		↓

RICHARD L. SCHAFFER, Chairman
 DENISE M. SCHEINBERG, Vice-Chairperson
 SALVATORE C. GAGLIARDO
 RAFAEL MARTINEZ
 WM. GARRISON McNEIL
 DANIEL T. SCANNELL, Commissioners

Meeting Adjourned at 9:55 P.M.

Lois McDaniel, Calendar Officer
 22 Reade Street, Room 2E
 New York, New York 10007-1216
 (212) 720-3370

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 2, 1990

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



David N. Dinkins, Mayor

City of New York

[No. 8]

Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York—Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

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

B

CITY PLANNING COMMISSION

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

- RICHARD L. SCHAFFER, *Chairman*
DENISE M. SCHEINBERG, *Vice-Chairperson*
SALVATORE C. GAGLIARDO
RAFAEL MARTINEZ
WM. GARRISON MCNEIL
DANIEL T. SCANNELL, *Commissioners*
LOIS MCDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, May 2, 1990

Roll Call; approval of minutes	1
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III. Reports	44

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for
May 16, 1990, 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, May 2, 1990

APPROVAL OF MINUTES OF Regular Meeting of April 18, 1990 and
Special Meeting of April 16, 1990

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 16, 1990
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

Please note that whether any of these listed applications will be scheduled on May 2, 1990 for a public hearing on May 16, 1990 depends on when the Community Boards forward their recommendations to the City Planning Commission. If a Community Board responds prior to May 2, 1990, the application will proceed under "old" ULURP and therefore the hearing will be held on May 16, 1990.

If a Community Board responds on May 2 or later on an application, such application will be subject to the "new" ULURP. The appropriate Borough President will have until June 30, 1990 to review the application and submit a recommendation to the City Planning Commission. The City Planning Commission public hearing on such applications will be held in July, 1990 and therefore will not be scheduled on May 2.

BOROUGH OF BRONX

No. 1

CD 1, 11, 12

C 900450-452 PPX

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

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
900450 PPX	1	1
900451 PPX	11	1
900452 PPX	12	4

A list and description of the properties can be seen at the City Planning

Commission, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 2

CD 1

C 900459 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 twenty-four (24) city-owned properties.

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

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 3

CD 7

C 900466 PPX

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

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

Resolution for adoption scheduling May 16, 1990 for a public hearing.

BOROUGH OF QUEENS

No. 4

CD 14

C 900104 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 two (2) city-owned properties.

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

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 5

CD 12

C 890981 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 171-25 107th Avenue, Block No. 10241, Lot No. 63.**

Resolution for adoption scheduling May 16, 1990 for a public hearing.

 BOROUGH OF BROOKLYN

Nos. 6, 7 and 8

(Applications by the Department of Housing Preservation and Development for the disposition of city-owned property, amendment to the Zoning Map and grand of a special permit to allow the construction of a large scale development project within the Atlantic Terminal Urban Renewal Area)

No. 6

CD 2

C 870732 HDK

IN THE MATTER OF the disposition of city-owned property located on **Site 5 of the Atlantic Terminal Urban Renewal Area.** The property proposed for disposition is approximately 58,860 square in area and **comprises the entire block bounded by Atlantic Avenue, Flatbush Avenue, Pacific Street and 4th Avenue (block 927, Lot 1).** A mixed-use building is proposed to be constructed on this site containing 246 dwelling units, community facility spaces, commercial space and parking spaces for 187 cars, (89 of which are for public parking, 98 are accessory to the residential use).

The site is to be disposed to a developer selected by the Department of Housing Preservation and Development.

Resolution for adoption scheduling May 16, 1990 for a public hearing.

 No. 7

CD 2

C 870733 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 to the Zoning Map, Section No. 16c:** a) changing from an R6 district to a C6-2 district; and b)

eliminating from the existing R6 district a C2-3 district; property bounded by Atlantic Avenue, Flatbush Avenue, Pacific Street, and Fourth Avenue, as shown on a diagram dated March 5, 1990.

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.

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 8

CD 2

C 870734 ZSK

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 **the grant of a special permit** pursuant to Section 74-52 of the Zoning Resolution **to develop an attended public parking garage** with a maximum capacity of 187 spaces, on property bounded by Atlantic Avenue, Flatbush Avenue, Pacific Street, and Fourth Avenue (Block 927, Lot 1) **within a C6-2 zoning area.**

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

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 9

CD 3, 4, 13, 18

C 900121-124 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 four (4) city-owned properties.**

<u>ULURP No.</u>	<u>C.B. No.</u>	<u>No. of Parcels</u>
900121 PPK	3	1
900122 PPK	4	1
900123 PPK	13	1
900124 PPK	18	1

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

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 10

CD 18

C 890166 PLK

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 renewal of a lease for up to a fifteen (15) year term of property located at 103-115 Farragut Road (Block 8152, Lot 201), for continued use as a senior citizen and day care center.

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 11

CD 2

C 900625 PSK

IN THE MATTER OF an application submitted by the Human Resources Administration and the New York City Public Development Corporation pursuant to Section 197-c of the New York City Charter for a lease for up to twenty five years, with an option to acquire a property located at 101 Fleet Street (Block 2061, Lots 100 and part of 1), for use as a Day Care Center.

Resolution for adoption scheduling May 16, 1990 for a public hearing.

No. 12

CD 2

C 900417 ZSK

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development pursuant to Section 197-c and 200 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to allow the display of accessory business signs at a height greater than 40 feet above curb level and above the roof of a building on property bounded by Flatbush Avenue Extension, Gold Street, Willoughby Street, Duffield Street and Myrtle Avenue (Block 2059).

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

Resolution for adoption scheduling May 16, 1990 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 13

CD 1

C 860244 ZMR

IN THE MATTER OF an application submitted by Morris Simon pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map, Section No. 20d**, establishing within an existing R3-2 district a C2-2 district bounded by Richmond Avenue, North Tremont Avenue, Forest Avenue, Willow Road and a line 100 feet northeasterly of Vedder Avenue, as shown on a diagram dated March 5, 1990.

Resolution for adoption scheduling May 16, 1990 for a public hearing.



No. 14

CD 3

C 900392 PSR

IN THE MATTER OF an application submitted by the New York Public Library pursuant to Section 197-c of the New York City Charter for the selection and acquisition of property located at 200 Clarke Avenue (Block 4470, Lots 1 and 6), for use as a public library branch.

Resolution for adoption scheduling May 16, 1990 for a public hearing.



II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 15

CD 4

C 900278 PLK

PUBLIC HEARING:

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 renewal of a lease for up to a ten year term of property located at 319 Stanhope Street (Block 3259, Lot 23), for continued use as a day care and senior citizens center.

(On April 18, 1990 Cal. No. 32, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BRONX

No. 16

CD 9

C 891047 PSX

PUBLIC HEARING:

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 property located on the easterly side of Commonwealth Avenue between Gleason Avenue and Watson Avenue (Block 3752, Lot 13), for the construction of a supported housing center for 200 homeless adults.

(On April 18, 1990 Cal. No. 19, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

CD 1

C 860425 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sanford Nalitt & Associated Companies pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map, Section 20d**, changing from an M1-1 district to a C8-1 district, property bounded by Willcox Street, Heaney Avenue, Forest Avenue and a line 100 feet westerly of Van Name Avenue, as shown on a diagram dated February 26, 1990.

(On April 18, 1990 Cal. No. 1, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 18

CD 1

C 860426 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sanford Nalitt & Associated Companies pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving the elimination of Coonley Avenue between Forest Avenue and Willcox Street, to **facilitate the development of a shopping center**, in accordance with Map No. 4080, dated January 26, 1989 and signed by the Borough President.

(On April 18, 1990 Cal. No. 2, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On May 2, 1990 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 Forest Plaza Shopping Center pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR), No. 86-094R.

BOROUGH OF MANHATTAN**No. 19****CD 7****C 900270 PLM****PUBLIC HEARING:**

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 a lease for up to a ten year term of 7,000 sq. ft. of space in privately-owned property located at 593 Columbus Avenue (Block 1202, Lot 1) for continued use as a senior citizens center.

(On April 18, 1990 Cal. No. 3, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20
CD 6**C 900430 PPM****PUBLIC HEARING:**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 150-54 East 57th Street, Block No. 1311, Lot No. 44.

(On April 18, 1990 Cal. No. 4, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21
CD 7**C 900431 PPM****PUBLIC HEARING:**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 264-266 West 96th Street, Block No. 1243, Lot No. 57.

(On April 18, 1990 Cal. No. 5, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 8

C 850645 GFM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by John D. McLaughlin pursuant to Section 197-c of the New York City Charter **for the grant of a ten-year revocable consent to construct, maintain and use an ornamental clock and post on the sidewalk at 1311 Madison Avenue.**

(On April 18, 1990 Cal. No. 15, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 8

C 861028 ZMM

PUBLIC HEARING:

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

1. changing from an M1-4 district to a C5-1 district property bounded by East 71st Street, York Avenue, East 72nd Street, a line 200 feet easterly of York Avenue, a line midway between East 71st Street and East 72nd Street, and a line 125 feet easterly of York Avenue; and
2. changing from an M1-1 district to an R9 district property bounded by East 71st Street, a line 125 feet easterly of York Avenue, a line midway between East 71st Street and East 72nd Street, and a line 200 feet easterly of York Avenue;

as shown on a diagram dated February 26, 1990.

(On April 18, 1990 Cal. No. 7, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On May 2, 1990 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Departments of City Planning and Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Sotheby's Project pursuant to the State Environmental Quality Review (CEQR) No. 86-101 M).

 No. 24

CD 2

C 880960 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tishman-Speyer/Hudson Limited pursuant to Sections Nos. 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Sections 13-462 and 74-52 of the Zoning Resolution to **convert and enlarge an existing 100 space accessory parking garage to an attended public parking garage containing 132 spaces on property located at 375 Hudson Street** (Block 599, Lot 64), within an M1-6 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, NY 10007.

(On April 18, 1990 Cal. No. 8, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

 Nos. 25, 26 and 27

(Proposed Amendment to the City Map, and grant of Special Permits concerning the United Parcel Service, Inc. Large Scale Development Project).

No. 25

CD 2

C 890578 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by United Parcel Service, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of special permits** pursuant to Section 74-743 (a)(3) of the Zoning Resolution to **modify the rear yard requirement and height and setback regulations**, and Section 74-747 to permit the enlargement of an existing building in demapped air space above Washington Street (portion of Washington Street is proposed to be

eliminated, discontinued and closed under related application C 890577 MMM) for a **general large scale development** involving rehabilitation of an existing building and the construction of a four-story building **on property bounded by Spring Street, West Street, Washington Street, West Houston Street and Greenwich Street** (Block 596, Lots 50 and 92) in an M2-4 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, NY 10007.

(On April 18, 1990 Cal. No. 9, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 2

C 890577 MMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by United Parcel Service, Inc., pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq* of the New York City Administrative Code, for **an amendment to the City Map involving the elimination, discontinuance and closing of volumes of Washington Street above and below grade between Spring Street and West Houston Street, in order to develop a General Large Scale Development**, in accordance with Map No. Acc. 30126 dated December 28, 1989 and signed by the Borough President. The map was referred to the City Planning Commission by the Board of Estimate on January 11, 1990 (calendar No. 205).

(On April 18, 1990 Cal. No. 10, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 2

C 890581 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by United Parcel Service, Inc. pursuant to Sections 197-c and 200 of the New York City Charter and Section 13-461 of the Zoning Resolution, for **the grant of a special permit for an accessory parking lot of 21 spaces to an existing building, on property located at the north**

side of West Houston Street, between Greenwich Street and Washington Street (Block 600, Lot 38) in an M1-5 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, NY 10007.

(On April 18, 1990 Cal. No. 11, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

N O T I C E

On May 2, 1990 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Departments of City Planning and Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed United Parcel Service Large Scale development pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR No. 87-090).

Nos. 28, 29 and 30—These items will not be heard before 11:00 a.m.

(Proposed Amendment of the Zoning Map, Restricted Disposition of two properties and the Grant of a Special Permit to allow the development of the Audubon Research and Development Facility)

No. 28

CD 12

C 890662 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Trustees of Columbia University in the City of New York, the New York City Public Development Corporation and the Division of Real Property of the New York City Department of General Services pursuant to Sections 197-c and 200 of the New York City Charter **for an amendment of the Zoning Map, Section No. 3b:**

- a) changing from a C4-4 District to a C6-2 District property bounded by West 168th Street, Audubon Avenue, and St. Nicholas Avenue;
- b) changing from an R8 District to a C6-2 District property bounded by West 166th Street, St. Nicholas Avenue, West 165th Street and Broadway; and
- c) eliminating from the existing R8 District a C1-4 District bounded by West 166th Street, St. Nicholas Avenue, West 165th Street and Broadway;

as shown on a diagram dated February 28, 1990.

(On April 18, 1990 Cal. No. 12, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 12

C 890663 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Public Development Corporation and the Division of Real Property of the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for **the restricted disposition of two (2) properties; Block 2124, Lot 43, located at 3940 Broadway, to facilitate the construction of a scientific research and development facility** of no more than 77,735 square feet of zoning floor area to be used and operated as a commercial biomedical laboratory research building with ground floor retail uses **and for one additional building for biomedical uses; and Block 2124, Lot 1, located at 1112-16 St. Nicholas Avenue to be developed for non-tax exempt purposes.**

(On April 18, 1990 Cal. No. 13, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 12

C 890664 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Trustees of Columbia University in the City of New York, the New York City Public Development Corporation and the Division of Real Property of the New York City Department of General Services pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-48 of the Zoning Resolution for **the grant of a special permit to allow the development of scientific research and development facility in an area bounded by West 166th Street, St. Nicholas Avenue, West 165th Street and Broadway (Block 2124, Lot 43) in a C6-2 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, NY 10007.

(On April 18, 1990 Cal. No. 14, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

N O T I C E

On May 2, 1990 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 Audubon Research and Development Facility pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR No. 88-210 M).

CITYWIDE

No. 31

(Amendment of the Zoning Resolution to allow scientific research and development facilities which involve laboratories and product development in C6 districts by City Planning Commission Special Permit.)

N 900523 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 200 of the New York City Charter, **for amendments of the Zoning Resolution** of the City of New York, relating to Sections 32-20 and 74-48, as follows:

Matter in **bold** is new, to be added;

Matter in ~~strikeout~~ is old, to be omitted;

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

32-20

Use Group 11

A. Manufacturing Establishments * * *

* * *

***** Scientific Research and Development Facility**

******* A use marked with a triple asterisk may be permitted in C6 districts by special permit by the City Planning Commission and the Board of Estimate pursuant to Section 74-48. It is not permitted as-of-right or by special permit in C5 or C8 districts.

74-48

Scientific Research and Development Facility

In C6 districts, the City Planning Commission may permit a scientific research and development facility containing laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research. Such facility must conform to the performance standards applicable to M1 districts and occupy a *zoning lot* that either contains a minimum *lot area* of 40,000 square feet or comprises an entire *block*. No *residential use* is to be located anywhere on a *zoning lot* containing such a facility.

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a) will not unduly effect the essential character or impair the future use and development of the surrounding area;
- (b) will be located so as to draw a minimum of vehicular traffic to and through local *streets*;
- (c) provides fully enclosed storage space for all raw materials, finished products, byproducts and waste materials including debris, refuse and garbage.

All applications for the grant of a special permit pursuant to this Section shall be referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

To minimize traffic congestion in the area, the City Planning Commission may require, where necessary, off-street loading berths in excess of the amount required by the underlying district regulations and off-street parking facilities.

(On April 18, 1990 Cal. No. 16, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

(Amendments to Sections 33-451, 33-452, 33-453, 33-454, 35-10 and 35-63 of the Zoning Resolution concerning the applicability of tower regulations to buildings used for both residential and non-residential uses)

N 890225 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for **amendment of the Zoning Resolution** of the City of New York, relating to Sections 33-451, 33-452, 33-453, 33-454, 35-10 and 35-63, as follows:

- Matter in **bold** is new, to be added;
- Matter in ~~strikeout~~ is old, to be omitted;
- Matter in *italics* is defined in Section 12-10.

Supplementary Regulations

33-45

Tower Regulations

33-451

In certain specified Commercial Districts

* * *

C5-2

C5-3

C5-4

C4-7 C5-5 [C6]

C6-4

C6-5

C6-6

C6-7

C6-8

C6-9

33-452

Community facility buildings in C1 or C2 Districts when mapped within R7-2, R8, R9 or R10 Districts

- C1-1 C2-1
- C1-2 C2-2
- C1-3 C2-3
- C1-4 C2-4
- C1-5 C2-5

In the districts indicated, when mapped within an R7-2, R8, R9, or R10 Districts, the provisions set forth in Section 33-451 (In certain specified commercial districts) shall apply to any *community facility building* ~~or building used for both community facility and commercial uses~~. If a *building* is used for both *community facility* and *commercial uses*, no portion of such *building* occupied by *commercial use* shall penetrate the *sky exposure plane* as set forth in Sections 33-43 or 33-44.

33-453

Community facility buildings in certain specified Commercial Districts

- C1-6
- C1-7 C2-6 C4-4 C6-1
- C1-8 C2-7 C4-5 C6-2 C8-3
- C1-9 C2-8 C4-6 C5-1 C6-3 C8-4

In the districts indicated, the provisions set forth in Section 33-451 (In certain specified commercial districts) shall apply to any *community facility building* ~~or building used for both community facility and commercial uses~~. If a *building* is used for both *community facility* and *commercial uses*, no portion of such *building* occupied by *commercial use* shall penetrate the *sky exposure plane* as set forth in Section 33-43 or 33-44.

33-454

Towers on small lots

- C4-4
- C4-5
- C4-6 C8-3
- C1 C2 C4-7 C5 C6 C8-4

* * *

35-10

GENERAL PROVISIONS

Except as otherwise provided in this chapter and except as otherwise provided in Article VIII, Chapter 2 (Special Lincoln Square District) the portions of a *mixed building* used for *residential use* are subject to the *bulk* regulations set forth in Article II, Chapter 3, and the portions of a *mixed building* used for *commercial or community facility use* are subject to the *bulk* regulations set forth in Article III, Chapter 3.

Special provisions applying to *mixed buildings* are set forth in Sections 35-21 to 35-23, inclusive, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings; Sections 35-31 to 35-35, inclusive, relating to Applicability of Floor Area and Open Space Regulations to Mixed Buildings; Sections 35-41 and 35-42, relating to Applicability of Lot Area Requirements to Mixed Buildings; Sections 35-51 to 35-54, inclusive, relating to Modification of Yard Regulations for Mixed Buildings; and Sections 35-61 to 35-63, relating to Modification of Height and Setback Regulations for Mixed Buildings.

In the *Special Midtown District* certain provisions of this Chapter are modified as specifically set forth in Article VIII, Chapter 1.

* * *

35-63

**Special Tower Regulations
for Mixed Buildings**

~~35-631~~

~~In certain specified commercial districts~~

In the districts as indicated, when a *mixed building* is subject to tower regulations, the residential tower regulations of paragraph (a) or the commercial tower regulations of paragraph (b) of this section 35-63 shall apply to the entire tower portion.

(a) In C1 or C2 Districts mapped within R9 or R10 Districts, or in C1-8, C1-9, C2-7, C2-8, C4-6, or C5-1 or C6-3 Districts, the *residential* portion of a *mixed building* which in the aggregate occupies not more than 40 percent of the *lot area* of a *zoning lot* or, for *zoning lots* of less than 20,000 square feet, the percent set forth in Section 23-651 (Towers on small lots) may be constructed in conformance with the provisions of Section 23-65 (Tower Regulations) provided that no more than two stories of such building are occupied by non-residential uses, provided the following conditions are met:

- (i) At least 65 percent of the total allowable *floor area* on a *zoning lot* under the applicable district regulations is occupied by *residential uses*;
- (ii) All non-residential uses within such *mixed building* shall comply with the provisions of Section 32-42; and
- (iii) No non-residential portion of a *mixed building* penetrates the *sky exposure plane* as set forth in Sections 33-43 or 33-44.

The tower regulations shall not apply in C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A and C4-6A or C5-1A Districts and in C1 and C2 Districts mapped within R9A, R9X or R10A Districts.

35-632

In other specified commercial districts

(b) In C4-7, C5-2, C5-3, C5-4, C5-5 and C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the tower regulations applicable to any *mixed building* shall be the regulations set forth in Section 33-45 (Tower Regulations). In C4-7, C5-2, C5-4, C6-4, C6-5 or C6-8 Districts, when no more than two stories of a *mixed building* are occupied by non-residential uses, the tower regulations applicable to the *residential* portion of such *mixed building* may be governed by Section 23-65 or Section 23-651.

The tower regulations shall not apply in C4-7A, C6-2A, C6-3A or C6-4A Districts.

The tower regulations shall not apply in C1 or C2 Districts mapped within R9A, R9X or R10A Districts or in C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C5-1A, C6-2A, C6-3A or C6-4A Districts.

* * *

(On April 18, 1990 Cal. No. 15, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

(Amendments to Sections 12-10, 32-14, 32-16, 36-21, 52-332, 52-35 and 52-36 of the Zoning Resolution concerning hotels and motels.)

N 900526 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for **amendments of the Zoning Resolution** of the City of New York, relating to Sections 12-10, 32-14, 32-16, 36-21, 52-332, 52-35 and 52-36, as follows:

Matter in **bold** is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

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

*** indicates where unchanged text appears in the Zoning Resolution

12-10

DEFINITIONS

* * *

Hotel, apartment

An 'apartment hotel' is a *building* or part of a *building* in which:

* * *

(c) One or more of the following services are provided: maid, telephone, desk, or **bellboy bellhop** service, or the furnishing or laundering of linens.

* * *

Hotel, transient

A 'transient hotel' is a *building* or part of a *building* in which:

* * *

(c) Twenty-four hour desk service is provided, in addition to one or more of the following services: maid, telephone, or **bellboy bellhop** service, or the furnishing or laundering of linens.

* * *

32-14

Use Group 5

~~C1~~ C2 C4 C5 C6 C8

* * *

A. TRANSIENT ACCOMMODATIONS

Hotels, transient.

In C2 Districts, a *transient hotel* shall only be located on a *zoning lot* in whole or in part within a 1,000 foot radius of the entrance to or exit of a limited-access expressway, freeway, parkway, or highway, all of which prohibit direct access to abutting land and provide complete separation of conflicting traffic flows, measured from the centerline of the entrance or exit ramp at its intersection with the nearest adjacent *street*.

* * *

32-16

Use Group 7

C2 C6** C8

* * *

A. TRANSIENT ACCOMMODATIONS

Motels or tourist cabins, or boatels

In C2 Districts, a *motel or tourist cabin* shall only be located on a *zoning lot* in whole or in part within a 1,000 foot radius of the entrance to or exit of a limited-access expressway, freeway, parkway, or highway, all of which prohibit direct access to abutting land and provide complete separation of conflicting traffic flows, measured from the centerline of the entrance or exit ramp at its intersection with the nearest adjacent *street*.

** In a C6-1A District, *uses* in Use Group 7 are not permitted.

* * *

36-21

General Provisions

* * *

Other commercial *uses* - *Uses* in parking requirement category H in Use Group 5, 6, 7, 8, 13, or 14, or when permitted by special permit

1 per 2 guest rooms

Boatels

or suites

C2 C3 C6 C7 C8

* * *

Hotels

Guest rooms
or suites:

C1-5 C2-5 C4-4A

C1-6 C2-6 C4-5

C1-7 C2-7 C4-6

C1-8 C2-8 C4-7

(a) For that floor area used for sleeping accommodations	C1-9	C5	C6	C8-4
	<u>None required</u>			
1 per 4	C1-1	C2-1	C4-1	
1 per 8	C1-2	C2-2	C4-2	C8-1
			C4-2A	
1 per 12	C1-3	C2-3	C4-3	C8-2
	C1-4	C2-4	C4-4	C8-3

(b) For that floor area used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios	Rated capacity:	C1-5					
		C1-6	C2-5	C4-4A			
		C1-7	C2-6	C4-5			
		C1-8	C2-7	C4-6			
	<u>None required</u>	C1-9	C2-8	C4-7	C5	C6	C8-4
	1 per 4 persons	C1-1	C2-1	C4-1			
	1 per 8 persons	C1-2	C2-2	C4-2			C8-1
				C4-2A			
	1 per 12 persons	C1-3	C2-3	C4-3		C-7	C8-2
	1 per 25 persons	C1-4	C2-4	C4-4			C8-3

* * *

52-332

Other buildings or structures in Residence Districts

* * *

(a) To any use listed in Use Group 6, 7 7B, 7C, 7D, 8, 9, 10, 11B, or 14, in which case any subsequent change of use shall conform to the provisions of Section 52-34 (Commercial Uses in Residence Districts), or

* * *

52-35

Manufacturing or Related Uses in Commercial Districts

* * *

However, in a C1, C3, C4 or C5 District, a *non-conforming use* listed in Use Group 11A, 16, 17 or 18 which is not subject to the provisions of Section 52-32 (Land with Minor Improvements), may not be changed to a *motel or tourist cabin*.

52-36

Non-Conforming Commercial Uses in Commercial Districts

* * *

However, in C1 or C4 Districts, a *non-conforming use* may not be changed to a *motel or tourist cabin*.

* * *

(On April 18, 1990 Cal. No. 17, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.



No. 34

(Amendment to Section 74-744 of the Zoning Resolution regarding modification of regulations for accessory business signs in C6 districts by a special permit of the City Planning Commission.)

N 900553 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 200 of the New York City Charter, **for amendments of the Zoning Resolution** of the City of New York, relating to Section 74-744, as follows:

- Matter in **bold** is new, to be added;
- Matter in ~~strikeout~~ is old, to be omitted;
- Matter in *italics* is defined in Section 12-10

74-74
General Large-Scale Development

* * *

74-744
Modification of Use Regulations

* * *

(c) *Modifications of accessory business signs regulations*

~~In C6 districts, the City Planning Commission may permit on a non-residential building permitted accessory business signs to be located or displayed at a height greater than the amount set forth in Section 32-655, provided that their location will not have an adverse impact on the character of the surrounding area.~~

In C6 districts, the City Planning Commission may modify the regulations of Section 32-65 (Permitted Projection or Height of Signs) for *accessory business signs* on a non-residential building,

provided that such *accessory signs* will not be incompatible with the character of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the adjacent area.

(On April 18, 1990 Cal. No. 18, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44—These items will not be heard before 1:00 p.m.

(Amendment to the Arverne Urban Renewal Area, amendments of the City Map and Zoning Map, grant of Special Permits, Disposition of city-owned property and Renewal of a lease for a term of up to 10 years for a New York City Fire Department warehouse to permit a large-scale development)

No. 35

CD 14

C 900151 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York Charter and Section 5-430 *et. seq.* of the New York City Administrative Code for **various changes to the City map and discontinuances and closings relating to streets, parks, easements and grades within and adjoining the Arverne Urban Renewal Area**, generally bounded by: Beach 32nd Street to the east; Beach 74th Street, Beach 81st Street and Beach 84th Street to the west; Beach Channel Drive and Rockaway Freeway to the north; and the Atlantic Ocean, Rockaway Beach Boulevard and Hammels Boulevard to the south, in accordance with Map No. 4875, dated December 21, 1989 and signed by the Borough President.

(On April 18, 1990 Cal. No. 20, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 36

CD 14

C 900162 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 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, Sections 30c and 31a:**

- (1) changing from an R4 district to an R6 district property bounded by:
 - (a) Hammels Boulevard, Beach 77th Street, a southerly boundary line of a park and its westerly prolongation, Beach 75th Street*, a line 100 feet northerly of Rockaway Beach Boulevard, and Beach 81st Street;
 - (b) Beach 47th Street, a line 100 feet northerly of Oceanview Boulevard**, Beach 38th Street, Rockaway Beach Boulevard and its easterly prolongation, Beach 35th Street, the southerly street line of Rockaway Freeway*, Beach 38th Street, the northerly street line of Oceanview Boulevard**, Beach 44th Street, and the southerly street line of Rockaway Freeway*;
- 2) changing from an R4 district to an M1-1 district property bounded by Beach 84th Street, Rockaway Freeway, Beach 80th Street and Hammels Boulevard;
- 3) changing from an R6 district to an M1-1 district property bounded by the centerline of Beach 73rd Street, the easterly prolongation of the southerly boundary line of a park*, the westerly street line of Beach 73rd Street and the northerly boundary line of the Rockaway Transit Easement;
- 4) changing from an R5 district to an R6 district property bounded by Beach 60th Street*, the southerly boundary line of the Rockaway Transit Easement, Beach 59th Street, a line 100 feet northerly of Oceanview Boulevard**, the southerly prolongation of Beach 57th Street, Arverne Boulevard, the centerline of former Edgemere Avenue, and Oceanview Boulevard**;
- 5) changing from a C4-1 district to an R6 district property bounded by Beach 62nd Street, a line 100 feet northerly of Oceanview Boulevard**, Beach 59th Street, and the southerly boundary line of the Rockaway Transit Easement;
- 6) changing from a C8-1 district to an R6 district property bounded by:

- (a) Beach 67th Street, the southerly boundary line of Rockaway Freeway*, the southerly prolongation of Beach 63rd Street, a line 100 feet northerly of Larkin Avenue*, Beach 65th Street*, a line 75 feet northerly of Larkin Avenue*, Beach 66th Street**, Larkin Avenue*, and the westerly boundary line of a park**;
 - (b) Rockaway Beach Boulevard*, Beach 54th Street, a line 100 feet northerly of Oceanview Boulevard**, Beach 47th Street, the southerly street line of Rockaway Freeway*, the southerly prolongation of Beach 49th Street and the southerly boundary line of the Rockaway Transit easement;
- 7) establishing an M1-1 district on park strips which are proposed to be eliminated by a related application for an amendment of the City Map (C 900151 MMQ) and which are adjacent to the southerly street line of Rockaway Freeway between the easterly street line of Beach 84th Street and the easterly street line of Beach 77th Street;
- 8) establishing an R6 district on parklands and park strips which are proposed to be eliminated by the related application for an amendment of the City Map (C 900151 MMQ) and are located as follows:
- (a) park strips adjacent to the northerly and southerly street lines of Rockaway Freeway* between the easterly street line of Beach 77th Street and the westerly street line of Beach 62nd Street; the westerly street line of Beach 49th Street* and the easterly street line of Beach 44th Street; the easterly street line of Beach 38th Street and the westerly street line of Beach 35th Street; and the northerly street line of Seagirt Boulevard and the westerly street line of Beach 32nd Street;
 - (b) a park strip adjacent to the southerly street line of Rockaway Freeway between the westerly and easterly street lines of Beach 32nd Street;
 - (c) a park bounded by Beach 35th Street, Beach Channel Drive, Seagirt Boulevard, and Shore Front Parkway*;
 - (d) parkland bounded by the southerly street line of Edgemere Road* and its easterly prolongation, the westerly street line of Beach 34th Street*, the southerly street line of Beach 34th Street*, the westerly boundary line of a pedestrian way, the northerly boundary line of a park**, the easterly boundary line of a pedestrian way, the southerly street line of Beach 36th Street*, the easterly street line of Beach 36th Street*, the northerly boundary line of a park**, and the easterly street line of Beach 36th Street*;

- (e) parkland bounded by the easterly boundary line of a pedestrian way, a southerly street line of Beach 34th Street* and its easterly prolongation, the southerly prolongation of the westerly street line of Beach 32nd Street and the northerly boundary line of a park**;
 - (f) a park within the block bounded by Beach 65th Street*, Larkin Avenue* and Beach 64th Street*;
 - (g) a park within the block bounded by Beach 69th Street*, Rockaway Beach Boulevard* and Beach 70th Street*;
 - (h) a park within the block bounded by Beach 74th Street, Rockaway Beach Boulevard* and Beach 73rd Street*;
 - (i) a park bounded by the southerly street line of Beach 36th Street* and its westerly prolongation, the westerly boundary line of a pedestrian way, and the northerly boundary line of a park**
- 9) eliminating from an existing R6 district a C2-2 district bounded by:
- (a) Beach 81st Street, a line 100 feet northerly of Rockaway Beach Boulevard, Beach 74th Street*, and Rockaway Beach Boulevard;
- 10) eliminating from an existing R6 district a C1-2 district bounded by:
- (a) Beach 70th Street*, a line 150 feet northerly of Rockaway Beach Boulevard*, Beach 68th Street*, and a line 50 feet southerly of Rockaway Beach Boulevard*;
 - (b) Shorefront Parkway*, a line parallel to Beach 56th Place* distant 480 feet westerly from the intersection of Shorefront Parkway* and Beach 56th Place*, a line passing through two points: one on the last named course distant 115 feet southerly from Shore Front Parkway* and the other on the westerly side of Beach 56th Place* distant 75 feet southerly of Shore Front Parkway*, Beach 56th Place*, a line passing through two points: One on the easterly side of Beach 56th Place* distant 60 feet southerly of Shore Front Parkway* and the other on the westerly side of Beach 54th Street* distant 50 feet southerly of Shore Front Parkway*, Beach 54th Street*, a line 55 feet southerly of Shore Front Parkway*, a line 135 feet easterly of Beach 54th Street*, a line 50 feet southerly of Shore Front Parkway*, and a line 210 feet easterly of Beach 54th Street*;
 - (c) Shore Front Parkway*, Beach 34th Street*, the easterly prolongation of the southerly street line of Edgemere Road*, Beach 35th Street and Edgemere Road*;
- 11) eliminating from an existing R5 district a C1-2 district bounded by Beach 46th Street, a line 100 feet northerly of Oceanview Boulevard**, the southerly prolongation of Beach 43rd Street, Shore Front Parkway**, Beach 44th Street and the northerly boundary line of a park*;

- 12) establishing within the R6 district a C2-4 district bounded by:
- (a) Beach 73rd Street, the southerly street line of Beach 70th Street and its westerly and easterly prolongations, Beach 69th Street, Oceanview Boulevard** and Rockaway Beach Boulevard;
 - (b) Beach 69th Street, the southerly boundary line of a park and its easterly and westerly prolongations, Beach 67th Street and Oceanview Boulevard**;
 - (c) Beach 67th Street, a line 100 feet northerly of Oceanview Boulevard**, Arverne Boulevard, Beach 54th Street and Oceanview Boulevard**;
 - (d) Beach 54th Street, a line 100 feet northerly of Oceanview Boulevard**, Beach 38th Street and Oceanview Boulevard**;
 - (e) Beach 38th Street, Rockaway Beach Boulevard and its easterly prolongation, Beach 35th Street and Oceanview Boulevard**;
 - (f) the block bounded by Beach 35th Street, Seagirt Boulevard and Oceanview Boulevard**;
 - (g) Beach 32nd Street, the westerly prolongation of the centerline of Seagirt Avenue, Beach 35th Street and Oceanview Boulevard**;
 - (h) Beach 35th Street, the northerly boundary line of a park**, a line 100 feet westerly of Beach 35th Street, a line 100 feet southerly of Oceanview Boulevard**, Beach 38th Street (Duke Kahanamoku Way) and Oceanview Boulevard**;
 - (i) Beach 38th Street, a line 175 feet southerly of Oceanview Boulevard**, a line 100 feet easterly of Beach 41st Street, the southerly street line of Beach 41st Street and its easterly and westerly prolongations, a line 100 feet westerly of Beach 41st Street, a line 100 feet southerly of Oceanview Boulevard**, a line 150 feet easterly of Beach 47th Street, a line 180 feet southerly of Oceanview Boulevard** and Beach 47th Street**;
 - (j) Beach 56th Place*, a line 200 feet southerly of Oceanview Boulevard**, Beach 59th Street and Oceanview Boulevard**;
 - (k) Beach 59th Street, a line 100 feet southerly of Oceanview Boulevard**, a line midway between Beach 61st Street and Beach 62nd Street, Breakers Avenue**, Beach 62nd Street, a line perpendicular to the westerly street line of Beach 62nd Street and passing through the point of curvature at the cul-de-sac, a line 100 feet westerly of Beach 62nd Street, a line 100 feet southerly of Oceanview Boulevard**, Beach 65th Street and Oceanview Boulevard**;

- (1) Oceanview Boulevard**, Beach 65th Street, the northerly street line of Heron Park North** and its easterly and westerly prolongations, a line 100 feet easterly of Beach 69th Street, a line perpendicular to the westerly street line of Beach 69th Street and passing through the point of curvature at the cul-de-sac, a line 100 feet westerly of Beach 69th Street, a line 100 feet southerly and easterly of Oceanview Boulevard**, a line 520 feet southerly of Rockaway Beach Boulevard and its easterly prolongation, a line 100 feet westerly of Oceanview Boulevard** and Rockaway Beach Boulevard;
- (m) Rockaway Beach Boulevard, a line 100 feet westerly of Beach 73rd Street, the southerly boundary line of a park and Beach 73rd Street;
- 13) establishing within the R6 District a C2-2 District bounded by Seagirt Boulevard, the northerly street line of Rockaway Freeway*, Beach 32nd Street and the southerly street line of Rockaway Freeway*;

as shown on a diagram dated February 13, 1990.

* Streets or street lines proposed to be eliminated or relocated pursuant to related mapping application (C 900151 MMQ).

** Parks, streets or street lines proposed to be established pursuant to related mapping application (C 900151 MMQ).

NOTE: All other streets or portions thereof referenced above (without asterisks) remain substantially as presently mapped except for minor widening or narrowing. Refer to related mapping application (C 900151 MMQ).

(On April 18, 1990 Cal. No. 21, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 37

CD 14

C 900163 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 200 of the New York City Charter for **the grant of special permits** pursuant to the following sections of the Zoning Resolution.

- (1) *Section 74-53* to allow in a large scale residential development, accessory group parking facilities with more than the prescribed maximum (200 spaces) of *Section 25-12*;

- (2) *Section 74-86* to allow accessory outdoor swimming pools to be located not less than 50 feet from any lot line on the roof of the parking facilities;
- (3) *Section 78-312 (c)* to allow minor variations of required rear yards along the periphery of a large scale residential development;
- (4) *Section 78-312 (d)* to allow minor variations in the front height and setback regulations on the periphery of a large scale residential development;
- (5) *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);
- (6) *Section 78-42* to allow the waiver of the requirement for off-street parking spaces accessory to any commercial or community facility use in a large scale residential development;

and also for authorizations pursuant to the following sections of the Zoning Resolution.

- (7) *Section 78-22* to allow in a residential district accessory commercial uses in a large scale residential development (not more than two percent of the total floor area in the development) listed in Use Group 6A or 6F;
- (8) *Section 78-311* to allow the permitted floor area ratio, required open space ratio and required lot area per room to be determined on the basis of a height factor, which is or may be different than the actual height factor of such portion of the development;
- (9) *Section 78-311 (a)* to authorize the total floor area, dwelling units and rooms to be distributed without regard to zoning lot lines;
- (10) *Section 78-311 (b)* to authorize the total open space required to be distributed without regard to zoning lot lines;
- (11) *Section 78-311 (d)* to authorize modifications of rear yard requirements for lot lines wholly within the development;
- (12) *Section 78-311 (e)* to authorize modifications of height and setback regulations along streets wholly within the development or along side or rear lot lines abutting other zoning lots within the development;

for a large scale residential development of approximately 10,000 dwelling units, generally bounded by Beach 32nd Street to the east, Beach 74th Street, Beach 81st Street and Beach 84th Street to the west, Beach Channel Drive and the Rockaway Freeway to the north and the Boardwalk, Rockaway Beach Boulevard and Hammels Boulevard to the south. The proposed large scale residential development will be located within the R6 District including C2-4 Districts mapped with the R6 District (Part of the R6 District and all C2-4 Districts are proposed to be established under related zoning map amendment application C 900162 ZMQ) in the Arverne Urban Renewal Area.

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

(On April 18, 1990 Cal. No. 22, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 38

CD 14

C 900215 HUQ

PUBLIC HEARING:

IN THE MATTER OF the First Amendment to the Arverne Urban Renewal Plan for the Arverne Urban Renewal Area, generally bounded by Beach 84th Street Rockaway Freeway, Beach 32nd Street, the Boardwalk, Beach 74th Street, Rockaway Beach Boulevard Beach 81st Street and Hammels Boulevard, pursuant to Section 505 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State and Section 197-c of the New York City Charter.

The proposed amendment to the Arverne Urban Renewal Plan provides for the acquisition of properties, the delineation of 59 sites, establishment of a new street system and the inclusion of various design and development controls.

The properties to be acquired pursuant to this amendment are as follows:

<u>Site</u>	<u>Block</u>	<u>Lot</u>
2	16112	45
	16112	66
<u>Site</u>	<u>Block</u>	<u>Lot</u>
4	16088	40
8	16092	50
28	16083	43*
	16083	84*
	16085	48*
	16085	92*
29	15917	14*
	15918	85*
30	15908	162*
	15909	6*
	15909	65*
	15909	70*
	15913	37*

32	15897	18*
33	15891	57*
48	16090	85*
	16091	1*
57	16103	136*
	16104	25
	16104	201*
58	16100	37*
59	16100	56*

*These lots may be owned by the State of New York and may be acquired.

The following properties are within the Arverne Urban Renewal Area boundaries, but are excluded ("x") from the list of properties to be acquired and are not subject to the development and design controls of the proposed plan:

<u>Block</u>	<u>Lot(s)</u>
15861	35
15902	1, 3, 4, 13, 33, 35, 37, 44, 46
15903	1, 2, 32, 34, 37, 38
15904	19, 20, 25, 27, 29, 31, 33, 34, 35, 37
15931	32, 36, 38, 40
15932	15, 17, 19, 20, 21, 22, 23, 26, 27, 28, 30, 32, 35, 57, 58, 60, 62, 65, 159
15933	47, 48, 49, 50, 52, 53, 54, 56, 57, 58
16112	1
16113	9

The urban renewal sites and their permitted uses are as follows:

<u>PERMITTED USES</u>	<u>SITES</u>
Residential	1-2, 15-16, 18-21, 41-43, 45
Commercial (Parking)	28-40
Public and Community Facility	46, 47
Residential/Public and Community Facility/Retail	3-12, 13, 14, 17, 22-27, 44
Park	48-56
Industrial	57-59

Public Access Easements are also delineated.

REMAINING SITES

The sites listed below are within the urban renewal area, but are not being disposed.

- Site 13 (p/o) — public school site
- 25 (p/o) — public school site

- 43 —Section 235 housing (6 dwelling units)
- 44 —Ocean Village (1,091 dwelling units)
- 45 —Seaview (part of 450-dwelling unit project within Arverne URA)
- 46 —Church
- 48-56 —Park sites

Sites 1 through 12, 14 through 24, 26 through 42 and 47 are to be disposed to the proposed developer (Oceanview Associates) for development in conformance with the provisions of the urban renewal plan. Parts of sites 13 and 25 are to be disposed to the developer and the remaining parts of those two sites are to be developed as public schools.

Sites 57, 58 and 59 are to be utilized for light industrial use and are to be disposed to a developer selected by HPD and the Public Development Corporation.

(On April 18, 1990 Cal. No. 23, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 39

CD 14

C 900216 HDQ

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property, within the Arverne Urban Renewal Area, generally bounded by Beach 84th Street, Rockaway Freeway, Beach 32nd Street, the Boardwalk, Beach 74th Street, Rockaway Beach Boulevard, Beach 81st Street and Hammels Boulevard, pursuant to Section 197-c of the New York City Charter.

The property to be disposed to the developer selected by the Department of Housing Preservation and Development, Oceanview Associates, comprises the following sites within the Arverne Urban Renewal Area:

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
1	16113	1	
2	16112	41,45,66	
3	16111	1	
4	16088	p/o 15, 40	Beach 74th Street Beach 75th Street Beach 76th Street
	16089	p/o 15	
	16090	p/o 29	
	16091	p/o 6	
5	16096	10 44	
6	16081	p/o 45	Beach 70th Street Beach 71st Street Beach 72nd Street Beach 73rd Street Rockaway Beach Blvd.
	16083	p/o 42	
	16085	47	
	16087	p/o 15	
7	16094	p/o 1	Beach 72nd Street Beach 73rd Street Rockaway Beach Blvd.
	16095	55	
8	16081	p/o 45	Beach 70th Street Beach 71st Street Beach 72nd Street Beach 73rd Street Rockaway Beach Blvd. Shorefront Parkway
	16092	p/o 1	

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
		37, 50	
		72	
		p/o 88	
		132	
	16093	p/o 1	
	16094	p/o 1	
	16095	p/o 55	
9	15917	p/o 1	Beach 68th Street Beach 69th Street Story Road Swan Road Rockaway Beach Blvd.
	15918	p/o 2	
	15939	p/o 1	
	15940	93	
		103	
	15941	71	
	15942	p/o 1	
10	15910	p/o 7	Beach 66th Street Rockaway Beach Blvd. Larkin Avenue
	15912	p/o 1	
	15913	p/o 26	
	15914	1	
	15937	p/o 1	
	15938	p/o 1	
11	15939	p/o 1	Beach 68th Street Beach 69th Street
	15942	p/o 1	
12	15937	p/o 1	Beach 66th Street
	15938	p/o 1	
13 p/o	15905	1	Beach 63rd Street Beach 64th Street Beach 65th Street Sea Foam Court Larkin Avenue Rockaway Beach Blvd.
	15906	1	
	15906	4	
	15911	p/o 1	
	15912	p/o 1	
	15934	p/o 1	
	15935	p/o 1	
	15936	p/o 1	

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
	15937	p/o 1	
14	15904	1	Rockaway Beach Blvd.
15	15933	p/o 1	
		p/o 59	
16	15933	p/o 1	
		p/o 59	
17	15903	p/o 3	Rockaway Beach Blvd.
18	15932	p/o 1	
19	15932	p/o 1	
20	15902	p/o 16	
21	15931	19	
22	15926	p/o 44	
		p/o 100	
		p/o 200	
23	15874	p/o 8	Beach 41st Street Beach 42nd Street Beach 43rd Street Beach 44th Street Beach 45th Street Beach 46th Street Beach 46th Way Beach 46th Place Beach 47th Street
		p/o 41	
	15875	p/o 1	
	15876	p/o 1	
	15877	p/o 1	
	15878	p/o 1	
	15879	p/o 1	
	15880	p/o 1	
	15881	p/o 1	
24	15871	p/o 1	Beach 39th Street Beach 40th Street
	15873	p/o 1	
25 (p/o)	15862	p/o 1	Beach 35th Street Beach 36th Street Beach 37th Street
	15863	p/o 1	
	15864	p/o 1	
26	15862	p/o 1	Beach 35th Street Beach 36th Street Beach 37th Street Spray View Avenue
	15863	p/o 1	

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
	15864	p/o 1	
	15868	p/o 1	
	15869	p/o 1	
	15870	p/o 60, 71	
27	15859	1	Beach 33rd Street Beach 34th Street Spray View Avenue Edgemere Avenue Seagirt Blvd.
	15860	1	
	15861	1	
		p/o 47	
	15865	p/o 1	
	15866	p/o 1	
	15867	p/o 1	
28	16081	41 (RF)	
	16081	p/o 45	
	16083	39 (RF)	
	16083	p/o 42, 43, 84	
	16085	44 (RF)	
	16085	p/o 47, 48, 92	
	16087	p/o 12 (RF)	
	16087	p/o 15	
29	15917	14, 18 (RF)	
	15917	p/o 1	
	15918	p/o 10	
	15918	p/o 18 (RF), 85	
30	15907	p/o 50	
	15907	81 (RF)	
	15908	p/o 3	
	15908	5 (RF), 162	
	15909	p/o 1, 6	
	15909	7 (RF), 65	
		p/o 70	
	15910	p/o 7	
	15910	9 (RF)	
	15913	p/o 26	
	15913	37, 38 (RF)	
31	15900	p/o 4 (RF)	
	15900	p/o 2	

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
	15901	p/o 1	
	15901	5 (RF)	
32	15897	p/o 1	
	15897	p/o 17, p/o 18	
	15897	p/o 36 (RF)	
33	15891	p/o 30 (RF), p/o 57	
	15897	p/o 36 (RF)	
34	15855	90 (RF)	
	15857	75 (RF)	
	15891	p/o 30 (RF) 55, p/o 57	
35	15853	60 (RF)	
36	15850	16 (RF)	
	15851	48 (RF)	
	15852	73 (RF)	
37	15847	75 (RF)	
	15848	36 (RF)	
	15849	1 (RF)	
38	15845	44 (RF)	
39	15847	p/o 1	Beach 34th Street
	15948	p/o 1	
	15950	p/o 1	
		p/o 55 (RF)	
40	15950	p/o 55 (RF)	
41	15902	6	
42	15932	37	
47	15939	p/o 1	Beach 67th Street Rockaway Beach Blvd.

(RF) - Indicates Rockaway Freeway

(On April 18, 1990 Cal. No. 24, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 40

CD 14

C 900242 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Board of Education, pursuant to Section 197-c of the New York City Charter, for the selection of city-owned property located within the Arverne Urban Renewal Area (Parcel 14-L), at the southeast corner of the intersection of proposed Oceanview Boulevard and Beach 65th Street, for the construction of an elementary school for 1,000 students.

(On April 18, 1990 Cal. No. 25, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 41

CD 14

C 900243 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Board of Education, pursuant to Section 197-c of the New York City Charter, for the selection of city-owned property located within the Arverne Urban Renewal Area (Parcel 26-D), located on the south side of proposed Oceanview Boulevard, between Beach 35th and Beach 38th streets, for the construction of an elementary school for 1,000 students.

(On April 18, 1990 Cal. No. 26, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 42

CD 14

C 900268 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Fire Department, pursuant to Section 197-c of the New York City Charter, for the selection of city-owned property located on the west side of Beach 62nd Street, between Beach Channel Drive and proposed Oceanview Boulevard (Block 15907, Lot 80), for the development of a new fire stationhouse.

(On April 18, 1990 Cal. No. 27, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 43

CD 14

C 900269 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Fire Department pursuant to Sections 197-c and 200 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution to permit a fire station within an R5 District and **to allow the applicable district bulk regulations** for community facility buildings **to apply to said fire station to be located on the west side of Beach 62nd Street, between Beach Channel Drive and proposed Oceanview Boulevard** (Block 15907, Lot 80).

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

(On April 18, 1990 Cal. No. 28, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 44

CD 14

C 900299 HDQ

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property, within the **Arverne Urban Renewal Area**, generally bounded by Beach 84th Street, Rockaway Freeway, Beach 32nd Street, the Boardwalk, Beach 74th Street, Rockaway Beach Boulevard, Beach 81st Street and Hammels Boulevard, pursuant to Section 197-c of the New York City Charter.

The property to be disposed to the developer selected jointly by the Department of Housing Preservation and Development and the Public Development Corporation for industrial development comprises the following sites 57, 58 and 59 within the Arverne Urban Renewal Area:

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
57	16103	1, 60, p/o 70, 136	Beach 81st Street Beach 82nd Street Beach 83rd Street Finnard Ave. Hammels Blvd.
	16104	1, 25, 28, 201	
	16105	1	
	16106	1	
58	16100	p/o 34 (RF) 38 37	Hammels Blvd.
59	16100	p/o 28 (RF) 31, 56	Beach 77th Street Hammels Blvd.

(RF) - Indicates Rockaway Freeway

(On April 18, 1990 Cal. No. 29, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

N O T I C E

On May 2, 1990 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Departments of City Planning and Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Arverne large scale residential development Project pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR No. 89-303M).

No. 45

CD 2

C 890001 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Public Development Corporation, 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 streets, the elimination of easements and a public place, the establishment of streets and parks, the establishment and adjustment of grades, and the delineation of easements/corridors within an area generally

bounded by Newtown Creek, the East River, the Canal, 5th Street, 47th Road, 21st Avenue, Borden Street, and 2nd Street, in order to facilitate the development of the mixed-use Hunters Point Waterfront Project, in accordance with Map No. 4876 dated February 8, 1990 and signed by the Borough President. The map was referred to the City Planning Commission by the Board of Estimate on February 8, 1990 (Calendar added No. 13).

(On April 18, 1990 Cal. No. 30, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 46

CD 2

C 900062 PLQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Fire Department (NYFD) pursuant to Section 197-c of the New York City Charter for the renewal of the lease for a term of up to 10 years, for a portion of an existing warehouse, located at 11-39, 45/49 50th Avenue (Block 62; Lot 20), to house equipment and supplies.

(On April 18, 1990 Cal. No. 31, the Commission scheduled May 2, 1990 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

Nos. 47, 48 and 49

(Applications by the Division of Real Property and the New York City Housing Authority for selection of property, unrestricted disposition of 8 city-owned properties and the grant of a special permit to permit the development of a Housing Authority Police Station within an R7-2 residential district.)

No. 47

CD 11

C 890730 PSM

IN THE MATTER OF an application submitted by the New York City Housing Authority and the Division of Real Property pursuant to Section 197-c of the New York City Charter for the selection of property located at 221-229 East 123rd Street (Block 1788, Lots 9, 10, 11, 12, 38, 40, 41 and 42) for the construction of a New York City Housing Authority Police Station.

(On March 28, 1990 Cal. No. 8, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 36 the hearing was closed.)

For consideration.

No. 48

CD 11

C 890731 PPM

IN THE MATTER OF an application submitted by the New York City Housing Authority and the Division of Real Property pursuant to Section 197-c of the New York City Charter for the unrestricted disposition of 8 city-owned properties located at 221-229 East 123rd Street (Block 1788, Lots 9, 10, 11, 12, 38, 40, 41 and 42).

(On March 28, 1990 Cal. No. 9, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 37 the hearing was closed.)

For consideration.

No. 49

CD 11

C 890732 ZSM

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 200 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution to **permit the development of a New York City Housing Authority Police Station within a residential district** on property located on the south side of East 124th Street and the north side of East 123rd Streets between Second and Third Avenues (Block 1788, Lots 9, 10, 11, 12, 38, 40, 41, and 42), in an R7-2 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, NY 10007.

(On March 28, 1990 Cal. No. 10, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 38 the hearing was closed.)

For consideration.

 No. 50

CD 8, 11

C 900404 ZMM

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map**, Sections 6b, 8c and 9a, **changing from an R10 district to an R10A district property bounded by:**

1. a line 125 feet easterly of Park Avenue, a line midway between East 72nd Street and East 73rd Street, a line 125 feet westerly of York Avenue, a line midway between East 71st Street and East 72nd Street, a line 125 feet easterly of First Avenue, East 71st Street, a line 125 feet westerly of First Avenue, and a line midway between East 71st Street and East 72nd Street;
2. a line 125 feet easterly of Park Avenue, a line midway between East 79th Street and East 80th Street, a line 125 feet westerly of York Avenue, East 80th Street, a line 125 feet easterly of York Avenue, a line midway between East 79th Street and East 80th Street, a line 125 feet westerly of East End Avenue, a line midway between East 85th Street and East 86th Street, First Avenue, East 87th Street, a line 125 feet easterly of First Avenue, a line midway between East 86th Street and East 87th Street, a line 125 feet westerly of York Avenue, East 87th Street, a line 125 feet easterly of York Avenue, a line midway between East 86th Street and East 87th Street, a line 100 feet westerly of Henderson Place, East 86th Street,

East End Avenue, East 87th Street, a line 125 feet westerly of East End Avenue, East 90th Street and its easterly prolongation, the U.S. Pierhead and Bulkhead Line, East 78th Street and its easterly prolongation, the southerly prolongation of a line 125 feet westerly of East End Avenue, a line midway between East 78th Street and East 79th Street, a line 125 feet easterly of York Avenue, East 78th Street, a line 125 feet westerly of York Avenue, and a line midway between East 78th Street and East 79th Street; and

3. a line 150 feet easterly of Park Avenue, a line midway between East 96th Street and East 97th Street, First Avenue, East 95th Street, a line 100 feet westerly of First Avenue, and a line midway between East 95th Street and East 96th Street;

as shown on a diagram dated December 28, 1989.

(On March 28, 1990 Cal. No. 11, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 39 the hearing was closed.)

For consideration.

No. 51

CD 5

C 840873 ZSM

IN THE MATTER OF an application submitted by J.E.C.A., Inc. pursuant to Sections 197-c and 200 of the New York City Charter for the renewal of, pursuant to Section 11-411 of the Zoning Resolution, a previously approved special permit (CP-15004) for a term of 10 years for an attended public parking garage with a capacity of 436 cars, on property located at 306 West 44th Street (Block 1034, Lots 27 and 37).

NOTE: The original application (CP-15004) was approved by the City Planning Commission on September 30, 1959 (Cal. No. 32) and by the Board of Estimate on October 8, 1959 (Cal. No. 326) for a term of twenty-five years. A subsequent application (CP-17511) for a modification of the original special permit application (CP-15004) was approved by the City Planning Commission on October 3, 1962 (Cal. No. 21) and by the Board of Estimate on October 11, 1962 (Cal. No. 33)

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

(On March 28, 1990 Cal. No. 12, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 40 the hearing was closed.)

For consideration.

No. 52

CD 5

C 840878 ZSM

IN THE MATTER OF an application submitted by 808 Square Corporation pursuant to Sections 197-c and 200 of the New York City Charter for the renewal of, pursuant to Section 11-411 of the Zoning Resolution, a previously approved special permit (CP-15838) for a term of 10 years for an attended public parking garage with a capacity of 260 cars, on property located at 332-344 West 44th Street (Block 1034, Lots 7 and 48).

NOTE: The original application (CP-15838) was approved by the City Planning Commission on October 11, 1960 (Cal. No. 36) and by the Board of Estimate on October 20, 1960 (Cal. No. 67) for a term of twenty five years. A subsequent application (CP-16906) for a modification of the original special permit application (CP-15838) was approved by the City Planning Commission on November 29, 1961 (Cal. No. 32) and by the Board of Estimate on December 7, 1961 (Cal. No. 85). Another subsequent application (CP-16906) for second modification of the original special permit application (CP-15838) was approved by the City Planning Commission on September 30, 1964 (Cal. No. 15) and by the Board of Estimate on October 8, 1964 (Cal. No. 39).

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

(On March 28, 1990 Cal. No. 13, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 41 the hearing was closed.)

For consideration.

 No. 53

(Request for a Special Permit to allow approximately 3,994 square feet of retail space (Use Group 6) on the ground floor in a loft building located in an M1-5B zoning district.)

CD 2

C 891069 ZSM

IN THE MATTER OF an application, pursuant to Sections 197-c and 200 of the New York City Charter, submitted by 409 Lafayette Street Associates c/o Merinoff Properties, for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify Section 42-14D2 (b) of the Zoning Resolution to allow two retail uses (Use Group 6) on the ground floor at 409-13 Lafayette Street, (Block 544; Lot 8), a loft building located on the east side of Lafayette Street between East 4th Street and Astor Place, in an M1-5B zoning district.

(On March 28, 1990 Cal. No. 14, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 42 the hearing was closed.)

For consideration.

No. 54

CD 1

C 880937 GFM

IN THE MATTER OF an application submitted by the American Stock Exchange, Inc. **for the grant of a revocable consent for a period of ten years, pursuant to Section 197-c of the New York City Charter, to refurbish an existing stairway and install an elevator lift in the northerly end of an existing loading dock on the easterly side of Greenwich Street approximately 42.2 feet southerly of Thames Street.**

(On March 28, 1990 Cal. No. 15, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 43 the hearing was closed.)

For consideration.

No. 55

CD 2

C 900293 ZSM

IN THE MATTER OF an application, submitted by 123 Baxter Street Associates pursuant to Section 197-c and 200 of the Zoning Resolution, **for the grant of a special permit, pursuant to Sections 74-52 and 13-462 of the Zoning Resolution, to allow a public parking garage with a capacity of 89 cars in a C6-2G district, and for the grant of an authorization, pursuant to Section 109-514 of the Zoning Resolution, to modify the provisions of Sections 109-11 and 109-21 to allow the public parking garage within Area A (Preservation Area) and Area A-1 (Mulberry Street Regional Spine), on property located on the southeast corner of Baxter Street and Hester Street, (Block 206, Lots 6 and 9,) within the Special Little Italy District (LI).**

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

(On March 28, 1990 Cal. No. 16, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 44 the hearing was closed.)

For consideration.

No. 56

CD 6

C 900272 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 one (1) city-owned commercial condominium located partially in the lobby, basement and sub-basement of 415 E. 54th Street, Block No. 1366, Lot No. 1001.

(On March 28, 1990 Cal. No. 17, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 45 the hearing was closed.)

For consideration.

 No. 57

CD 5

C 890639 ZSM

IN THE MATTER OF an application submitted by Rockefeller Center Development Corporation pursuant to Sections 197-c and 200 of the New York City Charter for the grant of a special permit pursuant to Section 74-79 of the Zoning Resolution to allow the transfer of development rights (548,000 square feet) from a lot (Block 1265, Lot 50) occupied by part of Rockefeller Center, a designated landmark, to a lot on the east side of Seventh Avenue, between West 49th Street and West 50th Street (Block 1002, Lots 1, 5, 7, 8, 61 and part of 11) to facilitate the development of a 57-story office building on the above mentioned zoning lot within the Theater Subdistrict Core Area of the Special Midtown 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, NY 10007.

(On February 28, 1990 Cal. No. 11, the Commission scheduled March 14, 1990 for a public hearing. On March 14, 1990, Cal. No. 20 the hearing was closed.)

For consideration.

 No. 58

CD 5

C 890640 ZSM

IN THE MATTER OF an application submitted by Rockefeller Center Development Corporation pursuant to Sections 197-c and 200 of the New York City Charter for the grant of a special permit pursuant to Section 81-66 of the Zoning Resolution to modify the requirements of Section 81-43 relating to street wall continuity along narrow street frontage (West 49th Street and West 50th Street for

a zoning lot fronting on a designated street (Seventh Avenue) in order to **facilitate the development of a 57-story office building** on property located on the east side of Seventh Avenue between West 49th Street and West 50th Street (Block 1002, Lots 1, 5, 7, 8, 61 and part of 11) within the theater Subdistrict Core Area of the Special Midtown 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, NY 10007.

(On February 28, 1990 Cal. No. 12, the Commission scheduled March 14, 1990 for a public hearing. On March 14, 1990, Cal. No. 21 the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 59

CD 12

C 890817 PLX

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 a lease of up to a ten-year term of 1,200 square feet of space in a New York City Housing Authority facility located at 3445 Holland Avenue (Block 4629, Lot 50), for continued use as a senior citizens center.

(On March 28, 1990 Cal. No. 18, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 47 the hearing was closed.)

For consideration.

No. 60

CD 12

C 890818 PLX

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 a lease of up to a ten-year term of 3,000 square feet of space in a New York City Housing Authority facility located at 735 Magenta Street (Block 4629, Lot 50), for use as a senior citizens center.

(On March 28, 1990 Cal. No. 19, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 47 the hearing was closed.)

For consideration.

No. 61

CD 3

C 900412 HDX

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter. The property to be disposed, Block 2938, Lots 49, 52 and 57, comprises the site for a seven-story, 92 unit project for the elderly and handicapped, to be known as Mid-Bronx Plaza. The property is designated as Site 2 within the Intervale-Boston area part of the South Bronx Urban Renewal Area, and is located on the westerly side of Boston Road between Wilkins Avenue and Prospect Avenue.

(On March 28, 1990 Cal. No. 20, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 48 the hearing was closed.)

For consideration.

 No. 62

CD 12

C 900120 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 one (1) city-owned property located at 4392 Carpenter Ave., Block No. 5040, Lot No. 25.

(On March 28, 1990 Cal. No. 21, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 49 the hearing was closed.)

For consideration.

 No. 63

CD 6

C 900266 PLX

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 renewal of a lease for up to a ten year term of property located at 1997 Bathgate Avenue (Block 3044, Lot 24), for continued use as a day care center.

(On March 28, 1990 Cal. No. 22, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 50 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS**No. 64****CD 3****C 890965 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 two (2) city-owned properties.**

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

(On March 28, 1990 Cal. No. 23, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 51 the hearing was closed.)

For consideration.

No. 65
CD 12**C 900031 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 four (4) city-owned properties.**

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

(On March 28, 1990 Cal. No. 24, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 52 the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN**No. 66****CD 5****C 890952 PPK**

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, **for the disposition of ten (10) city-owned properties.**

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

(On March 28, 1990 Cal. No. 1, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 53 the hearing was closed.)

For consideration.

No. 67

CD 3

C 900048 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 thirty (30) 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 March 28, 1990 Cal. No. 2, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 54 the hearing was closed.)

For consideration.

No. 68

CD 1

C 900395 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 is located on the northeasterly corner of the intersection of Roebling and South 2nd Streets, (Block 2408, Lots 1 and 3), and comprises the site **for the rehabilitation of a vacant city-owned building** and an adjacent 5300 square foot lot as accessory open space for project tenants. The project is to be known as **Los Sures**.

The project's financing will be provided by a direct Federal Loan under Section 202 of the National Housing Act of 1957, as amended, with subsidy for 100% of the units provided under Section 8 of the National Housing Act of 1937, as amended.

(On March 28, 1990 Cal. No. 3, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 55 the hearing was closed.)

For consideration.

Nos. 69 and 70

(Concerning an Amendment to the Marcus Garvey Urban Renewal Plan and Disposition of city-owned property within the Marcus Garvey Urban Renewal Area)

No. 69**CD 16****C 900400 HUK**

IN THE MATTER OF an amendment to the Marcus Garvey Urban Renewal Plan, pursuant to Section 505, Article 15 of the General Municipal (Urban Renewal) Law of New York State, and Section 197-c of the New York City Charter.

The proposed amendment provides for the inclusion of an off-street parking and loading facility for the United States Postal Services permitting the Public and Semi-public use on Site 103A, which comprises vacant property on the northerly side of Sutter Avenue, between Bristol and Chester Streets (Block 3520, Lots 1, 4 and 74).

(On March 28, 1990 Cal. No. 4, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 56 the hearing was closed.)

For consideration.

No. 70
CD 16**C 900401 HDK**

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

The property to be disposed to the United States Postal Services comprises the following: Site 103A - vacant property on the northerly side of Sutter Avenue, between Bristol and Chester Streets (Block 3520, Lots 1, 4 and 74).

(On March 28, 1990 Cal. No. 5, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 57 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND**No. 71****CD 1****C 890851 PLR**

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, Pursuant to Section 197-c of the New York City Charter, for a **20 year lease of the entire fourth floor and a portion of the first floor of One Edgewater Street** (Block 2820, part of Lot 95), for use by the Board of Elections as offices and storage.

(On March 28, 1990 Cal. No. 6, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 34 the hearing was closed.)

For consideration.

No. 72**CD 1****C 890469 MMR**

IN THE MATTER OF an application submitted by Department of Parks and Recreation 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 establishment of a park within the area generally bounded by Clyde Place, Prospect Avenue, York Avenue and Van Tuyl Street; the elimination of Arnold Street between Clyde Place and Harvard Avenue, the elimination, discontinuance and closing of a portion of Harvard Avenue between Arnold Street and Prospect Avenue; and the establishment of a turnaround on Harvard Avenue south of Prospect Avenue, all in accordance with Map. 4109, dated September 6, 1989 and signed by the Borough President.

(On March 28, 1990 Cal. No. 7, the Commission scheduled April 18, 1990 for a public hearing. On April 18, 1990, Cal. No. 35 the hearing was closed.)

For consideration.

No. 73

(Request for the grant of a certification and authorizations to allow for the construction of seven single-family dwellings within defined 'boxed areas,' and to specify the manner of the restoration of the site to eliminate all violations on the site located within the Special Natural Area District [NA-1] of Staten Island.)

CD 2

N 880798 ZAR

IN THE MATTER OF an application, submitted by Robert Schuster for the **grant of authorizations** pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the removal of seventy-three (73) trees, **and for the grant of a certification** pursuant to Section 105-45 of the Zoning Resolution specifying the manner in which all violations are to be removed from the site, via a restoration fee and plan, for this **property located at 271 Ocean Terrace**, (Block 688, Lot 25) within the Special Natural Area District [NA-1].

For consideration.
