

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
	C 900547 HDK ✓	✓	Favorable Report Adopted	36			
	C 900325 ZMK	✓		37			
	C 900605 ZSM	✓		38			
	C 900180 ZSM	✓		39			
	C 900613 ZMM	✓		40			
	N 900614 ZRM	✓		41			
	N 900615 ZRM	✓		42			
	N 900616 ZRM	✓		43			
	N 900628 ZRM	✓		44			
	N 900687 ZRM	✓		45			
	N 900378 ZRM	✓		46			
	C 900151 MMQ ✓	✓		47			
	C 900162 ZMQ	✓	↓	48			
	C 900163 ZSQ		Withdrawn	49			
	C 900163(A) ZSQ	✓	Favorable Report Adopted	50			
	C 900215 HUQ ✓	✓		51			
	C 900216 HDQ ✓	✓		52			
	C 900242 PSQ	✓		53			
	C 900243 PSQ	✓		54			
	C 900268 PSQ	✓		55			
	C 900269 ZSQ	✓		56			
	C 900299 HDQ ✓	✓	↓	57			
				58			
				59			
				60			
				61			
				62			
				63			
				64			
				65			

COMMISSION ATTENDANCE		Present/Absent
RICHARD L. SCHAFER, Chairman		✓
DENISE M. SCHEINBERG, Vice-Chairperson		✓
SALVATORE C. GAGLIARDO		✓
RAFAEL MARTINEZ		✓
WM. GARRISON McNEIL		✓
DANIEL T. SCANNELL, Commissioners		✓

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

Meeting Adjourned at 10:30 A.M

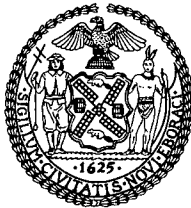
6/20 *Logged*

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 20, 1990

MEETING AT 10:00 A.M.
in
SPECTOR HALL
(22 Reade Street, 1st Floor)

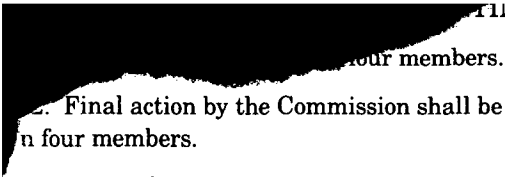


David N. Dinkins, Mayor

City of New York

[No. 11]

Prepared by Lois McDaniel, Calendar Officer



four members.

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, JUNE 20, 1990

Roll Call; approval of minutes	1
I. Reports	1
II. Schedule of Meetings—July 1–December 31, 1990	48

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

The next regular public meeting of the City Planning Commission is scheduled for June 27, 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, June 20, 1990

APPROVAL OF MINUTES OF Regular Meeting of May 30, 1990
and Special Meeting of June 4, 1990

**IN SPECTOR HALL
NEW YORK, NEW YORK**

I. REPORTS

BOROUGH OF BROOKLYN

No. 1

CD 16

C 900547 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, **2182 Atlantic Avenue** (Block 1433, Lot 38), is located on the southerly side of Atlantic Avenue, between Saratoga and Hopkinson Avenues, and is a 4-story new law walk-up building with 16 residential units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation **for the purpose of providing housing for low-income families.**

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

(On May 14, 1990 Cal. No. 1, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 1 the hearing was closed.)

For consideration.

No. 2

CD 2

C 900325 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Sections 197-c and 200 of the New York City Charter, for an **amendment of the Zoning Map**, Section No. 16c:

- a) changing from an R6 district within an LH-1 district to an R6B district within an LH-1 district, property bounded by Livingston Street, a line 100 feet westerly of Court Street, a line midway between State Street and Atlantic Avenue, and a line 100 feet easterly of Clinton Street; and
- b) changing from a C6-1 district to a C6-2A district, property bounded by Livingston Street, a line 100 feet easterly of Court Street, Atlantic Avenue and a line 100 feet westerly of Court Street.

as shown on a diagram dated March 12, 1990, and subject to the conditions of CEQR Declaration E-30.

(On April 30, 1990 Cal. No. 3, the Commission scheduled May 16, 1990 for a public hearing. On May 16, 1990, Cal. No. 39 the hearing was closed. On May 30, 1990, Cal. No. 23 the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 3

CD 5

C 900605 ZSM

IN THE MATTER OF an application submitted by John Chapman pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to Section 81-232 of the Zoning Resolution to **allow the construction of metal gates to limit access at night in an existing urban plaza at 126 West 42nd Street**, on the westerly side of Avenue of the Americas, extending from West 41st Street to West 42nd Street (Block 994, Lot 33).

The urban plaza was previously approved as part of a special permit application (CP-20877A) pursuant to Section 74-72 of the Zoning Resolution, involving the modifications of height and setback regulations, by the City Planning Commission on November 26, 1969 and by the Board of Estimate on December 4, 1969. A modification of the urban plaza (M 890491 ZSM) was subsequently approved by the City Planning Commission on July 26, 1989.

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

(On May 14, 1990 Cal. No. 4, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 4 the hearing was closed.)

For consideration.

No. 4

CD 4

C 900180 ZSM

IN THE MATTER OF an application submitted by New York Foundation for Senior Citizens, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for **the grant of a special permit** pursuant to Sections 96-104, 96-105 and 96-108 of the Zoning Resolution as follows:

1. to modify the special height restrictions of Section 96-104 (Preservation Area) to allow the construction to a height of 90 feet above curb level;
2. to modify the dwelling unit regulations of Section 96-105 (Preservation Area) to allow the construction of one 2-bedroom dwelling unit; and
3. to permit the demolition of five 5-story buildings containing dwelling units within the Preservation Area;

to facilitate the construction of a 10-story 100-dwelling unit apartment building for the elderly and elderly handicapped, located at 404-412 West 54th Street, on the westerly side of Ninth Avenue, extending from West 53rd Street to West 54th Street (Block 1063, Tax Lots 39, 41 and parts of Lots 17, 25, 26, 27 and 28), within the Special Clinton 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 May 14, 1990 Cal. No. 5, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 5 the hearing was closed.)

For consideration.

 No. 5

CD 4

C 900613 ZMM

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

1. changing from an M1-5 district to an R8 district, property bounded by:
 - a. West 45th Street, a line 450 feet westerly of Tenth Avenue, West 47th Street and the easterly boundary line of the railroad right-of-way;
 - b. West 48th Street, a line 450 feet westerly of Tenth Avenue, a line midway between West 48th Street and West 49th Street, and the easterly boundary line of the railroad right-of-way; and

- c. West 49th Street, a line 175 feet easterly of Eleventh Avenue, West 50th Street and the easterly boundary line of the railroad right-of-way; and
2. eliminating within an existing R8 district a C1-5 district; property bounded by:
- a. a line midway between West 45th Street and West 46th Street, a line 100 feet easterly of Tenth Avenue, West 46th Street and a line 100 feet westerly of Ninth Avenue;
 - b. a line midway between West 46th Street and West 47th Street, a line 100 feet easterly of Tenth Avenue, West 47th Street and a line 100 feet westerly of Ninth Avenue;
 - c. a line midway between West 50th Street and West 51st Street, a line 100 feet easterly of Ninth Avenue, a line midway between West 51st Street and West 52nd Street, and a line 150 feet westerly of Eighth Avenue; and
 - d. a line midway between West 52nd Street and West 53rd Street, a line 100 feet easterly of Tenth Avenue, West 53rd Street, and a line 100 feet westerly of Ninth Avenue;

in the Special Clinton District, as shown on a diagram dated March 12, 1990.

(On May 14, 1990 Cal. No. 7, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 6 the hearing was closed.)

For consideration.

No. 6

(Amendment of Article IX, Chapter 6, Special Clinton District, of the Zoning Resolution to amend the district map, to eliminate the floor area bonus for a park and to clarify the language and intent of certain provisions of the Special District)

CD 4

N 900614 ZRM

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 96-00, 96-03, 96-10, 96-107, 96-109, 96-111, 96-20, 96-21, 96-211, 96-213, 96-22, 96-23, 96-30, 96-301, 96-302 and 96-40, 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;
* * * indicate where unchanged text appears in the Zoning Resolution.

Article IX

Special Purpose Districts

Chapter 6 Special Clinton District

96-00 GENERAL PURPOSES

The "Special Clinton District" (**hereinafter also referred to as the "Special District"**) established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. Because of the unique geographical **location** ~~situation~~ of the Clinton community, situated between ~~the Convention Center and its related activities~~ and the waterfront on the west and ~~by~~ a growing central business district on **the east, it is necessary to provide** ~~propose~~ specific programs and regulations which will assure realization of community and city-wide goals.

These goals ~~which are part of the plan for the Clinton Area~~ include, among others, the following:

- (a) To preserve and strengthen the residential character of the community;
- (b) To permit rehabilitation and new construction within the area in character with the community and which will not substantially alter the mixture of income groups present in the **community**;
- (c) To preserve the small-scale character and variety of existing stores and activities and to control new commercial uses in conformity with the existing character of the area;
- (d) To provide amenities such as ~~public open space and~~ street trees to improve the physical environment;
- (e) To restrict demolition of buildings that are suitable for rehabilitation and continued residential use; and
- (f) To promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues, consistent with the foregoing purposes.

* * *

96-03

District Map

The District Map for the Special Clinton District (Appendix A) identifies specific areas comprising the Special District in which special zoning regulations carry out the general purposes of the Special Clinton District. These areas and the sections of this Chapter which contain regulations pertaining thereto are as follows:

Area A — PRESERVATION AREA —

Section 96-10

Area B — PERIMETER AREA —

Section 96-20

Area C — MIXED USE AREA —

OTHER AREAS

Section 96-30

Area D — OTHER AREAS

Section 96-40

96-10 PRESERVATION AREA

* * *

96-107

Special regulations for community facility uses

Developments, enlargements or extensions of community facility uses or conversions of an existing *building* to a *community facility use* are permitted on *zoning lots* containing existing *buildings* with *residential* uses only pursuant to the provisions of this Section. The City Planning Commission, by special permit after public notice and hearing and subject to Board of Estimate action, may permit *developments, enlargements, or extensions of community facility uses* provided that the Commission makes the following findings:

- (a) That the existing *building* is not eligible for rehabilitation under any active publicly aided program under which funds are available;
- (b) That, prior to evicting or otherwise terminating the occupancy of any tenant preparatory to demolition, the owner shall have notified the **Commissioner of Housing Preservation and Development Administrator of Housing and Development** of his or her intention to demolish the *building*;
- (c) That the eviction and relocation practices followed by the owner of the *building* satisfy all applicable legal requirements and that no harassment has occurred or if it has been determined by the applicable governmental agency that legal relocation or eviction requirements have not been satisfied or that harassment has occurred, that the owner has complied with Section 96-110.

This special permit shall be in addition to any special permits required for nursing homes, health related facilities and domiciliary care facilities for adults pursuant to the provisions of Section 74-90.

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

~~All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.~~

* * *

96-109

Alterations of buildings

Prior to the issuance of an alteration permit by the Department of Buildings for an alteration other than an incidental alteration for a *building* containing *residential uses* within the Preservation Area, the **Commissioner of Housing Preservation and Development** ~~Administrator of Housing and Development~~ shall certify to the Department of Buildings:

- (a) That prior to evicting or otherwise terminating the occupancy of any tenant preparatory to alteration, the owner shall have notified the **Commissioner of Housing Preservation and Development** ~~Administrator of Housing and Development~~ of his intention to alter the *building*;
- (b) That the eviction and relocation practices followed by the owner of the *building* satisfy all applicable legal requirements and that no harassment has occurred, **or if it has been determined by the applicable governmental agency that legal relocation or eviction requirements have not been satisfied or that harassment has occurred, that the owner has complied with Section 96-110.**

96-111

Off-street parking regulations

Accessory off-street parking spaces, public parking lots or public parking garages are not permitted within the Preservation Area except by special permit as set forth in Section 13-461 (*Accessory off-street parking garages and public parking lots*) and Section 13-462 (*Public parking garages and public parking lots*). In addition, the Commission shall find that:

- (a) the property has been or will be vacated pursuant to the provisions of Section 96-108;
- (b) the applicant has followed the relocation procedures set forth in Section 96-23.

96-20 PERIMETER AREA

The Perimeter Area shall consist of the ~~Western Perimeter Area (B1) and the Eastern Perimeter Area (B2).~~

~~Developments within the entire Perimeter Area shall be eligible for bonuses increased floor area pursuant to Section 96-21. Because of increased pressures for development attributable to the plan for the Clinton area in the Western Perimeter Area the relocation and demolition provisions of Section 96-23 shall apply therein for all demolition, development, enlargement or extensions on lots containing residential uses. All existing legal uses in enclosed buildings shall be considered conforming uses. Except as otherwise as provided in this Chapter, any existing commercial or manufacturing uses may be changed subject to the applicable underlying district regulations pursuant to the change of nonconforming use to another non-conforming use only in accordance with the provisions of Sections 52-31, 52-33, 52-34, 52-35 and 52-36.~~

96-21

Floor Area Bonus Increase

~~For any development the floor area ratio permitted by the underlying district may be increased from 10.0 to 12.0 only by complying with either the provisions of Section 23-90 (INCLUSIONARY HOUSING) or Section 96-212 (Floor area bonus for a park) or a combination of these two sections. For every .1 increase of permitted floor area ratio above 10.00, the lot area per room requirements as set forth in Section 23-22 (Required Lot Area Per Dwelling Unit or Per Room) may be reduced by .255 square feet. In no event shall such reduction exceed 17 percent of the applicable lot area requirements set forth in Section 23-22. A permanent certificate of occupancy for any building incorporating bonus floor area increase pursuant to this section shall not be issued by the Department of Buildings until the issuance of a permanent certificate of occupancy for lower income housing and/or park hereunder. In addition to the requirements of Section 23-90 (Inclusionary Housing), any units for which a floor area increase has been earned pursuant to Section 23-90 shall be within the Special Clinton District.~~

96-211

Floor area bonus for a park

~~For each square foot of park provided in the Preservation Area, the total floor area permitted on a zoning lot in the Perimeter Area may be increased by 7.5 square feet, providing that the Chairman of the City Planning Commission certifies to the Department of Buildings that the following conditions are met:~~

- ~~(a) That the proposed park site must have been vacant or developed as a parking lot on July 1, 1974;~~
- ~~(b) That the park is located on a zoning lot separate from the bonused zoning lot;~~

- (c) That the park shall have direct access to a *street* and shall be open to the public each day between the hours of 6:00 a.m. and 12:00 midnight;
- (d) That no dimension of the park shall be less than 40 feet and that the park shall not at any point be more than 5 feet below or 5 feet above *curb level* of the street providing access to the park;
- (e) That the park shall be developed as a passive and active recreational area with lighting, seating, landscaping including trees and shrubs, and active recreation facilities. The following types of usage are illustrative of acceptable active recreational facilities: Basketball or handball courts where bounding walls of adjoining development have no lot line windows, bocce courts, children's playgrounds and tot lots;
- (f) That the park shall be maintained in accordance with a maintenance program approved by the Chairman of the City Planning Commission specifying the character and frequency of maintenance;
- (g) That the owner of the park has entered into a restrictive declaration filed with the City Register covenanting that the park shall be used only as a park and maintained in accordance with the approved maintenance program, and that no floor area and rooms shall be attributable thereto;
- (h) That within 30 days of the filing of an application for certification under the provisions of this Section, notification of filing of such application shall be given by the Chairman of the City Planning Commission to Borough of Manhattan, Community Board #4.

96-213 96-22

Special Permit for Modification of Height and Setback Regulations

The City Planning Commission by special permit after public notice and hearing and subject to Board of Estimate action, may permit modifications of height and setback regulations for developments which have generated a **an increase in the floor area bonus ratio** of not more than 2.0 under the provisions of Sections ~~Section 96-211 or 96-212~~ **96-21** provided that such modification is necessary to achieve better site planning. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area. All applications for special permits under the provisions of this Section shall be referred to Borough of Manhattan, Community Board #4 for its recommendation in accordance with the provisions of Section 84(d) of the New York City Charter.

96-22

Demolition of Buildings in the Eastern Perimeter Area

Prior to the issuance of a demolition permit by the Department of Buildings for a *building containing residential uses* within the Eastern Perimeter Area (B2) the Administrator of Housing and Development shall certify to the Department of Buildings:

- (a) ~~That prior to evicting or otherwise terminating the occupancy of any tenant preparatory to demolition, the developer shall have notified the Housing and Development Administration of his intention to demolish the building;~~
- (b) ~~That the eviction and relocation practices followed by the developer satisfy all applicable legal requirements and that no harassment has occurred.~~

96-23

Relocation and Demolition of Buildings Provision in the Western Perimeter Area

Prior to the issuance by the Department of Buildings of a demolition permit or a permit for any *development, enlargement or extension* on any *zoning lot* containing *residential uses* within the Western Perimeter Area (B1), **B**, the ~~Administrator of~~ **Housing and Development Commissioner of Housing Preservation and Development** shall certify to the Department of Buildings:

- (a) That prior to evicting or otherwise terminating the occupancy of any tenant in connection with vacating any *building*, the developer shall have notified the ~~Housing and Development Administration~~ **Department of Housing Preservation and Development** of his plan for the relocation of tenants which shall:
 - (i) to the extent possible provide for the relocation of tenants within the Clinton area **District**;
 - (ii) provide for the satisfaction of all the requirements for the issuance of a certificate of eviction under ~~Part V of the Rent and Eviction Regulations of the Housing and Development Administration Office of Rent Control, including all currently effective amendments.~~ **applicable rent control and rent stabilization regulations of the State of New York.**
- (b) That the developer has complied with the relocation plan submitted pursuant to paragraph (a) above and that no harassment has occurred, **or if it has been determined by the applicable governmental agency that legal relocation or eviction requirements have not been satisfied or that harassment has occurred, that the owner has complied with Section 96-110.**

96-30 MIXED USE AREA

All existing *residential buildings* within the Mixed Use Area shall be considered ~~complying buildings~~ for all purposes including but not limited to alterations, *enlargements or extensions*. Any existing *building* which is damaged or destroyed by any means may be reconstructed to its bulk prior to such damage or destruction. All existing *residential uses* shall be considered conforming *uses*.

96-301

Special regulations for buildings containing residential uses

Enlargements not involving an increase in *lot coverage* of more than 20 percent, ~~extensions and alterations of all existing residential buildings or any existing buildings containing dwelling units or rooming units within the Mixed Use Area of the Special District are permitted and shall be governed by the bulk regulations of an R8 District except as modified in this Section:~~

- (a) ~~Where any existing building containing dwelling units or rooming units is enlarged for residential uses, the open space and floor area provisions of Section 23-142 shall not apply and the maximum floor area ratio of the zoning lot shall not exceed 4.2;~~
- (b) ~~The minimum required rear yard for the enlarged portion of such building shall be 30 feet;~~
- (c) ~~The lot area per room requirements of Article II Chapter 3 shall not apply;~~

~~The average number of rooms in a dwelling unit in the enlarged or extended portion of such building shall be at least 3 1/2 rooms. In the case of an alteration there shall be no increase in the number of dwelling units existing prior to alteration. No new rooming units shall be permitted within the Mixed Use Area.~~

- (d) ~~Any non-residential uses permitted by the underlying district regulations shall be located below the level of the lowest story containing a residential use.~~

96-302

Development or conversions

~~No new building containing residential uses or conversions of any existing completely non-residential building to residential uses shall be permitted with the Mixed Use Area.~~

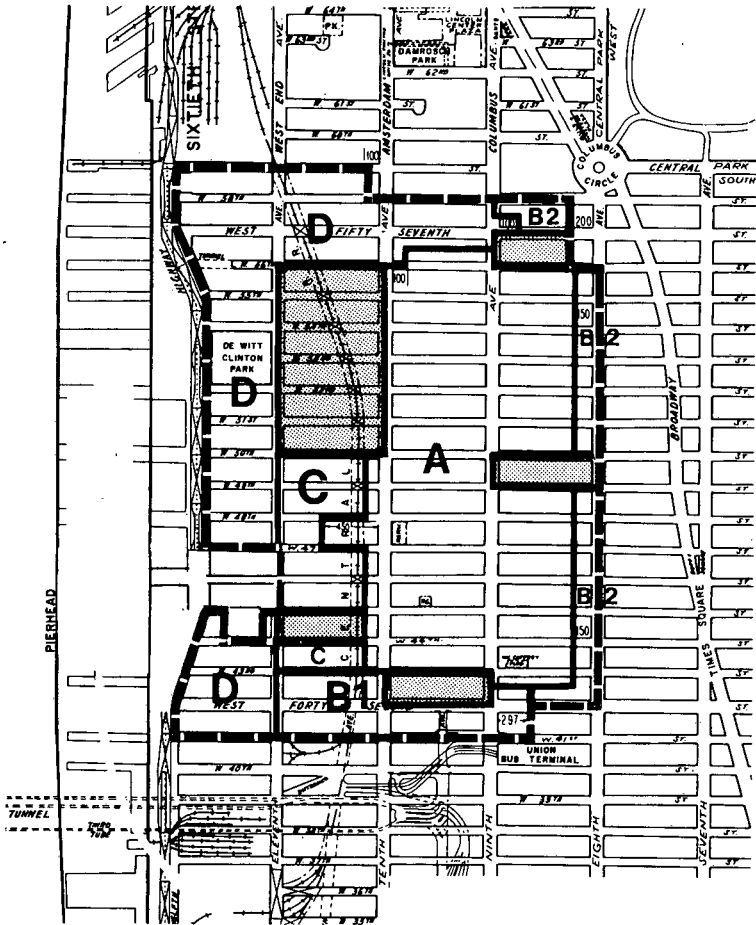
96-40 96-30 OTHER AREAS

~~In areas other than the Preservation Area, the Perimeter Area or the Mixed Use Area. In Area C, the regulations of the underlying Districts shall apply, except as otherwise set forth in this Chapter.~~

* * *

[MAP TO BE DELETED]

APPENDIX A



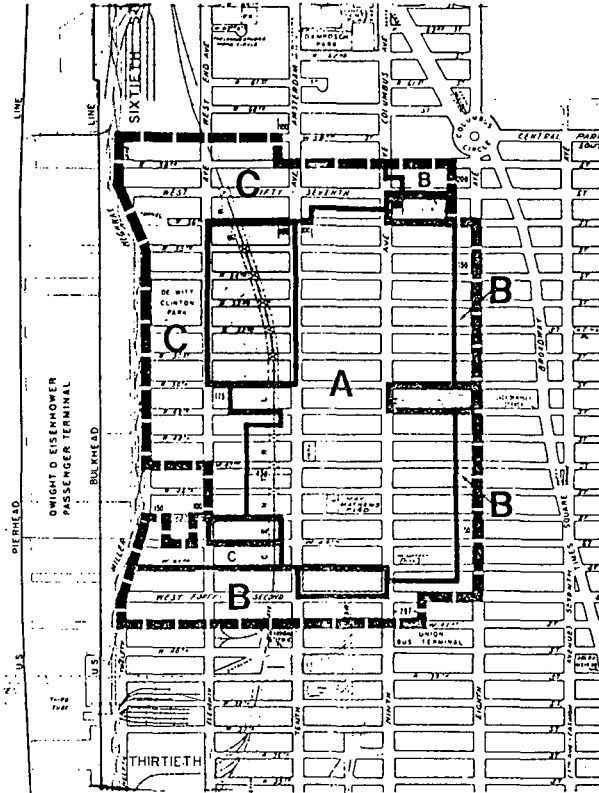
DISTRICT MAP

- A** PRESERVATION AREA
- B** PERIMETER AREA
- C** MIXED USE AREA
- D** OTHER AREAS

 EXCLUDED AREA
 DISTRICT BOUNDARY

MAP TO BE ADDED

APPENDIX A



DISTRICT MAP

- A PRESERVATION AREA
- B PERIMETER AREA
- C OTHER AREA
- EXCLUDED AREA
- DISTRICT BOUNDARY

(On May 14, 1990 Cal. No. 8, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 7 the hearing was closed.)

For consideration.

No. 7

(Amendment to Section 96-108 and 96-110 of the Special Clinton District, to permit alteration, demolition or new construction on sites with prior findings relating to harassment or improper eviction or relocation practices)

CD 4

N 900615 ZRM

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 96-108 and 96-110, 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

* * *

Article IX

Special Purpose Districts

Chapter 6 — Special Clinton District

96-108

Demolition of buildings

No demolition permit or alteration permit for partial demolition involving a decrease of **more than 20 percent** in the amount of residential floor area in a building shall be issued by the Department of Buildings for any building containing dwelling units ~~or rooming units~~ within the Preservation Area unless it is an unsafe *building* and demolition is required pursuant to the provisions of ~~Chapter 26, Title C, Part I, Article 8~~ **Title 26, Sub-chapter 3, Article 8** of the New York City Administrative Code.

However, the City Planning Commission, by a special permit after public notice and hearing and subject to Board of Estimate action, may permit demolition of *buildings* containing *dwelling units* or rooming units other than unsafe *buildings* within the Preservation Area provided that the Commission makes the following findings:

(a) That the existing *building* is:

- (i) is not eligible for rehabilitation under any active publicly aided program under which funds are available; or

- (ii) is to be demolished for the purpose of implementing a publicly assisted program (exclusive of any tax abatement or tax exemption) for the construction of housing units for lower income households as defined in Section 23-92 and which units are to be administered by a not-for-profit agent, and either the funds may not lawfully be used to rehabilitate the existing *building* or the project sponsor demonstrates that rehabilitation of the existing *building* is not appropriate in view of the specific requirements of the funding program as to the nature of the units to be constructed, services to be provided or population to be served; or
 - (iii) is to be substantially preserved and requires an alteration permit to allow the removal and replacement of 20 percent or more of the *floor area*.
- (b) That prior to evicting or otherwise terminating the occupancy of any tenant preparatory to demolition the ~~developer~~ **owner** shall have notified the Commissioner of the Department of Housing, Preservation and Development of his **applicable governmental agency** of its intention to demolish the *building*;
 - (c) That the eviction and relocation practices followed by the ~~developer~~ **owner** satisfy all applicable legal requirements and that no harassment has occurred, (or if it has been determined by the **applicable governmental agency** that harassment has occurred or if the owner has waived in writing the need for such a determination,) that the owner has complied with Section 96-110. However, the owner has the right to withdraw its harassment determination waiver at any time prior to the issuance of a special permit pursuant to this section;

* * *

- (d) That an acceptable program for new *development* of the *zoning lot* is submitted to the Commission which indicated that to the extent permitted by the provisions of Section 96-10 (PRESERVATION AREA) the number of new *dwelling units* to be constructed is at least equal to the number of *dwelling units* to be demolished and that the *floor area* of the new *residential development* is at least equal to the *floor area* of the *dwelling units* to be demolished and that site development will commence within a period of twelve months from completion of relocation.

The Commission may prescribe appropriate conditions and safeguards to insure that any interim *uses* proposed on the site prior to any construction are in conformance with the purposes of this Special District. ~~All applications for special permits under the provisions of this section shall be referred to the Borough of Manhattan, Community Board #4 for its recommendations in accordance with the provisions of Section 197c of the New York City Charter.~~

* * *

96-110

Harassment and cure

(a) Notwithstanding any provision to the contrary contained in this Chapter, a permit may be issued by the Department of Buildings pursuant to Sections 96-108, 96-109, 96-22 or 96-23 or a special permit may be granted by the City Planning Commission pursuant to Sections 96-107 or 96-108 with respect to any *building* on a *zoning lot* in which harassment or other failure to satisfy applicable legal requirements in eviction and relocation has occurred, provided that the Department of Housing Preservation and Development has determined and certified that all parties in interest to the *zoning lot* (as the term "party in interest" is defined in the Section 12-10 definition of *zoning lot*) have entered into a legal agreement approved by the Department of Housing Preservation and Development which shall run with the land and bind all parties in interest and their successors. Such agreement shall provide that: **for either the floor area cure or land cure as set forth below:**

(1) Floor area cure

- (1) (i) Lower income housing in an amount equal to at least 28 percent (the "cure percentage") of the total *residential floor area* of any *building* to be altered or demolished in which harassment (as defined in subparagraph (d)) has occurred shall be provided in a new or altered *building* on the same *zoning lot* as the *building* to be altered or demolished.
- (2) (ii) If at the time of filing an application for a building permit or special permit, an existing building to be altered contains occupied units, the requirement set forth in subsection (a)(1) regarding the provision of lower income housing shall be satisfied as follows:
- (i) (A) not less than 28 percent of the *floor area* of all vacant units shall be provided for lower income housing; and
- (ii) (B) the balance of any required lower income housing shall be comprised of qualifying occupied units.
- (3) (iii) Such designated lower income housing units shall be in compliance with the applicable regulations of Section 23-90 (Inclusionary Housing) except that in the Preservation Area, paragraph (b) of Section 23-941 (On-site new construction option) shall be inapplicable and in its place and stead, paragraph (a) of Section 96-105 (Dwelling unit regulations) shall be applicable.

(2) Land cure

- (i) That sufficient land on the same *zoning lot* has been donated or provided for nominal consideration by the owner of the land for the construction of lower income housing at a rate of 1.0 square foot of lower income housing floor area for every 1.1 square feet of existing *residential floor area* of a *building* subject to the cure provisions.
- (ii) The legal instruments relating to the transfer of title to an administering agent have been approved pursuant to Section 23-90.
- (iii) The administering agent has signed an agreement with a city, state or federal housing or development agency to fully fund the construction of lower income housing.
- (iv) Such lower income housing shall comply with the requirements of Section 23-90 (Inclusionary Housing), except that the lower income housing may receive city, state or federal subsidies.
- (v) The total amount of new *residential floor area* to be provided pursuant to this section shall in no event be less than the amount required under Section 96-108(d).
- (vi) No demolition permit shall be issued by the Department of Buildings pursuant to Section 96-108 until there has been a funding closing with a city, state or federal housing or development agency to finance the construction of the lower income housing units to be constructed as required in paragraph (i) above.
- (vii) No temporary Certificate of Occupancy shall be issued for any purpose other than lower income housing on the same *zoning lot* until a temporary Certificate of Occupancy for all units of lower income housing has been issued. No permanent Certificate of Occupancy shall be issued for any purpose other than lower income housing on the same *zoning lot* until a permanent Certificate of Occupancy for all units of lower income housing has been issued.

(On May 14, 1990 Cal. No. 9, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 8 the hearing was closed.)

For consideration.

No. 8

(Amendment to Section 96-20 of the Special Clinton District, to include special urban design controls relating to retail continuity and street wall requirements for any construction fronting on West 42nd Street)

CD 4

N 900616 ZRM

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 96-20, as follows:

96-201

Special urban design regulations relating to retail continuity and street wall requirements

- (a) The provisions of Section 96-201 shall apply to *developments or enlargements* located in all *commercial districts* within the area bounded by:
- Starting at a point 150 feet west of Eighth Avenue, south to the southern boundary of West 41st Street, west to the east side of Twelfth Avenue, north along the eastern border of Twelfth Avenue to 43rd Street, east on West 43rd Street to the eastern side of Tenth Avenue, south along Tenth Avenue to the southern boundary of West 42nd Street, east on West 42nd Street to Ninth Avenue, north along the western boundary of Ninth Avenue to the midblock of 42nd/43rd Street, east to a point 150 feet west of Eighth Avenue, south to the southerly boundary of 41st Street;
- (b) For any *development or enlargement* fronting on West 42nd Street, between 9th and 12th Avenues, *uses* located on the ground floor level, or within five feet of the *curb level* shall be limited to *uses* in Use Groups 4A, 6A, 6C, 10A, 11, 12A and 12B and shall occupy total *street* frontage not less than 50 percent of the linear feet of the *street wall* of a *building*;
- (c) At least 50 percent of the length of the facade of such *street wall* fronting on West 42nd Street shall be glazed with transparent material to a height of not less than 16 feet above *curb level*. The lowest point of such glazed area shall not be higher than four feet above *curb level*;
- (d) At least 80 percent of the *aggregate width of street walls* of a *building* fronting on West 42nd Street, up to a height of 45 feet, shall be located within 10 feet of the *street line* of such *street*;

(e) The minimum height of the *street wall* of a *building* above *curb level* shall be no less than 45 feet or the height of the *building*, whichever is less and no more than 85 feet. Above this required height, the *street wall* of a *building* shall set back at least five feet. The requirements of paragraph (e) shall also apply to any *development* or *enlargement* on a *wide street* frontage within a distance of 50 feet from its intersection with West 42nd Street.

(On May 14, 1990 Cal. No. 10, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 9 the hearing was closed.)

For consideration.

No. 9

(Amendment to Section 96-105 of the Special Clinton District to modify the applicability of two-bedroom dwelling unit distribution requirement for certain alterations or for new construction of non-profit residences for the elderly)

CD 4

N 900628 ZRM

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 96-105, 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

* * *

Article IX

Special Purpose Districts

Chapter 6 — Special Clinton District

96-105

Dwelling unit regulations

(a) Dwelling unit distribution

For *developments, enlargements, extensions, or conversions of an existing building to a residential use*, the *lot area per room* requirement of the underlying districts as set forth in Section 23-22 shall be inapplicable. In lieu thereof, the required *lot area per dwelling unit* of a *development, enlargement, extension or conversion of an existing building to a residential use* shall not be less than 168 square feet and the number of two-bedroom units on a *zoning lot* shall not be less than 20 percent.

In addition, the minimum *lot area per dwelling unit* requirement and the 20 percent two-bedroom unit requirement set forth above shall apply to any alteration that creates additional *dwelling units* or additional zero-bedroom units. Alterations that reduce the percentage of apartments that contain two bedrooms are not permitted **unless the resulting building meets the 20 percent two-bedroom requirement.**

However, notwithstanding any provision to the contrary contained in this section, the minimum *lot area per dwelling unit* requirement and the 20 percent two-bedroom unit requirement shall not apply to alterations which add a code-complying bathroom, pursuant to Article 31 of the Housing Maintenance Code of the City of New York, to a *dwelling unit* which is publicly assisted (exclusive of any tax abatement or tax exemption program), and which is administered by a not-for-profit agent.

The City Planning Commission by special permit, after public notice and hearing, and subject to Board of Estimate action, may modify **the two-bedroom unit distribution requirement and the *lot area per dwelling unit* requirements of this Section with respect to for a *non-profit residence for the elderly or for a* residences substantially for the elderly handicapped under jurisdiction of a State or City agency, provided that the following findings are made:**

- (1) That **such residences** are sponsored by a voluntary non-profit organization ~~active within the Special Clinton District.~~
- (2) That the location and size of ~~this~~ **such** facility does not create an undue concentration of *dwelling units* of this type and *community facilities* with sleeping accommodations within the immediate area.
- (3) That there are social service, health and related programs for the residents including a maintenance and security plan.
- (4) That on-site recreation areas for the use of the residents are provided.
- (5) That the proposed *residence* will not overburden existing public services ~~to~~ **in** the neighborhood.

The Commission may prescribe appropriate conditions or safeguards to minimize the adverse effect of any use permitted under this Section on the residential character of the surrounding area.

(b) Special provisions for owner-occupied residential buildings.

For alterations of *residential buildings* which are owner-occupied and which contain four or fewer *dwelling units*, the *dwelling unit* distribution provisions of Section 96-105 shall not apply.

* * *

(On May 14, 1990 Cal. No. 11, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 10 the hearing was closed.)

For consideration.

No. 10

CD 1

N 900687 ZRM

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 84-22 (Required Building Walls), Section 84-221 (Front wall recesses), and Appendix 2.4 (Mandatory Arcades) of the Special Battery Park City District as follows:

Reading Proposed Zoning Text Changes

Words in plain character	= existing text to remain
Words struck out	= existing text to be deleted
Words in <i>Italics</i>	= term whose meaning is defined in the Zoning Resolution
Words in bold	= new text

* * *

84-22

Required Building Walls

Where the Zone A District Plan in Appendix 2.1 or Appendix 3.1 shows a requirement for a *development* to be built to a *mandatory front building wall line*, any such *development* shall have a mandatory front building wall coincident with and constructed along such *mandatory front building wall line*, which shall rise without setback for a height above *curb level* not less nor more than the amount specified below, **except that, at buildings entrances, openings below the level of second story ceiling in the required building walls will be permitted to provide access to courtyards:**

* * *

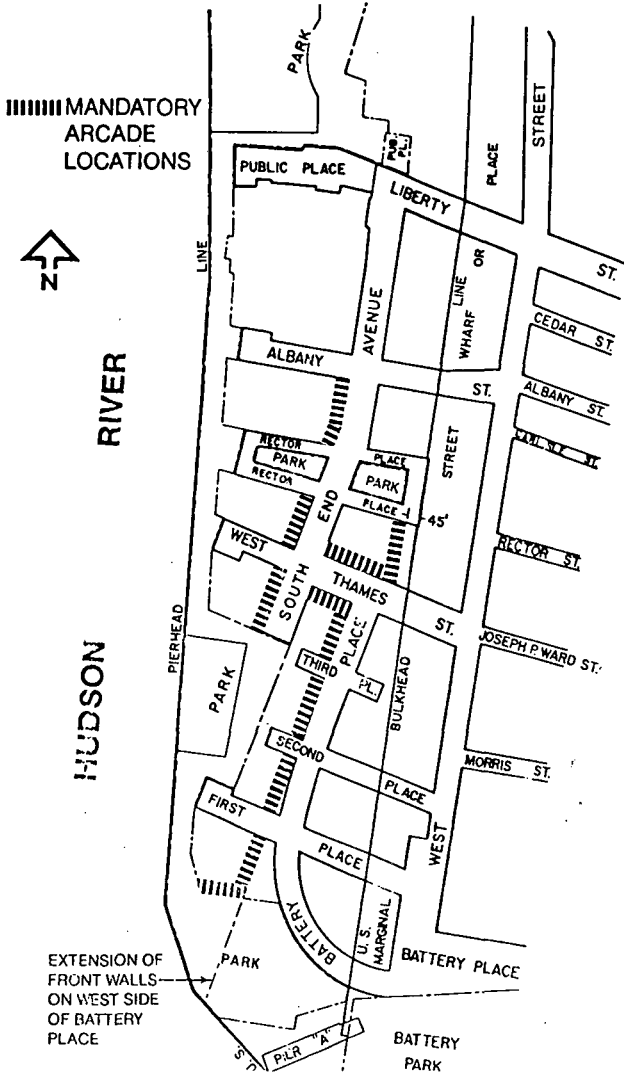
84-221**Front wall recesses**

Front wall recesses for architectural or decorative purposes are permitted, except in an *arcade* required in Section 84-13 (Mandatory Arcades), provided that the aggregate area of all such recesses **below the level of the second story ceiling** at the level of any *story* shall not exceed 20 percent of the aggregate area of the mandatory front *building* wall at that *story*, and provided further that the depth of such recess does not exceed 10 ~~20~~ feet. At any *story* above the level of the second *story* ceiling, ~~additional~~ recesses to the amount of 25 percent of the aggregate area of the wall at each *story* are permitted, provided the depth of any such *additional* recess does not exceed 10 feet. All recesses shall be subject to the applicable provisions of Section 23-84 (Outer Court Regulations).

* * *

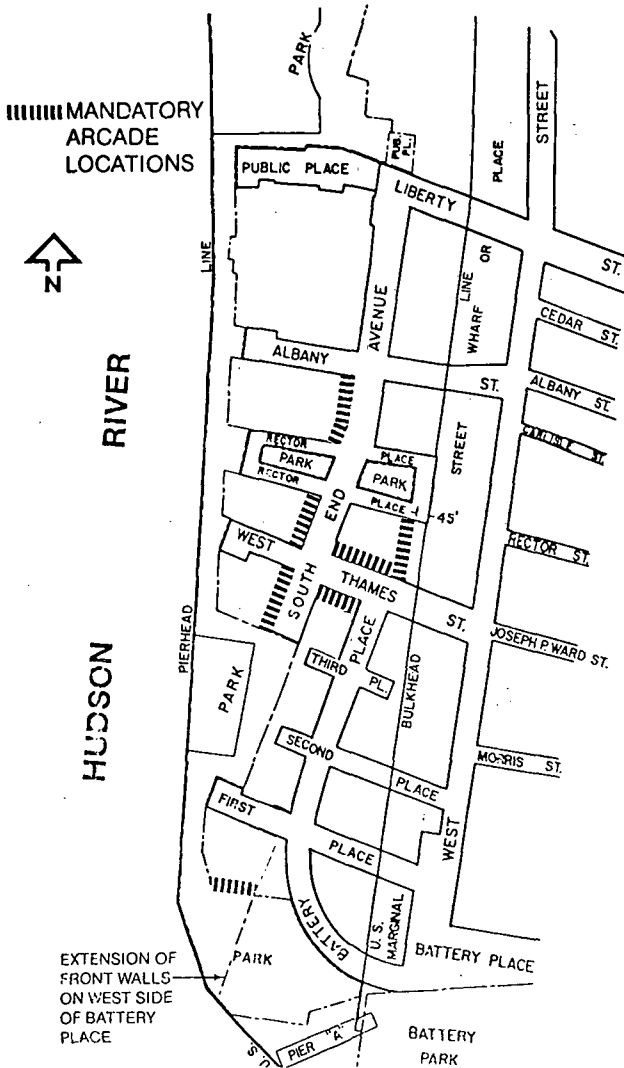
(EXISTING MAP TO BE DELETED)

APPENDIX 2.4: SPECIAL BATTERY PARK CITY DISTRICT- MANDATORY ARCADES



(PROPOSED MAP TO BE ADDED)

APPENDIX 2.4 SPECIAL BATTERY PARK CITY DISTRICT - MANDATORY ARCADES



(On May 14, 1990 Cal. No. 14, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 11 the hearing was closed.)

For consideration.

No. 11

(Amendments to the loft zoning regulations for SoHo/NoHo and Tribeca to permit certain oversized buildings occupied in 1980 as residences or joint living-work quarters for artists to legalize such use provided certain criteria are met.)

CD 1, 2

N 900378 ZRM

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 42-14D, 42-141, 111-103, and 111-202:

Matter in **Boldface** is new, to be added

Matter in **Strikeout** is old, to be deleted

Matter in *Italics* is defined in Section 12-10

42-14D Special Uses in M1-5A and M1-5B Districts

1. *Joint living-work quarters for artists in buildings* in M1-5A and M1-5B Districts provided:

* * *

- (b) *The lot coverage of such building* does not exceed 5000 square feet except that in *buildings* with frontage along Broadway the *lot coverage* shall not exceed 3600 square feet. However, such quarters may also be located in a *building* occupying more than 5000 square feet if the entire *building* was held in cooperative ownership by *artists* on September 15, 1970. *Joint living-work quarters for artists* are permitted in other *buildings or other structures* only by special permit of the City Planning Commission pursuant to Section 74-782[-], or by **minor modification of the Chairman of the City Planning Commission pursuant to Section 42-141 (e)**.

* * *

42-141 Modification by Certification of the Chairman of the City Planning Commission of uses in M1-5A and M1-5B Districts

In M1-5A and M1-5B Districts the requirements of Section 42-14D 1 (b), (c), (d) and (e), or 42-14D 2 may be modified by certification of the Chairman of the City Planning Commission as provided in this Section. A copy of any request for modification under this Section shall be sent by the applicant to the applicable Community Board at least twenty days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 31 days of such modification.

* * *

- (e) **The requirements of Section 42-14D 1 (b) relating to *joint living-work quarters for artists in buildings* where the *lot coverage* is 5000 square feet or more, or 3600 square feet or more in *buildings* with frontage along Broadway, may be modified provided that**
 - (i) **such *floor area* was occupied on September 1, 1980 as *joint living-work quarters for artists*, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law, and**
 - (ii) **such *building* consisted, on June 21, 1983, of two or more contiguous sections separated structurally by load-bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the *building*, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy or separate utilities or systems for the entirety of each section of the *building*, and**
 - (iii) **the section within which such *floor area* is located has a *lot coverage* of less than 5000 square feet of *lot area*, except that in *buildings* with frontage along Broadway the *lot coverage* shall not exceed 3600 square feet.**

* * *

Chapter XI
 Special Lower Manhattan Mixed Use District

* * *

111-103 Additional use restrictions

* * *

- (b) **Within Area B1 and B2 *loft dwellings* and *joint living-work quarters for artists* shall be permitted in *buildings* where the *lot coverage* is less than 5000 square feet. *Loft dwellings* and *joint living-work quarters for artists* shall be permitted in other *buildings* or other structures only by special permit of the City Planning Commission pursuant to Section 74-782 (Special Permit) [-] or by minor modification of the Chairman of the City Planning Commission pursuant to Section 111-202(d) or (e).**

However, within the Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, *loft dwellings* and *joint living-work quarters for artists* above the level of the second floor, which the Chairman of the City Planning commission determines were occupied on March 1, 1984 shall be a permitted *use*, provided that a complete application for a determination of occupancy is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than January 12, 1986. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential* occupancy on March 1, 1984 shall be deemed to permit *residential use* as-of-right for such *loft dwelling units* or *joint living-work quarters for artists*.

* * *

111-20 MINOR MODIFICATIONS

* * *

111-202

On application, the Chairman of the City Planning Commission may grant minor modifications to the following provisions of this chapter:

* * *

- (d) **The requirements of Section 111-103(b) relating to *loft dwellings* and *joint living-work quarters for artists* in *buildings* within Area B1 and B2 where the *lot coverage* is 5000 square feet or more may be modified provided that**
- (i) **such *floor area* was occupied on September 1, 1980 as *loft dwellings* or *joint living-work quarters for artists*, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law, and**
 - (ii) **such *building* consisted, on June 21, 1983, of two or more contiguous sections separated structurally by load-bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the *building*, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy, or separate utilities or systems for the entirety of each section of the *building*, and**
 - (iii) **the section within which such *floor area* is located has a *lot coverage* of less than 5000 square feet of *lot area*.**

- (e) **The requirements of Section 111-103 (b) relating to *loft dwellings* and *joint living-work quarters for artists in buildings having lot coverage* of 5000 square feet or more within Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District may be modified provided that**
- (i) **such *floor area* was occupied on March 1, 1984 as *loft dwellings* or *joint living-work quarters for artists*, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law, and**
 - (ii) **such *building* consisted, on January 12, 1986, of two or more contiguous sections separated structurally by load-bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the *building*, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy or separate utilities or systems for the entirety of each section of the *building*, and**
 - (iii) **the section within which such *floor area* is located has a *lot coverage* of less than 5000 square feet of *lot area*.**

(On May 14, 1990 Cal. No. 6, the Commission scheduled May 30, 1990 for a public hearing. On May 30, 1990, Cal. No. 14 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22

(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. 12

CD 14

C 900151 MMQ

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 City 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. On May 2, 1990 Cal. No. 35, the hearing was continued to May 16, 1990. On May 16, 1990, Cal. No. 19 the hearing was closed.)

For consideration.

No. 13

CD 14

C 900162 ZMQ

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**;
 - (l) 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. On May 2, 1990 Cal. No. 36, the hearing was continued to May 16, 1990. On May 16, 1990, Cal. No. 20 the hearing was closed.)

For consideration.

No. 14

CD 14

C 900163 ZSQ

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. On May 2, 1990 Cal. No. 37, the hearing was continued to May 16, 1990. On May 16, 1990, Cal. No. 21 the hearing was closed.)

For consideration.

No. 15

CD 14

C 900163(A) ZSQ

IN THE MATTER OF a modified 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 74-86* 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;

- (2) *Section 78-312 (c)* to allow minor variations of required rear yards along the periphery of a large scale residential development;
- (3) *Section 78-312 (d)* to allow minor variations in the front height and setback regulations on the periphery of a large scale residential development;
- (4) *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);
- (5) *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.

- (6) *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;
- (7) *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;
- (8) *Section 78-311 (a)* to authorize the total floor area, dwelling units and rooms to be distributed without regard to zoning lot lines;
- (9) *Section 78-311 (b)* to authorize the total open space required to be distributed without regard to zoning lot lines;
- (10) *Section 78-311 (d)* to authorize modifications of rear yard requirements for lot lines wholly within the development;
- (11) *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;
- (12) *Section 78-41* to authorize required accessory off-street parking spaces to be located anywhere within a large scale residential development without regard for zoning lot lines;

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 within 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.

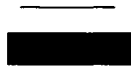
These modifications, which are made pursuant to Section 6.040 of the Uniform Land Use Review Procedure involve the following:

- (1) a change in the site plan;
- (2) provisions for variation in the configuration and number of residential buildings;
- (3) a revision of the proposed distances between buildings;
- (4) provision for variation in the configuration and size of accessory residential parking facilities;
- (5) deletion of the request for a special permit pursuant to Section 74-53 of the Zoning Resolution relating to the size of accessory group parking facilities; and
- (6) addition of a request for an authorization pursuant to Section 78-41 of the Zoning Resolution relating to distribution of required accessory off-street parking spaces.

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, New York 10007.

(On April 30, 1990 Cal. No. 4, the Commission scheduled May 16, 1990 for a public hearing. On May 16, 1990, Cal. No. 22 the hearing was closed.)

For consideration.



CD 14

No. 16

C 900215 HUQ

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:

PERMITTED USES

SITES

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 Park	3-12, 13, 14, 17, 22-27, 44
Industrial	48-56
Public Access Easements are also delineated.	57-59

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. On May 2, 1990 Cal. No. 38, the hearing was continued to May 16, 1990. On May 16, 1990, Cal. No. 23 the hearing was closed.)

For consideration.

No. 17

CD 14

C 900216 HDQ

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
	16083	p/o 42	Rockaway Beach Blvd.

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
	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	
		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

Site	Block	Lot(s)	Street Beds (p/o)	
13 p/o	15938	p/o 1		
	15905	1	Beach 63rd Street Beach 64th Street Beach 65th Street	
	15906	1	Sea Foam Court	
	15906	4	Larkin Avenue Rockaway Beach Blvd.	
	15911	p/o 1		
	15912	p/o 1		
	15934	p/o 1		
	15935	p/o 1		
	15936	p/o 1		
	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	
	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		

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>	
24	15871	p/o 1	Beach 39th Street Beach 40th Street	
25 (p/o)	15873	p/o 1		
	15862	p/o 1	Beach 35th Street Beach 36th Street Beach 37th Street	
	15863	p/o 1		
26	15864	p/o 1		
	15862	p/o 1	Beach 35th Street Beach 36th Street Beach 37th Street Spray View Avenue	
	15863	p/o 1		
	15864	p/o 1		
	15868	p/o 1		
	15869	p/o 1		
27	15870	p/o 60, 71		
	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		

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>	
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	
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)		
	15855	90 (RF)		
34	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		
40	15950	p/o 55 (RF)		
41	15902	p/o 55 (RF)		
42	15902	6		
	15932	37		

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Street Beds (p/o)</u>
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. On May 2, 1990 Cal. No. 39, the hearing was continued to May 16, 1990. On May 16, 1990, Cal. No. 24 the hearing was closed.)

For consideration.

No. 18

CD 14

C 900242 PSQ

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 (P/O Site 13), 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. On May 2, 1990 Cal. No. 40, the item was continued to May 16, 1990. On May 16, 1990, Cal. No. 25 the hearing was closed.)

For consideration.

No. 19

CD 14

C 900243 PSQ

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 (P/O Site 25), 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. On May 2, 1990 Cal. No. 41, the item was continued to May 16, 1990. On May 16, 1990, Cal. No. 26 the hearing was closed.)

For consideration.

No. 20

CD 14

C 900268 PSQ

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. On May 2, 1990 Cal. No. 42, the item was continued to May 16, 1990. On May 16, 1990, Cal. No. 27 the hearing was closed.)

For consideration.

 No. 21

CD 14

C 900269 ZSQ

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. On May 2, 1990 Cal. No. 43, the item was continued to May 16, 1990. On May 16, 1990, Cal. No. 28 the hearing was closed.)

For consideration.

 No. 22

CD 14

C 900299 HDQ

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 Beas (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. On May 2, 1990 Cal. No. 44, the item was continued to May 16, 1990. On May 16, 1990, Cal. No. 29 the hearing was closed.)

For consideration.

**IV. CITY PLANNING COMMISSION SCHEDULE OF MEETINGS
JULY 1 - DECEMBER 31, 1990**

	S	M	T	W	T	F	S	NOTES
J U L Y	1	2	3	4 INDEPENDENCE DAY	5	6	7	
	8	9	10	11	12	13	14	
	15 REVIEW SESSION	16	17	18	19 BOE PUB. MTG.	20	21	
	22 REVIEW SESSION	23	24	25 CPC PUB. MTG.	26	27	28	
	29	30	31					
A U G U S T				1	2	3	4	
	5 REVIEW SESSION	6	7	8 CPC PUB. MTG.	9	10	11	
	12	13	14	15 BOE PUB. MTG.	16	17	18	
	19 REVIEW SESSION	20	21	22 CPC PUB. MTG.	23	24	25	
	26 REVIEW SESSION	27	28	29	30	31		
S E P T E M B E R							1	
	2 LABOR DAY	3	4	5	6	7	8	
	9 REVIEW SESSION	10	11	12 CPC PUB. MTG.	13	14	15	
	16	17	18	19 ROSH HASHANAH	20 ROSH HASHANAH	21	22	
	23 REVIEW SESSION	24	25	26 CPC PUB. MTG.	27	28	29 YOM KIPPUR	
	30							

SCHEDULE SEPTEMBER 24
FOR OCTOBER 10

CITY PLANNING COMMISSION SCHEDULE OF MEETINGS (Cont'd.)
JULY 1 - DECEMBER 31, 1990

	S	M	T	W	T	F	S	NOTES
OCTOBER		1 REVIEW SESSION	2	3	4	5	6	
	7	8 COLUMBUS DAY	9	10 CPC PUB. MTG.	11	12	13	
	14	15	16	17	18	19	20	
	21	22 REVIEW SESSION	23	24 CPC PUB. MTG.	25	26	27	
	28	29 REVIEW SESSION	30	31				SCHEDULE OCTOBER 22 FOR NOVEMBER 7 SCHEDULE OCTOBER 29 FOR NOVEMBER 21
NOVEMBER					1	2	3	
	4	5 REVIEW SESSION	6 ELECTION DAY	7 CPC PUB. MTG.	8	9	10	
	11	12 VETERAN'S DAY	13	14	15	16	17	
	18	19 REVIEW SESSION	20	21 CPC PUB. MTG.	22 THANKS-GIVING DAY	23	24	
	25	26 REVIEW SESSION	27	28	29	30		SCHEDULE NOVEMBER 19 FOR DECEMBER 5
DECEMBER							1	
	2	3 REVIEW SESSION	4	5 CPC PUB. MTG.	6	7	8	
	9	10 REVIEW SESSION	11	12	13	14	15	
	16	17 REVIEW SESSION	18	19 CPC PUB. MTG.	20	21	22	
	23	24	25 CHRISTMAS	26	27	28	29	
	30	31						

*Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public meetings are held on the second floor of City Hall in the Board of Estimate Chambers starting at 10:00 A.M.*