

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, May 15, 1991**  
**1:00 P.M. in City Hall**

Lois McDaniel, Calendar officer  
 22 Reade Street, Room 2E  
 New York, New York 1000-1216  
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 870154 ZMQ	4	Scheduled to be Heard 5/29/91	23	C 910002 ZMR	3	Favorable Report Adopted
2	C 900706 DMQ	5	" "	24	N 900358 ZAR	2	Authorization Approved
3	C 900702 PPM	2	" "	25			
4	C 900602 ZSX	10	" "	26			
5	C 900603 MMX	10	" "	27			
6	C 900604 ZMX N O T I C E	10	" "	28			
7	C 890803 HUK	4	" "	29			
8	N 890811 HGK	4	" "	30			
9	C 900609 ZMR	2	" "	31			
10	C 900610 ZMR	2	" "	32			
11	C 910073 ZMR	1	" "	33			
12	C 890999 PCQ	2	Hearing Closed	34			
13	PROPOSED CEQR RULES		" "	35			
14	PROPOSED RULES FOR 197-a		" "	36			
15	C 910166 ZSM	2	Favorable Report Adopted	37			
16	N 910299 BDM	4,5	Qualified Approval	38			
17	C 870851 ZSX	11	Laid Over	39			
18	C 900661 ZMX	8	Favorable Report Adopted	40			
19	C 910137 ZSX	8	" "	41			
20	C 850931 MMK	9	" "	42			
21	C 900495 PPK	4	" "	43			
22	N 890781 ZRK	12	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers												In Favor - Y Oppose - N Abstain - AB		
		15	16	17	18	19	20	21	22	23	24					
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y		Y	Y	Y	Y	Y	Y	Y					
Victor G. Allicea, <i>Vice Chairman</i>	P	Y	Y		Y	Y	Y	Y	Y	Y	Y					
Eugenie L. Birch	P	Y	Y	R	Y	Y	Y	Y	Y	Y	Y					
Amanda M. Burden	A			R												
Anthony I. Giacobbe	P	Y	Y	O	Y	Y	Y	Y	Y	Y	Y					
Maxine Griffith	P	Y	Y	O	Y	Y	Y	Y	Y	Y	Y					
James C. Jao, <i>R.A.</i>	P	Y	Y		Y	Y	Y	Y	Y	Y	Y					
Brenda Levin	P	Y	Y	I	Y	Y	Y	Y	Y	Y	Y					
Joel A. Miele, <i>SR., P.E.</i>	P	Y	Y	I	Y	Y	Y	Y	Y	Y	Y					
Edward T. Rogowsky	P	Y	Y	L	Y	Y	Y	Y	Y	Y	Y					
Ronald Shiffman	P	Y	Y	L	Y	Y	Y	Y	Y	Y	Y					
Jacob B. Ward	P	Y	Y		Y	Y	Y	Y	Y	Y	Y					
Deborah C. Wright, <i>Commissioners</i>	P	Y	Y		Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 7:45 P.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**  
of  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, MAY 15, 1991**  
—  
**MEETING AT 1:00 P.M.**  
in  
**CITY HALL**



**David N. Dinkins, Mayor**

**City of New York**

**[No. 10]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven 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

# CITY PLANNING COMMISSION

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

- RICHARD L. SCHAFFER, *Chairman*  
VICTOR G. ALICEA, *Vice-Chairman*  
EUGENIE L. BIRCH, A.I.C.P.  
AMANDA M. BURDEN  
ANTHONY I. GIACOBBE  
MAXINE GRIFFITH  
JAMES C. JAO, R.A.  
BRENDA LEVIN  
JOEL A. MIELE, ST., P.E.  
EDWARD T. ROGOWSKY  
RONALD SHIFFMAN, A.I.C.P.  
JACOB B. WARD  
DEBORAH C. WRIGHT, *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.

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## ORDER OF BUSINESS AND INDEX

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MAY 15, 1991

Roll Call; approval of minutes .....	1
I. Scheduling May 29, 1991 .....	1
II. Public Hearings .....	26
III. Reports .....	45

**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 29, 1991, 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 20 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 15, 1991

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APPROVAL OF MINUTES OF Regular Meeting of May 1, 1991 and  
Special Meetings of April 29, 1991 and May 13, 1991

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MAY 29, 1991  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF QUEENS**

**No. 1**

**CD 4**

**C 870154 ZMQ**

**IN THE MATTER OF** an application submitted by Pan Am Motor Inn pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Sections Nos. 9d and 13c:**

- a) Changing from an R4 District to a C4-2 District property bounded by Queens Boulevard, 51st Avenue and Hillyer Street; and
- b) Eliminating from the existing R4 District a C2-2 District property bounded by Queens Boulevard, 51st Avenue and Hillyer Street,

as shown on a diagram dated march 4, 1991 and subject to the conditions of CEQR Declaration E-35.

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**No. 2**

**CD 5**

**C 900706 DMQ**

**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 city-owned residential building located at 59-27 69th Place, Block No. 2831, Lot No. 59.**

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**BOROUGH OF MANHATTAN****No. 3****CD 2****C 900702 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 property located at 688-690 Broadway, Block 531, Lot 4.**

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**BOROUGH OF BRONX****Nos. 4, 5 and 6**

*(Application for the grant of a special permit and authorization, and related applications for an amendment to the City Map, acquisition or disposition of property and amendment to the Zoning Map to facilitate a proposed residential development.)*

**No. 4****CD 10****C 900602 ZSX**

**IN THE MATTER OF** an application submitted by G.B.G. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit and an authorization** pursuant to Section 112-10 of the Zoning Resolution involving the modification of the height and setback regulations set forth in Section 23-631 (b) **to facilitate a proposed residential development** to be constructed on property located approximately 275 feet easterly of City Island Avenue, on the north and south sides of and including the former bed of Marine Street\*, (Block 5639, Lots 23, 40 and Block 5640, Lots 90, 150) in a proposed C3 District \*\* within Areas A and B of the Special City Island District.

(\* A portion of Marine Street is proposed to be eliminated under related City Map change application C 900603 MMX;

\*\* A C3 District is proposed to be established under related Zoning Map amendment application C 900604 ZMX)

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

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**No. 5****CD 10****C 900603 MMX**

**IN THE MATTER OF** an application submitted by G.B.G., 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 of a portion of Marine Street between City Island Avenue and the Long Island Sound and the discontinuance and closing of a portion thereof and the adjustment of grades necessitated thereby and the delineation of street and utility, sewer and public pedestrian access easements and any acquisition or disposition of property** related thereto, all in accordance with Map No. 13044 dated January 9, 1991 and signed by the Borough President.

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**No. 6****CD 10****C 900604 ZMX**

**IN THE MATTER OF** an application submitted by G.B.G., Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 4d**, changing from an M1-1 District to a C3 District property bounded by the easterly prolongation of the center line of Marine Street,\* a line 275 feet east of City Island Avenue, a line midway between Marine Street and Horton Street and the easterly shore line of City Island, within the Special City Island District, as shown on a diagram dated March 18, 1991.

\* (Note: a portion of Marine Street is proposed to be eliminated by a related City Map change application C900603 MMX)

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

**N O T I C E**

**On May 29, 1991 at 10:00 a.m. in City Hall, 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 Sea Breeze Estates, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR) No. 89-040X.**



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**BOROUGH OF BROOKLYN**
**Nos. 7 and 8**

*(Concerning the Third Amendment to the plan and designation of the Bushwick II Urban Renewal Area to facilitate the development of approximately 500 two-family homes.)*

**No. 7****CD 4****C 890803 HUK**

**IN THE MATTER OF the third amendment to the plan** for the Bushwick II Urban Renewal Area, 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 will **facilitate the development of approximately 500 two-family homes** by the New York City Housing Partnership, and provides for the following changes to the Bushwick II Urban Renewal Plan:

- 1) Sixty-three new sites are proposed, all of which are residential with the exception of Sites 87 and 88, which are designated residential and/or commercial.
- 2) Sites 19 and 20, previously designated for parking are re-designated for commercial use, in conformance with zoning;
- 3) Site 7, previously designated for recreational use, is incorporated into Site 79, a new residential site.
- 4) Modifications, corrections and clarifications of the text and urban renewal plan have also been made.

The properties to be acquired are as follows:

<b>SITE</b>	<b>BLOCK</b>	<b>LOT</b>
26	3335	1, 2, 3, 4, 56, 57, 58, 59
27	3344	30, 31, 32, 33, 34, 35, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57
28	3362	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
29	3361	60, 61, 62, 63, 64, 65

30	3370	44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58
31	3377	27, 28, 29
32	3377	17, 19, 20, 21
34	3376	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 62, 63, 64, 65
35	3390	32, 38
36	3390	1, 2, 3, 4, 5, 6
37	3411	44, 45, 46, 47, 48, 49
38	3411	60, 62, 63, 64
39	3417	16, 17, 18, 19, 20, 21, 22, 23, 33, 34, 35, 36, 37, 38, 39, 40, 41
40	3417	1, 2, 3, 4, 5, 6, 7, 8, 56
41	3423	30, 31, 32, 33, 34, 35, 36, 37
42	3435	1, 2, 3, 4, 54, 55, 57, 58
43	3441	13, 14, 15, 16, 17, 18, 19
44	3375	33, 34, 35, 36, 37, 38, 40
45	3396	30, 31, 32, 33, 34, 134, 35, 36, 37, 38, 39, 40, 41
46	3434	36, 37, 38, 39, 40, 41, 42
48	3421	23, 24, 25, 26, 27
49	3184	40, 41, 42
50	3196	45, 46, 47
51	3196	2, 3, 4, 5, 6, 7, 53
52	3208	4, 5, 6
53	3333	44, 45, 46, 47, 48, 49
54	3333	6, 7, 8, 9, 10, 11, 12
55	3207	25, 26, 28, 30, 32, 34, 35, 43, 44, 45, 46, 47, 48, 49, 149, 50

56	3207	52, 53, 54, 55, 56
57	3217	19, 20, 120, 21, 22, 24, 25, 41, 42, 44, 45
58	3217	15, 16, 17
59	3227	45, 46, 47, 48, 49, 50, 51
60	3232	1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 81
61	3243	18, 19, 20, 21, 22
62	3243	6, 7, 8, 9, 10, 11, 12, 13, 14, 74, 75, 76, 77
63	3254	34, 35, 36, 40, 41, 42, 43, 44, 45, 47, 49, 50, 51, 52
64	3254	15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29
65	3265	48, 50, 51
67	3296	62, 63, 64, 65
68	3296	68, 69, 70, 71, 73, 74
69	3296	4, 5, 6, 7, 8, 9
70	3305	36, 37, 38, 39, 50, 52, 53, 54, 55, 56, 57, 58
71	3305	24, 25, 26, 27, 61, 62, 63, 64
72	3305	70, 71, 72, 73
73	3305	1, 2, 3, 4, 5, 6, 7, 8, 10, 76, 77, 78, 79
74	3314	42, 50, 51, 52, 53, 54, 55
75	3314	28, 29, 30, 31, 61, 62, 63, 64, 65
76	3314	19, 20, 21, 22
77	3323	45, 46, 47, 48, 49
78	3323	22, 23, 24

79	3332	12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 25, 26, 27, 28, 29, 30, 31, 32, 45, 46, 47, 48, 49, 50, 51, 52, 59, 60
80	3183	33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 45, 46
82	3231	18, 21, 23, 25, 26, 28, 29, 30, 31, 32
83	3304	10, 11, 12
84	3322	29, 31, 33
85	3331	13, 14, 15, 16
86	3340	7, 8, 9, 10, 11, 12
87	3293	25
88	3293	33, 34, 35, 36, 37, 38, 39, 40, 41, 42
89	3339	33, 34, 35, 36, 37, 38, 39, 40, 41
90	3348	17, 18, 19, 20, 21, 23, 24, 25, 26, 52, 53, 54, 55, 56, 57, 58
91	3357	15, 16, 17, 18
92	3357	43, 45, 47, 49, 51, 53

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**No. 8**

**CD 4**

**N 890811 HGK**

**IN THE MATTER OF the designation of the Bushwick II Urban Renewal Area**, comprising properties as hereinafter described, pursuant to Section 504, Article 15 of the General Municipal Law of New York State:

Site 26—Block 3335, Lot 1, 561 Knickerbocker Avenue

Site 26—Block 3335, Lot 2, 559 Knickerbocker Avenue

Site 26—Block 3335, Lot 3, 557 Knickerbocker Avenue

Site 26—Block 3335, Lot 4, 555 Knickerbocker Avenue

Site 26—Block 3335, Lot 56, 1447 Gates Avenue

Site 26—Block 3335, Lot 57, 1443 Gates Avenue  
Site 26—Block 3335, Lot 58, 1441 Gates Avenue  
Site 26—Block 3335, Lot 59, 1437 Gates Avenue  
Site 27—Block 3344, Lot 30, 1500 Gates Avenue  
Site 27—Block 3344, Lot 31, 334 Irving Avenue  
Site 27—Block 3344, Lot 32, 336 Irving Avenue  
Site 27—Block 3344, Lot 33, 338 Irving Avenue  
Site 27—Block 3344, Lot 34, 338A Irving Avenue  
Site 27—Block 3344, Lot 35, 340 Irving Avenue  
Site 27—Block 3344, Lot 40, 327 Palmetto Street  
Site 27—Block 3344, Lot 41, 325 Palmetto Street  
Site 27—Block 3344, Lot 42, 323 Palmetto Street  
Site 27—Block 3344, Lot 43, 321 Palmetto Street  
Site 27—Block 3344, Lot 44, 319 Palmetto Street  
Site 27—Block 3344, Lot 45, 317 Palmetto Street  
Site 27—Block 3344, Lot 46, 315A Palmetto Street  
Site 27—Block 3344, Lot 47, 315 Palmetto Street  
Site 27—Block 3344, Lot 48, 313 Palmetto Street  
Site 27—Block 3344, Lot 49, 311 Palmetto Street  
Site 27—Block 3344, Lot 50, 309 Palmetto Street  
Site 27—Block 3344, Lot 51, 307 Palmetto Street  
Site 27—Block 3344, Lot 52, 305 Palmetto Street  
Site 27—Block 3344, Lot 53, 303 Palmetto Street  
Site 27—Block 3344, Lot 54, 301 Palmetto Street  
Site 27—Block 3344, Lot 55, 299 Palmetto Street  
Site 27—Block 3344, Lot 56, 297 Palmetto Street  
Site 27—Block 3344, Lot 57, 293 Palmetto Street  
Site 28—Block 3362, Lot 11, 302 Palmetto Street  
Site 28—Block 3362, Lot 12, 304 Palmetto Street  
Site 28—Block 3362, Lot 13, 306 Palmetto Street  
Site 28—Block 3362, Lot 14, 310 Palmetto Street  
Site 28—Block 3362, Lot 15, 312 Palmetto Street

Site 28—Block 3362, Lot 16, 314 Palmetto Street  
Site 28—Block 3362, Lot 17, 318 Palmetto Street  
Site 28—Block 3362, Lot 18, 320 Palmetto Street  
Site 28—Block 3362, Lot 19, 322 Palmetto Street  
Site 28—Block 3362, Lot 20, 324 Palmetto Street  
Site 28—Block 3362, Lot 21, 328 Palmetto Street  
Site 28—Block 3362, Lot 22, 330 Palmetto Street  
Site 28—Block 3362, Lot 23, 332 Palmetto Street  
Site 28—Block 3362, Lot 24, 334 Palmetto Street  
Site 29—Block 3361, Lot 60, 427 Wilson Avenue  
Site 29—Block 3361, Lot 61, 425 Wilson Avenue  
Site 29—Block 3361, Lot 62, 423 Wilson Avenue  
Site 29—Block 3361, Lot 63, 421 Wilson Avenue  
Site 29—Block 3361, Lot 64, 419 Wilson Avenue  
Site 29—Block 3361, Lot 65, 417 Wilson Avenue  
Site 30—Block 3370, Lot 44, 1385 Putnam Avenue  
Site 30—Block 3370, Lot 45, 1383 Putnam Avenue  
Site 30—Block 3370, Lot 46, 1381 Putnam Avenue  
Site 30—Block 3370, Lot 47, 1379 Putnam Avenue  
Site 30—Block 3370, Lot 48, 1377 Putnam Avenue  
Site 30—Block 3370, Lot 49, 1375 Putnam Avenue  
Site 30—Block 3370, Lot 50, 1373 Putnam Avenue  
Site 30—Block 3370, Lot 51, 1371 Putnam Avenue  
Site 30—Block 3370, Lot 52, 1369 Putnam Avenue  
Site 30—Block 3370, Lot 53, 1367 Putnam Avenue  
Site 30—Block 3370, Lot 54, 1365 Putnam Avenue  
Site 30—Block 3370, Lot 55, 1363 Putnam Avenue  
Site 30—Block 3370, Lot 56, 1361 Putnam Avenue  
Site 30—Block 3370, Lot 57, 1359 Putnam Avenue  
Site 30—Block 3370, Lot 58, 1357 Putnam Avenue  
Site 31—Block 3377, Lot 27, 1374 Putnam Avenue  
Site 31—Block 3377, Lot 28, 1378 Putnam Avenue

- Site 31—Block 3377, Lot 29, 1380 Putnam Avenue  
Site 32—Block 3377, Lot 17, 1354 Putnam Avenue  
Site 32—Block 3377, Lot 19, 1356 Putnam Avenue  
Site 32—Block 3377, Lot 20, 1360 Putnam Avenue  
Site 32—Block 3377, Lot 21, 1362 Putnam Avenue  
Site 34—Block 3376, Lot 1, 465 Central Avenue  
Site 34—Block 3376, Lot 2, 463 Central Avenue  
Site 34—Block 3376, Lot 3, 461 Central Avenue  
Site 34—Block 3376, Lot 4, 459 Central Avenue  
Site 34—Block 3376, Lot 5, 457 Central Avenue  
Site 34—Block 3376, Lot 6, 455 Central Avenue  
Site 34—Block 3376, Lot 7, 453 Central Avenue  
Site 34—Block 3376, Lot 8, 451 Central Avenue  
Site 34—Block 3376, Lot 9, 449 Central Avenue  
Site 34—Block 3376, Lot 12, 1270 Putnam Avenue  
Site 34—Block 3376, Lot 62, 187 Cornelia Street  
Site 34—Block 3376, Lot 63, 185 Cornelia Street  
Site 34—Block 3376, Lot 64, 183 Cornelia Street  
Site 34—Block 3376, Lot 65, 181 Cornelia Street  
Site 35—Block 3390, Lot 32, 488 Wilson Avenue  
Site 35—Block 3390, Lot 38, 1237 Hancock Street  
Site 36—Block 3390, Lot 1, 497 Central Avenue  
Site 36—Block 3390, Lot 2, 495 Central Avenue  
Site 36—Block 3390, Lot 3, 493 Central Avenue  
Site 36—Block 3390, Lot 4, 491 Central Avenue  
Site 36—Block 3390, Lot 5, 489 Central Avenue  
Site 36—Block 3390, Lot 6, 487 Central Avenue  
Site 37—Block 3411, Lot 44, 223 Eldert Street  
Site 37—Block 3411, Lot 45, 221 Eldert Street  
Site 37—Block 3411, Lot 46, 217 Eldert Street  
Site 37—Block 3411, Lot 47, 215 Eldert Street  
Site 37—Block 3411, Lot 48, 213 Eldert Street

Site 37—Block 3411, Lot 49, 211 Eldert Street  
Site 38—Block 3411, Lot 60, 179 Eldert Street  
Site 38—Block 3411, Lot 62, 177 Eldert Street  
Site 38—Block 3411, Lot 63, 175 Eldert Street  
Site 38—Block 3411, Lot 64, 173 Eldert Street  
Site 39—Block 3417, Lot 16, 206 Eldert Street  
Site 39—Block 3417, Lot 17, 208 Eldert Street  
Site 39—Block 3417, Lot 18, 210 Eldert Street  
Site 39—Block 3417, Lot 19, 212 Eldert Street  
Site 39—Block 3417, Lot 20, 214 Eldert Street  
Site 39—Block 3417, Lot 21, 216 Eldert Street  
Site 39—Block 3417, Lot 22, 218 Eldert Street  
Site 39—Block 3417, Lot 23, 220 Eldert Street  
Site 39—Block 3417, Lot 33, 205 Covert Street  
Site 39—Block 3417, Lot 34, 203 Covert Street  
Site 39—Block 3417, Lot 35, 201 Covert Street  
Site 39—Block 3417, Lot 36, 199 Covert Street  
Site 39—Block 3417, Lot 37, 197 Covert Street  
Site 39—Block 3417, Lot 38, 195 Covert Street  
Site 39—Block 3417, Lot 39, 193 Covert Street  
Site 39—Block 3417, Lot 40, 191 Covert Street  
Site 39—Block 3417, Lot 41, 189 Covert Street  
Site 40—Block 3417, Lot 1, 575 Central Avenue  
Site 40—Block 3417, Lot 2, 573 Central Avenue  
Site 40—Block 3417, Lot 3, 571 Central Avenue  
Site 40—Block 3417, Lot 4, 569 Central Avenue  
Site 40—Block 3417, Lot 5, 567 Central Avenue  
Site 40—Block 3417, Lot 6, 186 Eldert Street  
Site 40—Block 3417, Lot 7, 189 Eldert Street  
Site 40—Block 3417, Lot 8, 190 Eldert Street  
Site 40—Block 3417, Lot 56, 159 Eldert Street  
Site 41—Block 3423, Lot 30, 196 Covert Street



Site 41—Block 3423, Lot 31, 198 Covert Street  
Site 41—Block 3423, Lot 32, 200 Covert Street  
Site 41—Block 3423, Lot 33, 202 Covert Street  
Site 41—Block 3423, Lot 34, 204 Covert Street  
Site 41—Block 3423, Lot 35, 206 Covert Street  
Site 41—Block 3423, Lot 36, 208 Covert Street  
Site 41—Block 3423, Lot 37, 210 Covert Street  
Site 42—Block 3435, Lot 1, 633 Central Avenue  
Site 42—Block 3435, Lot 2, 631 Central Avenue  
Site 42—Block 3435, Lot 3, 629 Central Avenue  
Site 42—Block 3435, Lot 4, 627 Central Avenue  
Site 42—Block 3435, Lot 54, 161 Cooper Street  
Site 42—Block 3435, Lot 55, 157 Cooper Street  
Site 42—Block 3435, Lot 57, 155 Cooper Street  
Site 42—Block 3435, Lot 58, 153 Cooper Street  
Site 43—Block 3441, Lot 13, 170 Cooper Street  
Site 43—Block 3441, Lot 14, 172 Cooper Street  
Site 43—Block 3441, Lot 15, 176 Cooper Street  
Site 43—Block 3441, Lot 16, 178 Cooper Street  
Site 43—Block 3441, Lot 17, 180 Cooper Street  
Site 43—Block 3441, Lot 18, 182 Cooper Street  
Site 43—Block 3441, Lot 19, 184 Cooper Street  
Site 44—Block 3375, Lot 33, 478 Central Avenue  
Site 44—Block 3375, Lot 34, 480 Central Avenue  
Site 44—Block 3375, Lot 35, 482 Central Avenue  
Site 44—Block 3375, Lot 36, 484 Central Avenue  
Site 44—Block 3375, Lot 37, 486 Central Avenue  
Site 44—Block 3375, Lot 38, 488 Central Avenue  
Site 44—Block 3375, Lot 40, 163 Cornelia Street  
Site 45—Block 3396, Lot 30, 1146 Hancock Street  
Site 45—Block 3396, Lot 31, 1148 Hancock Street  
Site 45—Block 3396, Lot 32, 1150 Hancock Street

Site 45—Block 3396, Lot 33, 532 Central Avenue  
Site 45—Block 3396, Lot 34, 534 Central Avenue  
Site 45—Block 3396, Lot 134, 534R Central Avenue  
Site 45—Block 3396, Lot 35, 536 Central Avenue  
Site 45—Block 3396, Lot 36, 538 Central Avenue  
Site 45—Block 3396, Lot 37, 540 Central Avenue  
Site 45—Block 3396, Lot 38, 542 Central Avenue  
Site 45—Block 3396, Lot 39, 544 Central Avenue  
Site 45—Block 3396, Lot 40, 546 Central Avenue  
Site 45—Block 3396, Lot 41, 550 Central Avenue  
Site 46—Block 3434, Lot 36, 149 Cooper Street  
Site 46—Block 3434, Lot 37, 147 Cooper Street  
Site 46—Block 3434, Lot 38, 145 Cooper Street  
Site 46—Block 3434, Lot 39, 143 Cooper Street  
Site 46—Block 3434, Lot 40, 141 Cooper Street  
Site 46—Block 3434, Lot 41, 139 Cooper Street  
Site 46—Block 3434, Lot 42, 129 Cooper Street  
Site 48—Block 3421, Lot 23, 76 Covert Street  
Site 48—Block 3421, Lot 24, 78 Covert Street  
Site 48—Block 3421, Lot 25, 80 Covert Street  
Site 48—Block 3421, Lot 26, 82 Covert Street  
Site 48—Block 3421, Lot 27, 84 Covert Street  
Site 49—Block 3184, Lot 40, 144 Central Avenue  
Site 49—Block 3184, Lot 41, 146 Central Avenue  
Site 49—Block 3184, Lot 42, 148 Central Avenue  
Site 50—Block 3196, Lot 45, 1069 Willoughby Avenue  
Site 50—Block 3196, Lot 46, 1067 Willoughby Avenue  
Site 50—Block 3196, Lot 47, 1065 Willoughby Avenue  
Site 51—Block 3196, Lot 2, 141 Central Avenue  
Site 51—Block 3196, Lot 3, 139 Central Avenue  
Site 51—Block 3196, Lot 4, 137 Central Avenue  
Site 51—Block 3196, Lot 5, 133 Central Avenue

Site 51—Block 3196, Lot 6, 131 Central Avenue  
Site 51—Block 3196, Lot 7, 129 Central Avenue  
Site 51—Block 3196, Lot 53, 1051 Willoughby Avenue  
Site 52—Block 3208, Lot 4, 153 Central Avenue  
Site 52—Block 3208, Lot 5, 151 Central Avenue  
Site 52—Block 3208, Lot 6, 149 Central Avenue  
Site 53—Block 3333, Lot 44, 1329 Gates Avenue  
Site 53—Block 3333, Lot 45, 1327 Gates Avenue  
Site 53—Block 3333, Lot 46, 1323 Gates Avenue  
Site 53—Block 3333, Lot 47, 1321 Gates Avenue  
Site 53—Block 3333, Lot 48, 1319 Gates Avenue  
Site 53—Block 3333, Lot 49, 1311 Gates Avenue  
Site 54—Block 3333, Lot 6, 357 Central Avenue  
Site 54—Block 3333, Lot 7, 355 Central Avenue  
Site 54—Block 3333, Lot 8, 353 Central Avenue  
Site 54—Block 3333, Lot 9, 351 Central Avenue  
Site 54—Block 3333, Lot 10, 160 Linden Street  
Site 54—Block 3333, Lot 11, 162 Linden Street  
Site 54—Block 3333, Lot 12, 164 Linden Street  
Site 55—Block 3207—Lot 25, 1024 Willoughby Avenue  
Site 55—Block 3207—Lot 26, 1030 Willoughby Avenue  
Site 55—Block 3207—Lot 28, 1032 Willoughby Avenue  
Site 55—Block 3207—Lot 30, 152 Central Avenue  
Site 55—Block 3207—Lot 32, 156 Central Avenue  
Site 55—Block 3207—Lot 34, 158 Central Avenue  
Site 55—Block 3207—Lot 35, 158A Central Avenue  
Site 55—Block 3207—Lot 43, 131 Suydam Street  
Site 55—Block 3207—Lot 44, 129 Suydam Street  
Site 55—Block 3207—Lot 45, 127 Suydam Street  
Site 55—Block 3207—Lot 46, 125 Suydam Street  
Site 55—Block 3207—Lot 47, 123 Suydam Street  
Site 55—Block 3207—Lot 48, 121A Suydam Street

Site 55—Block 3207—Lot 49, 121 Suydam Street  
Site 55—Block 3207—Lot 50, 117 Suydam Street  
Site 55—Block 3207—Lot 149, 119 Suydam Street  
Site 56—Block 3207—Lot 52, 113A Suydam Street  
Site 56—Block 3207—Lot 53, 113 Suydam Street  
Site 56—Block 3207—Lot 54, 111 Suydam Street  
Site 56—Block 3207—Lot 55, 109 Suydam Street  
Site 56—Block 3207—Lot 56, 107 Suydam Street  
Site 57—Block 3217, Lot 19, 130 Suydam Street  
Site 57—Block 3217, Lot 20, 132 Suydam Street  
Site 57—Block 3217, Lot 120, 132A Suydam Street  
Site 57—Block 3217, Lot 21, 134 Suydam Street  
Site 57—Block 3217, Lot 22, 136 Suydam Street  
Site 57—Block 3217, Lot 24, 140 Suydam Street  
Site 57—Block 3217, Lot 25, 142 Suydam Street  
Site 57—Block 3217, Lot 41, 641 Hart Street  
Site 57—Block 3217, Lot 42, 637 Hart Street  
Site 57—Block 3217, Lot 44, 633 Hart Street  
Site 57—Block 3217, Lot 45, 629 Hart Street  
Site 58—Block 3217, Lot 15, 122 Suydam Street  
Site 58—Block 3217, Lot 16, 124 Suydam Street  
Site 58—Block 3217, Lot 17, 126 Suydam Street  
Site 59—Block 3227, Lot 45, 67 Cedar Street  
Site 59—Block 3227, Lot 46, 65 Cedar Street  
Site 59—Block 3227, Lot 47, 63 Cedar Street  
Site 59—Block 3227, Lot 48, 61 Cedar Street  
Site 59—Block 3227, Lot 49, 59 Cedar Street  
Site 59—Block 3227, Lot 50, 57 Cedar Street  
Site 59—Block 3227, Lot 51, 55 Cedar Street  
Site 60—Block 3232, Lot 1, 229 Evergreen Avenue  
Site 60—Block 3232, Lot 4, 227 Evergreen Avenue  
Site 60—Block 3232, Lot 6, 225 Evergreen Avenue

Site 60—Block 3232, Lot 7, 38 Cedar Street  
Site 60—Block 3232, Lot 8, 40 Cedar Street  
Site 60—Block 3232, Lot 9, 42 Cedar Street  
Site 60—Block 3232, Lot 10, 44 Cedar Street  
Site 60—Block 3232, Lot 11, 46 Cedar Street  
Site 60—Block 3232, Lot 12, 48 Cedar Street  
Site 60—Block 3232, Lot 13, 50 Cedar Street  
Site 60—Block 3232, Lot 14, 50A Cedar Street  
Site 60—Block 3232, Lot 15, 52 Cedar Street  
Site 60—Block 3232, Lot 16, 54 Cedar Street  
Site 60—Block 3232, Lot 17, 56 Cedar Street  
Site 60—Block 3232, Lot 18, 58 Cedar Street  
Site 60—Block 3232, Lot 19, 60 Cedar Street  
Site 60—Block 3232, Lot 20, 62 Cedar Street  
Site 60—Block 3232, Lot 21, 60A Cedar Street  
Site 60—Block 3232, Lot 22, 64 Cedar Street  
Site 60—Block 3232, Lot 23, 66 Cedar Street  
Site 60—Block 3232, Lot 24, 68 Cedar Street  
Site 60—Block 3232, Lot 25, 70 Cedar Street  
Site 60—Block 3232, Lot 81, 1235 Dekalb Avenue  
Site 61—Block 3243, Lot 18, 1254 Dekalb Avenue  
Site 61—Block 3243, Lot 19, 1256 Dekalb Avenue  
Site 61—Block 3243, Lot 20, 1258 Dekalb Avenue  
Site 61—Block 3243, Lot 21, 1266 Dekalb Avenue  
Site 61—Block 3243, Lot 22, 1268 Dekalb Avenue  
Site 62—Block 3243, Lot 6, 247 Evergreen Avenue  
Site 62—Block 3243, Lot 7, 1224 Dekalb Avenue  
Site 62—Block 3243, Lot 8, 1226 Dekalb Avenue  
Site 62—Block 3243, Lot 9, 1228 Dekalb Avenue  
Site 62—Block 3243, Lot 10, 1230 Dekalb Avenue  
Site 62—Block 3243, Lot 11, 1232 Dekalb Avenue  
Site 62—Block 3243, Lot 12, 1234 Dekalb Avenue

Site 62—Block 3243, Lot 13, 1244 Dekalb Avenue  
Site 62—Block 3243, Lot 14, 1246 Dekalb Avenue  
Site 62—Block 3243, Lot 74, 51A Stockholm Street  
Site 62—Block 3243, Lot 75, 51 Stockholm Street  
Site 62—Block 3243, Lot 76, 49 Stockholm Street  
Site 62—Block 3243, Lot 77, 47 Stockholm Street  
Site 63—Block 3254, Lot 34, 90 Stockholm Street  
Site 63—Block 3254, Lot 35, 92 Stockholm Street  
Site 63—Block 3254, Lot 36, 94 Stockholm Street  
Site 63—Block 3254, Lot 40, 226 Central Avenue  
Site 63—Block 3254, Lot 41, 228 Central Avenue  
Site 63—Block 3254, Lot 42, 230 Central Avenue  
Site 63—Block 3254, Lot 43, 232 Central Avenue  
Site 63—Block 3254, Lot 44, 234 Central Avenue  
Site 63—Block 3254, Lot 45, 236 Central Avenue  
Site 63—Block 3254, Lot 47, 240 Central Avenue  
Site 63—Block 3254, Lot 49, 97 Stanhope Street  
Site 63—Block 3254, Lot 50, 95 Stanhope Street  
Site 63—Block 3254, Lot 51, 93 Stanhope Street  
Site 63—Block 3254, Lot 52, 91 Stanhope Street  
Site 64—Block 3254, Lot 15, 52 Stockholm Street  
Site 64—Block 3254, Lot 16, 54 Stockholm Street  
Site 64—Block 3254, Lot 17, 56 Stockholm Street  
Site 64—Block 3254, Lot 18, 58 Stockholm Street  
Site 64—Block 3254, Lot 19, 60 Stockholm Street  
Site 64—Block 3254, Lot 20, 62 Stockholm Street  
Site 64—Block 3254, Lot 21, 64 Stockholm Street  
Site 64—Block 3254, Lot 22, 66 Stockholm Street  
Site 64—Block 3254, Lot 23, 68 Stockholm Street  
Site 64—Block 3254, Lot 24, 70 Stockholm Street  
Site 64—Block 3254, Lot 28, 78 Stockholm Street  
Site 64—Block 3254, Lot 29, 80 Stockholm Street

Site 65—Block 3265, Lot 48, 117 Himrod Street  
Site 65—Block 3265, Lot 50, 115 Himrod Street  
Site 65—Block 3265, Lot 51, 111 Himrod Street  
Site 67—Block 3296, Lot 62, 93 Bleecker Street  
Site 67—Block 3296, Lot 63, 89 Bleecker Street  
Site 67—Block 3296, Lot 64, 87 Bleecker Street  
Site 67—Block 3296, Lot 65, 85 Bleecker Street  
Site 68—Block 3296, Lot 68, 79 Bleecker Street  
Site 68—Block 3296, Lot 69, 75 Bleecker Street  
Site 68—Block 3296, Lot 70, 73 Bleecker Street  
Site 68—Block 3296, Lot 71, 71 Bleecker Street  
Site 68—Block 3296, Lot 73, 69 Bleecker Street  
Site 68—Block 3296, Lot 74, 67 Bleecker Street  
Site 69—Block 3296, Lot 4, 345 Evergreen Avenue  
Site 69—Block 3296, Lot 5, 343 Evergreen Avenue  
Site 69—Block 3296, Lot 6, 341 Evergreen Avenue  
Site 69—Block 3296, Lot 7, 337 Evergreen Avenue  
Site 69—Block 3296, Lot 8, 335 Evergreen Avenue  
Site 69—Block 3296, Lot 9, 333 Evergreen Avenue  
Site 70—Block 3305, Lot 36, 102 Bleecker Street  
Site 70—Block 3305, Lot 37, 104 Bleecker Street  
Site 70—Block 3305, Lot 38, 106 Bleecker Street  
Site 70—Block 3305, Lot 39, 108 Bleecker Street  
Site 70—Block 3305, Lot 50, 103 Menahan Street  
Site 70—Block 3305, Lot 52, 101 Menahan Street  
Site 70—Block 3305, Lot 53, 99 Menahan Street  
Site 70—Block 3305, Lot 54, 95 Menahan Street  
Site 70—Block 3305, Lot 55, 93 Menahan Street  
Site 70—Block 3305, Lot 56, 89 Menahan Street  
Site 70—Block 3305, Lot 57, 87 Menahan Street  
Site 70—Block 3305, Lot 58, 85 Menahan Street  
Site 71—Block 3305, Lot 24, 76 Bleecker Street

Site 71—Block 3305, Lot 25, 78 Bleecker Street  
Site 71—Block 3305, Lot 26, 82 Bleecker Street  
Site 71—Block 3305, Lot 27, 84 Bleecker Street  
Site 71—Block 3305, Lot 61, 81 Menahan Street  
Site 71—Block 3305, Lot 62, 79 Menahan Street  
Site 71—Block 3305, Lot 63, 77 Menahan Street  
Site 71—Block 3305, Lot 64, 75 Menahan Street  
Site 72—Block 3305, Lot 70 57 Menahan Street  
Site 72—Block 3305, Lot 71, 55 Menahan Street  
Site 72—Block 3305, Lot 72, 53 Menahan Street  
Site 72—Block 3305, Lot 73, 51 Menahan Street  
Site 73—Block 3305, Lot 1, 367 Menahan Street  
Site 73—Block 3305, Lot 2, 365 Menahan Street  
Site 73—Block 3305, Lot 3, 363 Menahan Street  
Site 73—Block 3305, Lot 5, 359 Menahan Street  
Site 73—Block 3305, Lot 6, 357 Menahan Street  
Site 73—Block 3305, Lot 7, 355 Menahan Street  
Site 73—Block 3305, Lot 8, 353 Menahan Street  
Site 73—Block 3305, Lot 10, 46 Bleecker Street  
Site 73—Block 3305, Lot 4, 361 Evergreen Avenue  
Site 73—Block 3305, Lot 76, 45 Evergreen Avenue  
Site 73—Block 3305, Lot 77, 43 Evergreen Avenue  
Site 73—Block 3305, Lot 78, 41 Evergreen Avenue  
Site 73—Block 3305, Lot 79, 39 Evergreen Avenue  
Site 74—Block 3314, Lot 42, 96 Menahan Street  
Site 74—Block 3314, Lot 50, 354 Central Avenue  
Site 74—Block 3314, Lot 51, 356 Central Avenue  
Site 74—Block 3314, Lot 52, 149 Grove Street  
Site 74—Block 3314, Lot 53, 147 Grove Street  
Site 74—Block 3314, Lot 54, 145 Grove Street  
Site 74—Block 3314, Lot 55, 143 Grove Street  
Site 75—Block 3314, Lot 28, 68 Menahan Street



Site 75—Block 3314, Lot 29, 70 Menahan Street  
Site 75—Block 3314, Lot 30, 72 Menahan Street  
Site 75—Block 3314, Lot 31, 74 Menahan Street  
Site 75—Block 3314, Lot 61, 131 Grove Street  
Site 75—Block 3314, Lot 62, 129 Grove Street  
Site 75—Block 3314, Lot 63, 127 Grove Street  
Site 75—Block 3314, Lot 64, 125 Grove Street  
Site 75—Block 3314, Lot 65, 123 Grove Street  
Site 76—Block 3314, Lot 19, Menahan Street  
Site 76—Block 3314, Lot 20, Menahan Street  
Site 76—Block 3314, Lot 21, 54 Menahan Street  
Site 76—Block 3314, Lot 22, 56 Menahan Street  
Site 77—Block 3323, Lot 45, 147 Linden Street  
Site 77—Block 3323, Lot 46, 145 Linden Street  
Site 77—Block 3323, Lot 47, 143 Linden Street  
Site 77—Block 3323, Lot 48, 141 Linden Street  
Site 77—Block 3323, Lot 49, 139 Linden Street  
Site 78—Block 3323, Lot 22, 126 Grove Street  
Site 78—Block 3323, Lot 23, 128 Grove Street  
Site 78—Block 3323, Lot 24, 130 Grove Street  
Site 79—Block 3332, Lot 12, 104A Linden Street  
Site 79—Block 3332, Lot 13, 106 Linden Street  
Site 79—Block 3332, Lot 14, 108 Linden Street  
Site 79—Block 3332, Lot 15, 110 Linden Street  
Site 79—Block 3332, Lot 16, 112 Linden Street  
Site 79—Block 3332, Lot 17, 112A Linden Street  
Site 79—Block 3332, Lot 18, 114 Linden Street  
Site 79—Block 3332, Lot 19, 116 Linden Street  
Site 79—Block 3332, Lot 20, 118 Linden Street  
Site 79—Block 3332, Lot 22, 120 Linden Street  
Site 79—Block 3332, Lot 25, 126 Linden Street  
Site 79—Block 3332, Lot 26, 128 Linden Street

Site 79—Block 3332, Lot 27, 130 Linden Street  
Site 79—Block 3332, Lot 28, 132 Linden Street  
Site 79—Block 3332, Lot 29, 134 Linden Street  
Site 79—Block 3332, Lot 30, 136 Linden Street  
Site 79—Block 3332, Lot 31, 138 Linden Street  
Site 79—Block 3332, Lot 32, 140 Linden Street  
Site 79—Block 3332, Lot 45, 1259 Gates Avenue  
Site 79—Block 3332, Lot 46, 1257 Gates Avenue  
Site 79—Block 3332, Lot 47, 1255 Gates Avenue  
Site 79—Block 3332, Lot 48, 1253 Gates Avenue  
Site 79—Block 3332, Lot 49, 1245 Gates Avenue  
Site 79—Block 3332, Lot 50, 1243 Gates Avenue  
Site 79—Block 3332, Lot 51, 1241 Gates Avenue  
Site 79—Block 3332, Lot 52, 1239 Gates Avenue  
Site 79—Block 3332, Lot 59, 1223 Gates Avenue  
Site 79—Block 3332, Lot 60, 1217 Gates Avenue  
Site 80—Block 3183, Lot 46, 194 Evergreen Avenue  
Site 80—Block 3183, Lot 33, 68 Evergreen Avenue  
Site 80—Block 3183, Lot 34, 70 Evergreen Avenue  
Site 80—Block 3183, Lot 35, 72 Evergreen Avenue  
Site 80—Block 3183, Lot 36, 74 Evergreen Avenue  
Site 80—Block 3183, Lot 38, 176 Evergreen Avenue  
Site 80—Block 3183, Lot 39, 178 Evergreen Avenue  
Site 80—Block 3183, Lot 40, 180 Evergreen Avenue  
Site 80—Block 3183, Lot 41, 182 Evergreen Avenue  
Site 80—Block 3183, Lot 42, 186 Evergreen Avenue  
Site 80—Block 3183, Lot 43, 190 Evergreen Avenue  
Site 80—Block 3183, Lot 45, 192 Evergreen Avenue  
Site 82—Block 3231, Lot 18, 34 Cedar Street  
Site 82—Block 3231, Lot 21, 274 Evergreen Avenue  
Site 82—Block 3231, Lot 23, 276 Evergreen Avenue  
Site 82—Block 3231, Lot 25, 278 Evergreen Avenue

Site 82—Block 3231, Lot 26, 280 Evergreen Avenue  
Site 82—Block 3231, Lot 28, 1233 Dekalb Avenue  
Site 82—Block 3231, Lot 29, 1225 Dekalb Avenue  
Site 82—Block 3231, Lot 30, 1223 Dekalb Avenue  
Site 82—Block 3231, Lot 31, 1221 Dekalb Avenue  
Site 82—Block 3231, Lot 32, 1219 Dekalb Avenue  
Site 83—Block 3304, Lot 10, 398 Evergreen Avenue  
Site 83—Block 3304, Lot 11, 400 Evergreen Avenue  
Site 83—Block 3304, Lot 12, 402 Evergreen Avenue  
Site 84—Block 3322, Lot 29, 71 Linden Street  
Site 84—Block 3322, Lot 31, 65 Linden Street  
Site 84—Block 3322, Lot 33, 61 Linden Street  
Site 85—Block 3331, Lot 13, 458 Evergreen Avenue  
Site 85—Block 3331, Lot 14, 460 Evergreen Avenue  
Site 85—Block 3331, Lot 15, 462 Evergreen Avenue  
Site 85—Block 3331, Lot 16, 464 Evergreen Avenue  
Site 86—Block 3340, Lot 7, 1168 Gates Avenue  
Site 86—Block 3340, Lot 8, 1170 Gates Avenue  
Site 86—Block 3340, Lot 9, 1174 Gates Avenue  
Site 86—Block 3340, Lot 10, 1176 Gates Avenue  
Site 86—Block 3340, Lot 11, 1178 Gates Avenue  
Site 86—Block 3340, Lot 12, 1180 Gates Avenue  
Site 87—Block 3293, Lot 25, 1283 Broadway  
Site 88—Block 3293, Lot 33, Goodwin Place  
Site 88—Block 3293, Lot 34, 46 Goodwin Place  
Site 88—Block 3293, Lot 35, 48 Goodwin Place  
Site 88—Block 3293, Lot 36, 50 Goodwin Place  
Site 88—Block 3293, Lot 37, 52 Goodwin Place  
Site 88—Block 3293, Lot 38, 54 Goodwin Place  
Site 88—Block 3293, Lot 39, 56 Goodwin Place  
Site 88—Block 3293, Lot 40, 58 Goodwin Place  
Site 88—Block 3293, Lot 41, 60 Goodwin Place

Site 88—Block 3293, Lot 42, 62 Goodwin Place  
Site 89—Block 3339, Lot 33, 35 Palmetto Street  
Site 89—Block 3339, Lot 34, 33 Palmetto Street  
Site 89—Block 3339, Lot 35, 31 Palmetto Street  
Site 89—Block 3339, Lot 36, 29 Palmetto Street  
Site 89—Block 3339, Lot 37, 27 Palmetto Street  
Site 89—Block 3339, Lot 38, 25 Palmetto Street  
Site 89—Block 3339, Lot 39, 23 Palmetto Street  
Site 89—Block 3339, Lot 40, 21 Palmetto Street  
Site 89—Block 3339, Lot 41, 19 Palmetto Street  
Site 90—Block 3348, Lot 17, 20 Palmetto Street  
Site 90—Block 3348, Lot 18, 22 Palmetto Street  
Site 90—Block 3348, Lot 19, 24 Palmetto Street  
Site 90—Block 3348, Lot 20, 26 Palmetto Street  
Site 90—Block 3348, Lot 21, 28 Palmetto Street  
Site 90—Block 3348, Lot 23, 30 Palmetto Street  
Site 90—Block 3348, Lot 24, 32 Palmetto Street  
Site 90—Block 3348, Lot 25, 36 Palmetto Street  
Site 90—Block 3348, Lot 26, 38 Palmetto Street  
Site 90—Block 3348, Lot 52, 23 Palmetto Street  
Site 90—Block 3348, Lot 53, 21A Palmetto Street  
Site 90—Block 3348, Lot 54, 21 Palmetto Street  
Site 90—Block 3348, Lot 55, 19 Palmetto Street  
Site 90—Block 3348, Lot 56, 17 Woodbine Street  
Site 90—Block 3348, Lot 57, 15A Woodbine Street  
Site 90—Block 3348, Lot 58, 15 Woodbine Street  
Site 91—Block 3357, Lot 15, 16 Woodbine Street  
Site 91—Block 3357, Lot 16, 18 Woodbine Street  
Site 91—Block 3357, Lot 17, 18A Woodbine Street  
Site 91—Block 3357, Lot 18, 20 Woodbine Street  
Site 92—Block 3357, Lot 43, 989 Madison Street  
Site 92—Block 3357, Lot 45, 985 Madison Street

Site 92—Block 3357, Lot 47, 983 Madison Street

Site 92—Block 3357, Lot 49, 979 Madison Street

Site 92—Block 3357, Lot 51, 977 Madison Street

Site 92—Block 3357, Lot 53, 973 Madison Street

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 9**

**CD 2**

**C 900609 ZMR**

**IN THE MATTER OF** an application submitted by Community Board 2 pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 27a**, changing from an R3-2 district to an R3-1 district property bounded by Garretson Avenue, a line 200 feet westerly of Hylan Boulevard, Dongan Hills Avenue, a line 150 feet westerly of Hylan Boulevard, Naughton Avenue, Zoe Street, the easterly prolongation of Dongan Hills Avenue, the westerly boundary line of the New York City right-of-way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), Liberty Avenue, a line 200 feet easterly of Hancock Street, Seaview Avenue and a line 200 feet easterly of Hancock Street, as shown on a diagram dated March 4, 1991.

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**No. 10**

**CD 2**

**C 900610 ZMR**

**IN THE MATTER OF** an application submitted by Community Board 2 pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 27a and 27c**, changing from an R3-2 district to an R3-1 district property bounded by Old Town Road, a line 150 feet westerly of Hylan Boulevard, Burgher Avenue, and the westerly boundary line of the New York City right-of-way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), as shown on a diagram dated March 4, 1991.

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

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**No. 11****CD 1****C 910073 ZMR**

**IN THE MATTER OF** an application submitted by Serpentine Art and Nature Commons, Inc. pursuant to Sections 197-c and 201 of the New York City Charter from **an amendment of the Zoning Map, Section No. 21b**, changing from an R3-2 district to an R3-1 district property bounded by Victory Boulevard, Highland Avenue, Arlo Road, a line 200 feet easterly of Highland Avenue, Howard Avenue, Grand Avenue, Foote Avenue and Clove Road, partly within the Special Hillside Preservation District, as shown on a diagram dated February 19, 1991.

**Resolution for adoption scheduling May 29, 1991 for a public hearing.**

**II. PUBLIC HEARINGS****BOROUGH OF QUEENS**

No. 12

CD 2

C 890999 PCQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 57-15 49th Street (Block 2575, Lot 26), for use as a garage, storage and repair facility for the Bureau of Water Supply and Sewers.**

(On May 1, 1991 Cal. No. 1, the Commission scheduled May 15, 1991 for a public hearing which was duly advertised.)

**Close the hearing.**

**CITYWIDE**

No. 13

*(Proposed Rules of Procedure for City Environmental Quality Review)*

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** proposed **Rules of Procedure for City Environmental Quality Review**, pursuant to the Authority vested in the City Planning Commission by Section 192(e) of the New York City Charter, and in accordance with the requirements of Section 1043 of the New York City Charter. All material is new.

Written comments regarding these proposed Rules may be sent to the office of William Valletta, Counsel, Department of City Planning, 22 Reade Street, Room 2N, New York, New York 10007, on or before May 25, 1991. A Notice of Opportunity to Comment and Public Hearing was published in the City Record on March 29, 1991 for a public hearing which took place on May 1, 1991 and is continued to May 15, 1991 at 2:00 p.m. in the Board of Estimate Chamber, City Hall, Borough of Manhattan. Written comments and a summary of oral comments received at the hearing will be available for public inspection, within a reasonable time after receipt, between the hours of 9:00 a.m. and 5:00 p.m., at the office of the Counsel.

**§1. Source of authority and statement of purpose.**

Section 192(e) of the charter provides, *inter alia*, that the city planning commission “shall establish by rule procedures for environmental reviews of proposed actions by the city where such reviews are required by law.” These rules are intended to exercise that mandate by redefining lead agencies within the city in accordance with law, prescribing the relationship of the new office of environmental coordination with those agencies and regulating scoping. The organization and numbering of the various sections of these rules are not intended to correspond precisely to Executive Order 91. Rather, these rules are an overlay on Executive Order 91.

In deciding upon the appropriate lead agency for certain classes of actions taken by the city, the city planning commission has determined the involved agency “principally responsible for carrying out, funding or approving” those actions. 6 NYCRR §617.2(v). For private ULURP applications, for section 197-a plans and for all actions primarily involving a zoning map or text change, the city planning commission, responsible under the charter “for the conduct of planning relating to the orderly growth, improvement and future development of the city” (charter section 192(d)), is the lead agency. For other ULURP applications, the city agency applicant, the agency that will generally be involved with ensuring programmatic implementation of the action, is the lead agency. Most of the remaining lead agency designations in the rules similarly address other approvals required by the charter by designating the agency charged with ensuring programmatic implementation as the lead agency for those approvals. In appropriate cases, a lead agency designated by the rules may transfer its lead agency status to another involved agency.

The rules ensure that lead agencies have access to the technical and administrative expertise of the office of environmental coordination. Finally, the rules provide for involved and interested agencies, including the council, to participate in the environmental review process.

## **§2. General provisions.**

### **(a) CONTINUATION OF EXECUTIVE ORDER NO. 91.**

Until the city planning commission promulgates further rules governing environmental review of actions taken by the city, Executive Order No. 91 of August 24, 1977, as amended (Executive Order 91), shall continue to govern environmental quality review in the city except where inconsistent with these rules, provided, however, that the following provisions of Executive Order 91 shall be inapplicable in their entirety to environmental review pursuant to these rules: subdivision (k) of section one, subdivision (b) of section three, subdivision (a) of section five, subdivision (a) of section twelve, section fourteen, and subdivision (b) of the TYPE II part of section fifteen. All functions required by Executive Order 91 to be performed by the “lead agencies,” as defined in section 1(k) of such Executive Order, shall be performed by the lead agency prescribed by or selected pursuant to these rules or by the office of environmental coordination where authorized by these rules.



**(b) DEFINITIONS.**

(1) All definitions contained in section one of Executive Order 91, other than the definition of "lead agencies" contained in section 1(k) of Executive Order 91, shall be applicable to these rules.

(2) "Action" as defined in §1(a) of Executive Order 91 includes all contemporaneous or subsequent actions that are included in a unified review pursuant to City Environmental Quality Review.

(3) The following additional definitions shall apply to these rules unless otherwise noted:

(i) City Environmental Quality Review (CEQR) shall mean the environmental quality review procedure established by Executive Order 91 as modified by these rules.

(ii) Determination of significance shall mean a negative declaration, conditional negative declaration or notice of determination (positive declaration).

(iii) Interested agency shall mean an agency that lacks jurisdiction to fund, approve or directly undertake an action but requests or is requested to participate in the review process because of its specific concern or expertise about the proposed action.

(iv) Involved agency shall mean any agency that has jurisdiction to fund, approve or directly undertake an action pursuant to any provision of law, including but not limited to the charter or any local law or resolution. The council shall be an involved agency for all actions for which, as a component of the approval procedure for the action or a part thereof, the council has the power to approve or disapprove, regardless of whether the council chooses to exercise such power.

(v) Scoping shall mean the process by which the lead agency identifies the significant issues related to the proposed action which are to be addressed in the draft environmental impact statement including, where possible, the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed to minimize or eliminate adverse impacts, and the identification of non-relevant issues.

**(c) APPLICABILITY.**

These rules shall apply to environmental review by the city that is required by the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and regulations thereunder and shall not be construed to require environmental quality review of an action where such review would not otherwise be required by law, or to dispense with any such review where it is otherwise required.

**§3. Establishment of lead agency.**

**(a) GENERAL RULE.**

Where only one agency is involved in an action, that agency shall be the lead agency.

**(b) ACTIONS SUBJECT TO ULURP AND CHARTER SECTIONS 197-a, 200, 201, and 668.**

(1) For actions subject to the uniform land use review procedure of section 197-c of the charter (ULURP), and for which the applicant is not a city agency, the city planning commission shall be the lead agency.

(2) For actions that involve plans for the development, growth and improvement of the city, its boroughs and community districts (charter section 197-a), the city planning commission shall be the lead agency.

(3) For actions that involve zoning map or text changes (charter section 200 and 201), the following rules shall apply:

(i) If the only approval subject to ULURP or to charter section 200 or 201 is a zoning map or text change, or if the applicant for any action requiring a zoning map or text change is not a city agency, the city planning commission shall be the lead agency.

(ii) If the action involves a zoning map or text change, in addition to another approval under charter section 197-c (ULURP) for which there is a city agency applicant, then the city agency applicant shall be the lead agency, provided, however, that the city planning commission shall be the lead agency if:

(A) the action involves a zoning map or text change that covers or may apply to areas substantially larger than the properties covered by the non-zoning approvals required under charter section 197-c; or

(B) the city agency applicant and the chair of the city planning commission agree that the action involves a zoning map or text change that changes the uses permitted so as to substantially alter the area zoning pattern.

(4) For all other actions subject to section 197-c of the charter (ULURP) for which the applicant is a city agency, and for actions subject to section 668 of the charter for which the applicant is a city agency, the city agency applicant shall be the lead agency. Where there is more than one city agency applicant, the city agency applicants shall agree upon which of them will be the lead agency, using the criteria in subdivision (h) of this section.

(5) Where no other provision of this section applies and an action involves a special permit or variance from the board of standards and appeals (charter section 668) for which the applicant is not a city agency, the board of standards and appeals shall be the lead agency.

**(c) SECTION 195 ACQUISITIONS OF OFFICE SPACE OR EXISTING BUILDINGS FOR OFFICE USE.**

For actions involving acquisitions of office space or existing buildings for office use (charter section 195), the agency filing the notice of intent to acquire shall be the lead agency.

(d) LOCAL LAWS.

The council and the office of the mayor shall be co-lead agencies for local laws. Either agency may at any time delegate to the other its lead agency status and act instead as an involved agency. In addition, after introduction of a proposed local law, the council may assume sole lead agency status after giving the mayor five days notice.

(e) FRANCHISES, REVOCABLE CONSENTS, AND CONCESSIONS.

For actions involving franchises, revocable consents and concessions, the responsible agency as defined in charter section 362(c) shall be the lead agency.

(f) LEASING OF WHARF PROPERTY FOR WATERFRONT COMMERCE OR NAVIGATION AND WATERFRONT PLANS.

For actions involving the leasing of wharf property belonging to the city primarily for purposes of waterfront commerce or in furtherance of navigation (charter section 704(g)), the department of ports and trade shall be the lead agency, provided that the department of transportation shall be the lead agency for such actions when it is acting pursuant to charter section 2903(c)(2). For actions involving determinations of the commissioner of ports and trade pursuant to charter section 705 (waterfront plans), the department of ports and trade shall be the lead agency.

(g) SELECTION OF LEAD AGENCY IN THE CASE OF MULTIPLE INVOLVED AGENCIES.

(1) Subdivision (b) of this section, which governs lead agency designation for actions involving approvals pursuant to ULURP or section 197-a, 200, 201 or 668 of the charter, shall always govern determination of the lead agency regardless of whether the action involves additional approvals pursuant to other provisions of law.

(2) For any other action involving more than one agency, the agencies designated in subdivisions (c) through (f) of this section and any agencies involved in any required city approval, other than approvals described in such subdivisions, shall agree upon which of them will be the lead agency, using the criteria in subdivision (h) of this section.

(h) CRITERIA FOR SELECTION OF LEAD AGENCY.

In selecting a lead agency pursuant to either paragraph (4) of subdivision (b) or paragraph (2) of subdivision (g) of this section, and in deciding whether transfer of lead agency status is appropriate pursuant to subdivision (i) of this section, the agencies described in such provisions shall determine which agency is most appropriate to act as lead agency for the particular action. In making such determination, such agencies shall consider, but shall not be limited to considering, the following criteria:

(i) the agency that will have the greater degree of responsibility for implementing the action;

(ii) the agency that will be involved for a longer duration;

(iii) the agency that has the greater capability for providing the most thorough environmental assessment;

(iv) the agency that has the more general governmental powers as compared to single or limited powers or purposes;

(v) the agency that will provide the greater level of funding for the action;

and

(vi) the agency that will act earlier on the proposed action.

**(i) TRANSFER OF LEAD AGENCY STATUS.**

Lead agency status may be transferred from the lead agency, at its discretion, to an involved agency that agrees to become the lead agency. In deciding whether a transfer of lead agency status is appropriate, agencies shall use the criteria in subdivision (h) of this section. Notice of transfer of lead agency status must be given by the new lead agency to the applicant and all other involved agencies within 10 days of the transfer. The chair of the city planning commission may act on behalf of such commission pursuant to this subdivision.

**(j) SELECTION OF LEAD AGENCY WHERE ACTIONS INVOLVE CITY AND NON-CITY AGENCIES.**

Where an action involves both city and non-city agencies, the city agency prescribed by or selected pursuant to subdivisions (a) through (i) of this section shall, together with such non-city agencies, participate in selection of the lead agency pursuant to SEQRA, and such selection shall be binding upon the city. The criteria set forth in section 617.6(e)(5) of Part 617 of Volume 6 of New York Codes, Rules and Regulations shall be considered in deciding whether or not a city agency shall serve as lead agency. The office of environmental coordination shall perform the functions set forth in subdivision (d) of section four of these rules.

**§4. The office of environmental coordination.**

(a) The director of city planning and the commissioner of the department of environmental protection shall designate persons from the staffs of the departments of city planning and environmental protection who shall comprise the office of environmental coordination (OEC). The OEC shall provide assistance to all city agencies in fulfilling their environmental review responsibilities.

(b) The lead agency prescribed by or selected pursuant to section three of these rules and the OEC may designate the OEC to perform any function required pursuant to Executive Order 91 or these rules, except the OEC may not issue, amend or rescind a determination of significance, notice of completion of a draft or final environmental impact statement, written findings following issuance of a final environmental impact statement, or analogous statements, notices or findings for a supplemental environmental impact statement. In addition, the lead agency may not delegate to the OEC its responsibility to approve the scope pursuant to subdivision (f) of section seven of these rules or to attend the scoping meeting pursuant to subdivision (d) of such section; however, the lead agency may delegate the power to chair the scoping meeting pursuant to subdivision (d) of such section.

(c) In addition to any other functions the OEC may perform pursuant to these rules, the OEC shall:

(1) work with appropriate city agencies to develop technical standards and methodologies for environmental review and, upon request, assist in the application by agencies of such standards and methodologies;

(2) work with appropriate city agencies to develop and maintain a technical database that may be utilized by applicants and city agencies in completing the environmental assessment form described in subdivision (b) of section five of these rules and in preparation of the draft and final environmental impact statements;

(3) prepare a standardized environmental assessment form, as described in subdivision (b) of section five of these rules;

(4) at the request of a lead agency, coordinate the work of the technical staffs of interested agencies in order to complete environmental review;

(5) audit environmental reviews performed by city agencies for consistency with standards and methodologies developed pursuant to paragraph (1) of this subdivision and for proper use of the environmental assessment form prepared pursuant to paragraph (3) of this subdivision; and

(6) work with appropriate city agencies to develop and implement a tracking system to ensure that mitigation measures are implemented in a timely and effective manner.

(d) Any non-city agency that seeks a determination whether a city agency shall serve as the lead agency for an action that involves city and non-city agencies should initially communicate with the OEC. Upon receipt of such communication, the OEC shall ascertain the city agency which is designated as lead agency by or pursuant to section three of these rules and shall notify such agency of such communication. Such designated agency may then act pursuant to subdivision (j) of section three of these rules.

**§5. Environmental review procedures.**

**(a) THRESHOLD DETERMINATION.**

(1) In the case of any action for which a lead agency is prescribed by section three of these rules, and thus for which no agreement among involved agencies is necessary, only such lead agency may determine that such action, considered in its entirety, requires environmental review, and such determination shall be binding upon the city. The OEC shall, upon the request of such agency, assist in such determination.

(2) In the case of any action for which agreement among involved agencies is necessary for selection of a lead agency, if an agency that could be the lead agency for the particular action pursuant to subdivisions (b) through (g) of section three of these rules determines that such action may require environmental review, then the lead agency shall be agreed upon as provided in section three of these rules, and such lead agency shall determine whether such action, considered in its entirety, requires environmental review. Such determination shall be binding upon the city. The OEC shall assist in any determination made pursuant to this paragraph upon the request of the agency making such determination.

(3) Nothing contained in this subdivision shall be construed to require an affirmative determination, whether formal or informal, that an action is exempt from environmental review, or is a Type II action pursuant to section 617.13(d) of Part 617 of Volume 6 of New York Codes, Rules and Regulations, where such determination would not otherwise be required by law.

**(b) OTHER DETERMINATIONS.**

(1) After the determination, pursuant to subdivision (a) of this section, that an action requires environmental review, the lead agency shall complete or cause to be completed the standardized environmental assessment form provided by the OEC. Such form shall provide guidance in determining whether the action may have a significant effect on the environment. The OEC and interested and involved agencies shall, upon the request of the lead agency, assist the lead agency in completing such form.

(2) The OEC and interested and involved agencies shall, upon the request of the lead agency, assist such lead agency with respect to any aspect of a determination of significance and/or a draft, final and/or supplemental environmental impact statement.

(3) Whenever, in the preparation of a draft environmental impact statement, the lead agency identifies a potential significant impact, the lead agency shall consult with any agency that has primary jurisdiction to carry out possible mitigations, and with any city agency that has primary regulatory jurisdiction over the subject matter of such impact.

#### **§6. Involved and interested agencies; required circulation.**

(a) The lead agency and the OEC shall make every reasonable effort to keep involved and interested agencies informed during the environmental review process and to facilitate their participation in such process. If the council is involved in any action, staff of the lead agency and/or staff of the OEC shall be made available to explain determinations made by the lead agency to the council or the appropriate council committee or staff.

(b) In addition to any filing or circulation of documents required by Executive Order 91 or by any other provision of these rules, any written information submitted by an applicant for purposes of a determination by the lead agency whether an environmental impact statement will be required by law, and documents or records intended to define or substantially redefine the overall scope of issues to be addressed in any draft environmental impact statement required by law, shall be circulated to all affected community or borough boards, where such circulation is required by the charter.

If the council is involved in an action, any written information, documents or records that are required to be circulated pursuant to subdivision (b) of this section, as well as documents required to be circulated to involved agencies by Executive Order 91, shall be circulated to the council.

#### **§7. Scoping.**

Following the issuance of a notice of determination (positive declaration), the lead agency shall coordinate the process of scoping which shall take place in accordance with the following procedure:

(a) The applicant or the lead agency shall prepare the draft scope, which shall be transmitted to the OEC and, where the draft scope has been prepared by the applicant, to the lead agency. The lead agency may then revise the draft scope.

(b) The lead agency shall circulate the draft scope, with any revisions made pursuant to subdivision (a) of this section, to all interested and involved agencies (including the council where the council is interested or involved), to the applicant, to the OEC and to agencies entitled to send representatives to the scoping meeting pursuant to section 197-c(d) or 668(a)(7) of the charter. Together with the draft scope, a letter shall be circulated indicating the date of the scoping meeting.

(c) Prior to the first scheduled scoping meeting, the interested and involved agencies (including the council where the council is interested or involved), the applicant, the OEC and agencies entitled to send representatives to the scoping meeting pursuant to section 197-c(d) or 668(a)(7) of the charter may submit to the lead agency written comments on the draft scope. Any such comments received at least five days before such meeting shall be distributed to interested and involved agencies, to the applicant, to the OEC and to such agencies entitled to send representatives at least one day prior to the meeting.

(d) The lead agency shall chair the scoping meeting. In addition to the lead agency, all other interested and involved agencies who choose to send representatives (including the council where the council is interested or involved), the applicant, the OEC and agencies entitled to send representatives pursuant to section 197-c(d) or 668(a)(7) of the charter may also attend.

(e) After the scoping meeting, the applicant (if the lead agency is not the applicant) shall forward to the lead agency the draft scope, with such revisions as may have been made as a result of the scoping process.

(f) After the scoping meeting, and the receipt of any revisions pursuant to subdivision (e) of this section, the lead agency may further revise the draft scope, and shall then approve it as the scope.

**§8. Transition section.**



(a) An action shall not be subject to these rules, but shall comply with Executive Order 91, as in effect prior to the effective date of these rules, where: (1) a classification as exempt, excluded or Type II has been made prior to the effective date of these rules; (2) a project data statement has been completed more than thirty days prior to the effective date of these rules and a determination of significance has not been made prior to the effective date of these rules; (3) a negative declaration or a conditional negative declaration has been issued prior to the effective date of these rules; or (4) a positive declaration has been issued more than thirty days prior to the effective date of these rules; provided, however, that if a negative declaration or conditional negative declaration is rescinded, or if a classification as exempt, excluded or Type II is no longer applicable, or if a supplemental environmental impact statement is required, or if a positive declaration has been issued less than thirty days prior to the effective date of these rules or is issued on or after the effective date of these rules, these rules shall apply, and the lead agency prescribed by or selected pursuant to these rules shall thereupon assume lead agency status at the earliest time practicable.

(b) Except as provided in subdivision (a) of this section, the lead agency prescribed by or selected pursuant to these rules shall assume lead agency status at the earliest time practicable. Until such time, such action will be subject to Executive Order 91 as in effect prior to the effective date of these rules; however, after the effective date of these rules, the prior lead agency shall not issue a determination of significance or notice of completion of a draft or final environmental impact statement, classify an action as exempt, excluded or Type II, convene a scoping meeting or conduct a public hearing pursuant to CEQR.

#### **§9. Severability.**

The provisions of these rules shall be severable and if any phrase, clause, sentence, paragraph, subparagraph or section of these rules, or the applicability thereof to any person or circumstance, shall be held invalid, the remainder of these rules and the application thereof shall not be affected thereby.

(On March 29, 1991, the Commission published in the City Record a Notice of Opportunity to comment and public hearing on the proposed Rules of Procedure for City Environmental Quality Review, pursuant to section 192(e) of the New York City Charter. . On May 1, 1991 Cal. No. 2, the hearing was continued.)

**Close the hearing.**

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**No. 14*****(Proposed Rules for Processing of Plans pursuant to Charter Section 197-a)*****CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF proposed Rules for the Processing of Plans**, pursuant to the Authority vested in the City Planning Commission by Section 197-a(b) of the New York City Charter, and in accordance with the requirements of Section 1043 of the New York City Charter, as shown below. All material is new.

Written comments regarding the proposed rules may be sent to the office of William Valletta, Counsel, Department of City Planning, 22 Reade Street, Room 2N, New York, New York 10007, on or before May 25, 1991. A Notice of Opportunity to Comment and Public Hearing was published in the City Record on March 18, 1991 for a public hearing to take place on April 17, 1991 and is continued to May 15, 1991 at 4:00 p.m. in the Board of Estimate Chamber, City Hall, Borough of Manhattan. Written comments and a summary of oral comments received at the hearing will be available for public inspection, within a reasonable time after receipt, between the hours of 9:00 a.m. and 5:00 p.m., at the office of the Counsel.

**Rules for the Processing of Plans  
Pursuant to Charter Section 197-a****Article 1****PURPOSE AND AUTHORITY**

These rules of procedure and minimum standards are established for the review of plans proposed by the Mayor, the City Planning Commission, the Department of City Planning, and any Borough President, borough board or community board, pursuant to Section 197-a(b) of the New York City Charter.

**Article 2****PLAN SUBMISSION****Section 2.010 Submission**

Thirty (30) copies of all proposed plans shall be submitted to the Department of City Planning, Intake Office, 22 Reade Street, New York, N.Y. If a plan has been initiated by a community board, borough board or Borough President, this initial submission shall include a summary record of the public hearing held by the board or Borough President.

**Article 3****THRESHOLD REVIEW AND DETERMINATION****Section 3.010 Department Review**

Each plan shall be reviewed by the Department staff who shall report to the Commission whether the plan appears to meet the standards for form and content and for consistency with sound planning, as set forth in Article 7 of these rules. Prior to making the report, the staff shall inform the sponsoring agency of all deficiencies with respect to form and content and any changes, additions or deletions which, in the opinion of the staff, may correct such deficiencies. The sponsoring agency may, thereupon, indicate its willingness to make such changes, additions or deletions, or it may request that the plan be presented without change to the Commission for its threshold findings of form and content and sound planning policy.

### **Section 3.011 City Planning Commission Determination**

The Commission shall determine, in accordance with the standards set forth in Sections 7.010 and 7.020 of these rules, whether the proposed plan is of appropriate form and sufficient content, and whether it is in accordance with sound planning policy.

If the Commission has determined that a proposed plan does not meet the standards for form or content or for sound planning policy, it shall direct the plan back to the sponsoring agency with any appropriate statement explaining its deficiencies.

If there previously has been filed a ULURP, CEQR or zoning application for a specific site or area and, subsequently, a plan is presented with proposes an alternative scenario of use or development of the same site or area, then the Commission may, in its sole discretion, decide that both the plan and the application shall be reviewed simultaneously. In such a case it shall withhold transmittal of the plan pursuant to Article 5 of these rules until such time as certification of the specific application takes place.

## **Article 4**

### **ENVIRONMENTAL REVIEW**

#### **Section 4.010 Lead Agency**

The City Planning Commission shall be the lead agency for all 197-a plans in accordance with the City Environmental Quality Review Regulations. For a plan sponsored by the Mayor, the Commission may transfer the lead status to another city agency if it determines that the proposed plan is part of a broader set of actions for which the sponsoring agency is principally responsible. For a plan sponsored by a borough president or borough board, the Commission shall make the determination of consistency with the standards for form and content and sound planning policy as set forth in Article 7 of these rules prior to beginning its review as lead agency. The sponsoring agency shall prepare any forms, statements or analyses and shall contract for the services of any consultant needed to complete the environmental review.

## **Section 4.011 Community Board Plans**

Upon determination of consistency with the minimum standards set forth in Article 7 of these rules, the Department of City Planning shall within its resources conduct or cause to be conducted the required environmental review subject to oversight by the Office of Environmental Coordination.

## **Article 5**

### **PLAN DISTRIBUTION AND REVIEW**

#### **Section 5.010 Plan Distribution**

When environmental review has been completed by the issuance of a determination of exemption, a negative declaration, or notice of completion of a draft EIS, the Commission shall transmit copies of the plan to all affected community boards and Borough Presidents in whose district or borough the land included in the plan is located (other than the sponsoring agency). The plan shall also be transmitted to the affected borough board if land in two or more community boards are involved. The Department shall also circulate the plan for review and written comment to any city or state agency or other entity whose jurisdiction or interests may be affected by the substance of the plan. The Department shall give notice by mail to the sponsoring agency or official that the plan has been so referred.

#### **Section 5.020 Community Board Review**

Each community board which has received from the Department of City Planning a plan affecting land in its district, shall conduct a public hearing on the plan. The public hearing shall take place within a period of sixty (60) days following its receipt of the plan, the community board shall transmit its written recommendation to the City Planning Commission with copies to the Borough President, City Council and the sponsoring agency.

The community board which is the sponsor of a plan and which held a hearing on it prior to filing with the Department, need not hold a second hearing.

#### **Section 5.021 Request for Review**

Any community board or borough board may make a written request to the Department to receive and review a copy of a plan which does not involve land within its district. In its request the community board shall state the reason why the plan significantly affects the welfare of its district. Upon receipt of the plan, the community board may conduct a public hearing and may make any recommendation to the City Planning Commission. When it transmits such a plan, the Department shall notify the community board or borough board of the time period during which it may review and comment on the plan.

#### **Section 5.030 Borough President Review**

The Department shall transmit to the Borough President any plan which affects land in the borough. The Borough President shall have sixty (60) days in which to review the plan and submit written recommendation to the City Planning Commission.

### **Section 5.031 Borough Board Review**

Each borough board which has received from the Department of City Planning a plan affecting land in its borough, shall conduct a public hearing on the plan. The Department in consultation with the Borough President may provide that the public hearing shall take place simultaneously with, or subsequent to, the period for review by the community board(s) affected; or it may in the case of a plan affecting the entire borough provide that a single borough-wide public hearing be held. The time period for review and any public hearing shall be sixty (60) days after receipt of the plan, except where such hearing is to occur after the community board(s) have acted, in which case the review and hearing shall take place within sixty (60) days after receipt of the community board recommendation.

Notice of the public hearing shall be given and the hearing conducted in accordance with the ULURP rules governing borough board hearings. Subsequent to the public hearing but within the period of sixty (60) days following its receipt of the plan, the borough board shall transmit its written recommendation to the City Planning Commission with copies to the City Council and the sponsoring agency.

## **Article 6**

### **CITY PLANNING COMMISSION REVIEW**

#### **Section 6.010 Schedule for Review**

When the affected community board(s), Borough President(s) and/or borough boards shall have completed their review of any plan involving land in their respective districts, the City Planning Commission shall commence its review and schedule a public hearing. Such hearing shall take place within a period of sixty (60) days following receipt of the last affected community board's, borough board's or Borough President's recommendation, or the final day of the time period provided for their respective review(s), whichever is later.

#### **Section 6.011 Public Hearing**

Notice of the public hearing shall be given and the hearing conducted in accordance with the ULURP rules governing Commission hearings.

#### **Section 6.012 Report and Recommendation**

Following its public hearing, the Commission shall vote by resolution to approve, approve with modifications or disapprove the plan. In addition to its review of the substance of the plan, the Commission shall give consideration to the community and borough impacts and to the citywide and long-term effects that could result from the actions or policies recommended by the plan. It may also give consideration to the budgetary implication of the plan. It shall further consider the fair share criteria adopted pursuant to Section 203 of the City Charter in weighing any recommendation with respect to proposed city facilities or the use of city-owned land.

The Commission shall accompany its resolution with a report which sets forth its considerations and any explanation for its determination. The report may identify any environmental issues which may arise in conjunction with any actions recommended by the plan, and it may set forth proposals for additional study and consideration that the Commission deems necessary to carry out any recommendations made by the plan. The report and resolution shall be transmitted to the Mayor, the affected community board(s) and Borough President(s) and the City Council.

## **Article 7**

### **STANDARDS**

#### **Section 7.010**

The form and content of all plans shall be consistent with the following:

- a. Plans shall be concerned with issues of the use, development or improvement of land including the provision of systems of infrastructure or other city actions to support such use, development or improvement of land. Plans may make reference to agency service programs or budgetary issues to the extent that they are related to the use, development or improvement of land.
- b. A plan shall not be limited to a single zoning lot or block, but shall encompass a broader area.
- c. Plans shall be presented in clear language and coherent form with elements, chapters or sections that are organized in logical sequence.
- d. Plans shall state their goals, objectives or purposes clearly and succinctly. Policy statements or recommendations shall contain documentation and explanation of the data, analysis or rationale underlying each.
- e. Plans shall contain a thorough explanation of, or reference to, the data, methods of data collection, analyses, projections, studies, models, methodologies and/or theoretical assumptions used in their preparation, sufficient for members of the public to understand, and persons with technical qualifications to assess, their accuracy and validity. Such information may be contained in the form of narrative, maps, charts, tables, technical appendices or the like, and their sources shall be clearly identified.

- f. If a plan proposes government actions which shall be necessary to effectuate its goals, objectives, purposes, policies or recommendations, the plan shall contain a clear statement that such implementing actions will not be legally effective until they are enacted in accordance with Charter or statutory procedures.

### **Section 7.020 Sound Planning Policy**

- a. All plans, no matter what their form and content, shall be formulated with reference to their long-range consequences, their impact on economic and housing opportunity for all persons, their provision of future growth and development opportunities, their ability to improve the physical environment and their effect on the fair geographic distribution of city facilities. A plan may take the form of a comprehensive neighborhood or area wide plan in which elements of housing, transportation, land use, open space and recreation, community facilities and socioeconomic conditions affecting the use, development or improvement of land are interrelated. A plan may, instead, target one or a small number of issues, but such a targeted plan must also give evidence that it has been considered in relation to the broader planning elements stated above.
- b. A plan must be prepared using generally accepted methods of data collection, analysis or study and it shall set forth goals, objectives, purposes, policies or recommendations that are within the legal authority of the city to undertake.

## **Article 8**

### **MODIFICATIONS**

#### **Section 8.010**

If the City Council, acting pursuant to the City Charter Section 197-d(d) has transmitted to the Commission a proposed modification of a plan, the Commission shall, within fifteen (15) days, review the proposed modification and transmit back to the Council its findings and recommendations, as provided. In determining whether the modification must be subject to additional environmental review, the Commission may consult appropriate staff of the Office of Environmental Coordination, and it must consult with the lead agency if the lead has not been the Commission itself.

In determining whether the modification requires a new process of community, borough and Commission review, the Commission shall apply the following criteria:

- a. A proposed modification which would incorporate new elements, analyses or policies that were not a part of the plan as it was previously reviewed, will require a new review.

- b. A proposed modification which would delete elements, analyses, or policies will require a new review if the deletions result in the elimination of whole areas of subject matter or remove from the plan consideration of long-range consequences, impacts on economic and housing opportunity for all persons, provision of future opportunities for growth and development, ability to improve the physical environmental, or effects on the fair geographic distribution of city facilities.

#### **DRAFTERS' COMMENTS:**

The rules for form and content are intended to allow flexibility with respect to the subject matter of plans and the form in which they are presented. They are also intended to limit plans to those issues and analyses which are within the jurisdiction and expertise of the City Planning Commission and Department. Thus, plans should focus primarily on those aspects of community, borough and city life that are land related, and concerned with physical or capital improvements or the spatial distribution of services to support changing populations. Analyses of social needs and service needs may appropriately be included as part of the basis of a plan, but the plan should have as its primary focus the ways in which such needs may be met by the use or regulation of land, the establishment of capital facilities, and the siting of services. For example, a plan could properly consider the need for the siting of increased medical care facilities to meet an area need. It would not be appropriate, however, for a plan to make recommendations with respect to medical technologies or patient care.

The rules for sound planning policy are intended to insure that plans are based on methods of study and analysis which would be recognized as legitimate by the planning profession, and that in formulating plans, consideration is given to long-range consequences and issues of efficiency and equity.

It should be noted that the goal of planning under Section 197-a is to provide a public process in which concepts and recommendations may be formulated to guide city actions which relate to the growth, improvement and development of the city, its boroughs and communities. It is not intended that the planning process be used to advance proposals or counter-proposals for specific sites or projects. The rules for form and content and sound planning policy are intended to insure that proposed plan is soundly based and is the result of careful deliberation. If a plan is proposed to advance a scenario of use or development that is alternative to a site or area proposal already under consideration in a ULURP, CEQR or zoning application, the Commission is given authority by these rules to adjust the time period for review of the plan so that it may be considered simultaneously with the relevant site or area application.

#### **Statement of Basis and Purpose**



Section 197-a of the Charter authorizes the City Planning Commission to create the rules of procedure by which plans for the development, growth or improvement of areas of the city may be considered. The rules are to contain the standards for form and content of such plans and also include the standards for sound planning policy.

As drafted the rules are intended to provide an efficient procedure through which a variety of types of plans may be presented, and a thorough public review may be conducted.

(On March 18, 1991, the Commission published in the City Record a notice of opportunity to comment on Proposed New Rules of Procedure, pursuant to Section 197-a of the New York City Charter. On April 17, 1991, Cal. No. 9, the hearing was continued.)

**Close the hearing.**

## III. REPORTS

## BOROUGH OF MANHATTAN

## No. 15

CD 2

C 910166 ZSM

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of Walden House Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-14D 2(b) to allow Use Group 6 uses on the first floor and Use Group 8 uses **in the cellar of a building located at 47-49 Mercer Street** (Block 474, Lot 16), in an M1-5B district, within the SoHo-Cast Iron Historic District.

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

(On April 3, 1991 Cal. No. 6, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 15 the hearing was closed.)

**For consideration.**

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No. 16

CD 4, 5

N 910299 BDM

**IN THE MATTER OF** an application submitted by the Office of Business Development on behalf of the Times Square Business Improvement District Committee, Inc., pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the establishment of the Times Square Business Improvement District**. The preparation of the plan was authorized by resolution of the Board of Estimate on July 19, 1990, Calendar No. 322.

The district plan is on file at the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York 10007.

(On April 3, 1991 Cal. No. 8, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 17 the hearing was closed.)

**For consideration.**

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**BOROUGH OF BRONX****No. 17****CD 11****C 870851 ZSX**

**IN THE MATTER OF** an application submitted by Alfred Schonberger pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of special permits** pursuant to Sections 74-902 and 74-904 of the Zoning Resolution to **permit the allowable floor area ratio of Section 23-144** (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) of the Zoning Resolution to apply to, **and to permit the enlargement of, the Judith Lynn Home for Adults**, (a domiciliary care facility for adults) on property located on the south side of Waring Avenue between Delanoy Avenue and Bruner Avenue (Block 4410, Lot 21) within an R3-2 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, New York 10007.

(On April 3, 1991 Cal. No. 9, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 18 the hearing was closed.)

**For consideration.**

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**No. 18****CD 8****C 900661 ZMX**

**IN THE MATTER OF** an application submitted by Community Board 8 pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment to the Zoning Map, Section Nos. 1b and 1d**, changing from an R6 district to an R5 district **property bounded by Terrace View Avenue, West 228th Street, Marble Hill Avenue**, a line perpendicular to, and passing through a point on, the northwesterly street line of Marble Hill Avenue distant 450 feet northeasterly from the northwesterly intersection of West 225th Street and Marble Hill Avenue, a line 100 feet northwesterly of Marble Hill Avenue, and a line perpendicular to Jacobus Place passing through the point of intersection of Jacobus Place and Van Corlear Place, as shown on a diagram dated February 4, 1991.

(On April 3, 1991 Cal. No. 10, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 18 the hearing was closed.)

**For consideration.**

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No. 19

CD 8

C 910137 ZSX

**IN THE MATTER OF** an application submitted by the Riverdale Country School pursuant to Sections 197-c and 201 of the New York City Charter for the grant of (1) a special permit pursuant to Section 105-433 of the Zoning Resolution to allow alteration of natural features (a steep slope) and (2) authorizations pursuant to Sections 105-421 and 105-423 to allow the modification of existing topography and the removal of trees in relation to the construction of a gymnasium building on property located on the north side of Spaulding Lane between Palisade Avenue and Independence Avenue (Block 5937, Lot 1), within Special Natural Area District 2 (NA-2).

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

(On March 6, 1991 Cal. No. 4, the Commission scheduled March 20, 1991 for a public hearing. On March 20, 1991, Cal. No. 6 the hearing was closed. On April 17, 1991 Cal. No. 23 the item was laid over.)

**For consideration.**

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BOROUGH OF BROOKLYN

## No. 20

CD 9

C 850931 MMK

**IN THE MATTER OF** an application submitted by the New York City 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 an amendment to the City Map involving the elimination, discontinuance and closing of Fenimore Street, a dead-end street, from Brooklyn Avenue to its easterly terminus, the establishment of a park within the demapped street bed, and any acquisition or disposition of property related thereto, in accordance with Map Nos. X-2395 and X-2392 dated November 14, 1988, revised June 5, 1990, and signed by the Borough President.

(On April 3, 1991 Cal. No. 1, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 10 the hearing was closed.)

**For consideration.**

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 No. 21

CD 4

C 900495 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 one (1) city-owned property located at 179 Wilson Avenue, Block No. 3246, Lot 5.**

(On April 3, 1991 Cal. No. 2, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No., 11 the hearing was closed.)

**For consideration.**

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*(Amendments to Section 23-146 of the Zoning Resolution for floor area ratio and front and side yard requirements for corner lots in the R5 district and grammatical changes.)*

## No. 22

CD 12

N 890781 ZRK

**IN THE MATTER OF** an application submitted by Borough Park Builders Association, pursuant to Section 201 of the New York City Charter, for **amendments of the Zoning Resolution** of the City of New York, relating to Section 23-146, as follows:

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

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

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

\*\*\* indicates where unchanged text appears in the Zoning Resolution 23-146

Optional Provisions for Certain R5 and R6 Districts in Brooklyn.

Within the area bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street, and Fort Hamilton Parkway in Community District #12 in the borough of Brooklyn, special optional regulations as set forth in this section are applicable for ~~the a~~ **a development or enlargement**, ~~on a interior or through lot~~ **involving a building** used exclusively as a one, two or three family residence, **provided if such development or enlargement complies with all of the provisions of this Section. Except as modified by the express provisions of this section the underlying district regulations of R5 and R6 Districts remain in effect.**

- (a) Floor Area, Lot Coverage, Open Space, Lot Area Per Dwelling Unit or Room and Height Factor Regulations

**The regulations of Article II, Chapter 3, relating to *floor area ratio, open space, lot area per dwelling unit, lot area per room, and height factor* are hereby made inapplicable. In lieu thereof, the maximum *floor area ratio* for a *corner lot* shall not exceed 1.65 and the maximum *floor area ratio* for an *interior or through lot* shall not exceed 1.8 in R5 Districts and 1.95 in R6 Districts. Notwithstanding the definition of *floor area* in Section 12-10, the lowest *story* of a *residential building* shall be included in the definition of *floor area* and floor space used for *accessory* off-street parking spaces shall be included in the definition of *floor area* unless such spaces are located in a *cellar*. The *lot coverage* of buildings for a *corner lot* shall not exceed 55 percent and the *lot coverage* for an *interior or through lot* shall not exceed 60 percent in R5 Districts and 65 percent in R6 Districts.**

~~The regulations of Article II, Chapter 3, relating to *floor area ratio, open space ratio, lot area per room and height factor* are hereby made inapplicable.~~

- (b) Building Height

No *residential building* shall exceed a height of 35 feet above *curb level*, or three *stories*, whichever is less. **The regulations of Article II, Chapter 3 relating to height and setback are hereby made inapplicable.**

- (c) Front Yards

In R5 Districts the following *front yard* regulations are applicable. A *front yard* shall be provided with a depth of not less than 5 feet , **provided that for *corner lots*, one *front yard* with a depth of not less than 10 feet is required. However, if** If the depth of the *front yard* exceeds 10 feet, such *front yard* shall have a depth of not less than 18 feet. In R6 Districts a *front yard* is not required. ~~However, if there is a balcony which projects into a *front yard*, such *front yard* shall have a minimum depth of 5 feet.~~

- (d) Side Yards

\* \* \*

(v) **Notwithstanding the provisions of paragraphs (d) (ii) and (d) (iii) above, *detached one, two and three family residences on corner lots* shall provide *side yards* of 5 feet and 20 feet. A *semi-detached one, two and three family residence on corner lots* shall provide one *side yard* of 20 feet.**

- (e) Outer Court and Minimum Distance between Legally Required Windows and Walls or Lot Lines

In R6 Districts the *outer court* provisions of ~~Sec. Section~~ 23-84 are modified as follows: ~~An~~ **an** *outer court* shall have a minimum width of 10 feet and a depth of not more than twice the width.

\* \* \*

(f) **Balconies.**

Unenclosed balconies shall comply with the provisions of Section 23-13 and 23-44 except to the extent modified in this Section. Balconies may project a maximum of 5 feet into the *front yard* and a maximum of 6 feet into the *rear yard* -, **provided that for corner lots a balcony may project a maximum of 6 feet into the 20 foot side yard.** ~~They~~ **Such a balcony** may be located at or higher than the floor level of the second *story* provided that ~~such balcony~~ it is located not lower than 7 feet above *curb level* or 7 feet above the adjacent natural grade, whichever is higher.

\* \* \*

(On April 3, 1991 Cal. No. 4, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 13 the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 23**

**CD 3**

**C 910002 ZMR**

**IN THE MATTER OF** an application submitted by Oakwood Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 27b**, changing from an R3-2 District to an R3-1 District, property bounded by Tysens Lane, Amboy Road, a line 100 feet north of Cedarview Avenue, a line 200 feet west of North Railroad Avenue, Windemere Avenue and its easterly prolongation, South Railroad Avenue and Willowbrook Parkway, as shown on a diagram dated January 28, 1991.

(On April 3, 1991 Cal. No. 5, the Commission scheduled April 17, 1991 for a public hearing. On April 17, 1991, Cal. No. 14 the hearing was closed.)

**For consideration.**

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**No. 24****CD 2****N 900358 ZAR**

*(Request for the grant of authorizations to allow the construction of a detached single-family homes on a parcel of property in the Special natural Area District (NA-1) of Staten Island.)*

**IN THE MATTER OF** an application, submitted by John Wowk, for **the grant of authorizations** pursuant to Sections 105-421 (Modification of Existing Topography), 105-423 (Alteration of Botanic Environment or Removal of Trees), including the removal of twelve (12) trees, and 105-424 (Alteration of Other Natural Features) **to allow the construction of a detached single-family dwelling on property located northwest of the intersection of Wilson Terrace and Livia Street** (Block 841, Lot 85) within the Special Natural Area District (NA-1).

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

**For consideration.**