

# CITY PLANNING COMMISSION

## DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, May 6, 1992**  
**10:00 A.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 920171 PPX	6	Scheduled to be Heard 5/20/92	23	N 920260 ZRM	5,6	Laid Over
2	C 920175 PPX	12	" "	24	N 920575 PXM	1	Hearing Closed
3	C 910301 PQK	6	" "	25	C 900890 MMK	5	Favorable Report Adopted
4	C 920189 PPK	12	" "	26	C 900891 ZMK	5	" "
5	C 880442 GFM	9	" "	27	C 900892 ZSK	5	" "
6	C 900664 ZSM	2	" "	28	N 920525 PXX	13	" "
7	C 920115 HUM	9	" "	29	N 920526 PXX	12	" "
8	C 920106 PPM	9	" "	30	N 920467 HKK	15	Forward Report to City Council
9	C 910162 ZSM	9	" "	31	N 920523 PXR	1	Favorable Report Adopted
10	C 900574 MMQ	1	" "	32	N 920053 ZAR	2	Authorizations Adopted
11	C 900606 PQQ	7	" "	33	N 920468 HKM N 920469 HKM	5	Forward Report to City Council
12	N 910582 ZRR	3	" "	34	N 910292 ZAM	2	Laid Over
13	C 910581 PCR	3	" "	35			
14	C 910583 PPR	3	" "	36			
15	C 900697 ZMR	3	" "	37			
16	C 910615 ZMR	3	" "	38			
17	C 910441 ZMX	11	Hearing Closed	39			
18	N 910336 HGX	6	" "	40			
19	C 910337 HUX	6	" "	41			
20	C 920258 HMX	6	" "	42			
21	N 920574 PXX	7	" "	43			
22	C 920177 PPK	2	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers													In Favor - Y Oppose - N Abstain - AB				
		25	26	27	28	29	30	31	32	33	34								
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Victor G. Alcea, <i>Vice Chairman</i>	A																		
Eugenie L. Birch	P	AB	AB	AB	Y	Y	Y	Y	Y	Y	Y	Y							
Amanda M. Burden	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Anthony I. Giacobbe	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Maxine Griffith	A																		
James C. Jao, <i>R.A.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Brenda Levin	P	Y	Y	Y	AB	Y	Y	N	Y	Y	Y	Y							
Joel A. Miele, <i>SR., P.E.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Edward T. Rogowsky	P	Y	Y	Y	AB	Y	Y	N	Y	Y	Y	Y							
Ronald Shiffman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Jacob B. Ward	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Deborah C. Wright, <i>Commissioners</i>	A																		

MEETING ADJOURNED AT: 10:35 A.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MAY 6, 1992**

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**MEETING AT 10:00 A.M.**

**in**

**CITY HALL**



**David N. Dinkins, Mayor**

**City of New York**

**[No. 9]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

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

1. A quorum shall consist of 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.

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

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

**Note to Subscribers:** Notify us of change of address by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street—Room 2E  
New York, New York 10007-1216

B

**CITY PLANNING COMMISSION**

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, Sr., 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.

**ORDER OF BUSINESS AND INDEX**

**MAY 6, 1992**

Roll Call; approval of minutes .....	1
I. Scheduling May 20, 1992 .....	1
II. Public Hearings .....	12
III. Reports .....	38

**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 20, 1992, 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 6, 1992

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APPROVAL OF MINUTES OF Regular Meeting of April 22, 1992

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MAY 20, 1992  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 6**

**C 920171 PPX**

**IN THE MATTER OF** an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, Room 502, Bronx, New York, 10458.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**No. 2**

**CD 12**

**C 920175 PPX**

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

A list and description of the properties can be seen at the Bronx Office of City Planning, 1 Fordham Plaza, Room 502, Bronx, New York 10458.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 3**

**CD 6**

**C 910301 PQK**

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 1-25 2nd Avenue (Block 979, Lot 31)** for continued use as a district garage.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**No. 4**

**CD 12**

**C 920189 PPK**

**IN THE MATTER OF** on application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property** pursuant to zoning.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 5**

**CD 9**

**C 880442 GFM**

**IN THE MATTER OF** an application submitted by the Trustees of Columbia University pursuant to Sections 197-c and 364 of the New York City Charter for **the grant of a Revocable Consent** for a period up to ten years to construct, maintain and use a security booth on Amsterdam Avenue at West 119th Street.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**No. 6****CD 2****C 900664 ZSM**

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of Calliope Associates 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(a) to allow Use Group 6 uses on the first floor and cellar, in a building located at 84-88 Wooster Street, a.k.a. 134-136 Spring Street, (Block 486, Lot 11), in an M1-5A district, within the SoHo Cast-Iron Historic 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, N.Y. 10007.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**Nos. 7, 8 and 9**

*Applications for an amendment to the Cathedral Parkway Urban Renewal Plan, the restricted disposition of one (1) city-owned property and the grant of a special permit to allow the expansion of the Amsterdam Nursing Home).*

**No. 7****CD 9****C 920115 HUM**

**IN THE MATTER OF** an amendment to the Cathedral Parkway Urban Renewal Plan, submitted by the Department of Housing Preservation and Development, pursuant to the New York City Charter and Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State.

The proposed amendment changes the land use on Site 1, located on the westerly side of Amsterdam Avenue between West 111th and West 112th Streets (Block 1884, Lot 36). The land use control is changed from "commercial/residential" to "public/semi-public". The proposed amendment would facilitate the expansion of the adjacent Amsterdam Nursing Home.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**



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 No. 8

CD 9

C 920106 PPM

**IN THE MATTER OF** an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **restricted disposition of one (1) city-owned property** located at **1070 Amsterdam Avenue** (Block 1884, Lot 36), for use as an Article 28 nursing home with ancillary uses.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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 No. 9

CD 9

C 910162 ZSM

**IN THE MATTER OF** an application submitted by the Amsterdam Nursing Home Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 to apply to the proposed enlargement of the existing Amsterdam Nursing Home on property **located at 1060 Amsterdam Avenue** (Block 1884, Lot 29 and 36), on the west side of Amsterdam Avenue, between West 112th and West 113th streets in an R8 District, within the Cathedral Parkway Urban Renewal Area.

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

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**BOROUGH OF QUEENS**

## No. 10

CD 1

C 900574 MMQ

**IN THE MATTER OF** an application submitted by General Motors Corporation and the NYC Department of City Planning pursuant to Sections 197-c and 199 fo the New York City Charter and Section 5-430 *et seq.* of the New York Administrative Code for **an amendment to the City Map** involving:

- 1) the elimination of a portion of 43rd Street between Northern Boulevard and 37th Avenue, and the discontinuance and closing of a portion thereof;

- 2) the establishment of the lines and grades of 36th Crescent from 42nd Place to 43rd Street;
- 3) the delineation of a sewer easement, and
- 4) any acquisition or disposition of property related thereto, in accordance with Map No. 4884 dated March 4, 1991, and signed by the Borough President.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**No. 11**

**CD 7**

**C 900606 PQQ**

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter for **acquisition of property located 127-45 34th Avenue** (Block 1829, Lot 40) for use as seasonal equipment storage and a facility maintenance unit.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 12, 13 and 14**

*(Applications for a text change to modify the Designated Open Space for a Wetlands Assemblage, site selection and acquisition of property and the disposition of nine (9) city owned properties concerning West Poillon Woods.)*

**No. 12**

**CD 3**

**N 910582 ZRR**

**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection pursuant to Section 201 of the New York City Charter and Section 107-21 of the Zoning Resolution for **an amendment of Appendix A** of Section 107-06, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on the District Plan Maps, Section Nos. 33b and 33d, by adding property bounded by:

- (a) a line 115 feet westerly of Philip Avenue\*, Amboy Road, a line 100 feet westerly of Philip Avenue\*, and a line 200 feet southerly of Amboy Road;

- (b) a line 200 feet southerly of Amboy Road, a line 90 feet westerly of the westerly street line of Billiou Street\*, the westerly prolongation of the southerly street line of Billiou Street\*, the westerly street line of Bertram Avenue\* and its northerly prolongation, the northerly street line of Deisius Street\*, and its westerly prolongation, the westerly street line of Hogan Avenue\* and its northerly prolongation, a line passing through a point on and perpendicular to the westerly street line of Ruggles Street\* distant 590 feet southerly of the southwest intersection of Amboy Road and Ruggles Street\*, and a line 100 feet easterly of Ruggles Street\*;
- (c) the southerly street line of Deisius Street\* and its westerly prolongation, the westerly street line of Hogan Avenue\*, a line passing through a point on and perpendicular to the westerly street line of Hogan Avenue\* distant 260 feet northerly of the point of intersection of the westerly street line of Hogan Avenue\* and the southerly street line of Hogan Avenue\*, a line passing through two points: one on the last named course distant 85 feet westerly of the westerly street line of Hogan Avenue and the other on the westerly prolongation of the southerly street line of Hogan Avenue distant 45 feet westerly of the westerly street line of Hogan Avenue\*, the southerly street line of Hogan Avenue\* and its westerly and easterly prolongations, a line passing through two points: one on the last named course distant 50 feet easterly of the easterly street line of Hogan Avenue\* and the other on the westerly prolongation of the southerly street line of Eadie Avenue\* distant 105 feet westerly of the westerly street line of Eadie Avenue\*, the southerly street line of Eadie Avenue\* and its westerly prolongation, the easterly street line of Eadie Avenue\*, the northerly street line of Jansen Street\*, a line midway between Eadie Avenue\* and Bertram Avenue\*, a line 600 feet southerly of Walsh Street\*, the easterly street line of Bertram Avenue\*, the southerly street line of Walsh Street\*, the westerly street line of Poillon Avenue, a line passing through a point on and perpendicular to the westerly street line of Poillon Avenue distant 175 feet northerly of the point of intersection of the westerly street line of Poillon Avenue and the southerly street line of Walsh Street\*, a line 100 feet easterly of Community Lane\*, the southerly street line of Deisius Street\*, the westerly street line of Philip Avenue\*, the northerly street line of Walsh Street\*, and the easterly street line of Eadie Avenue\*, and;

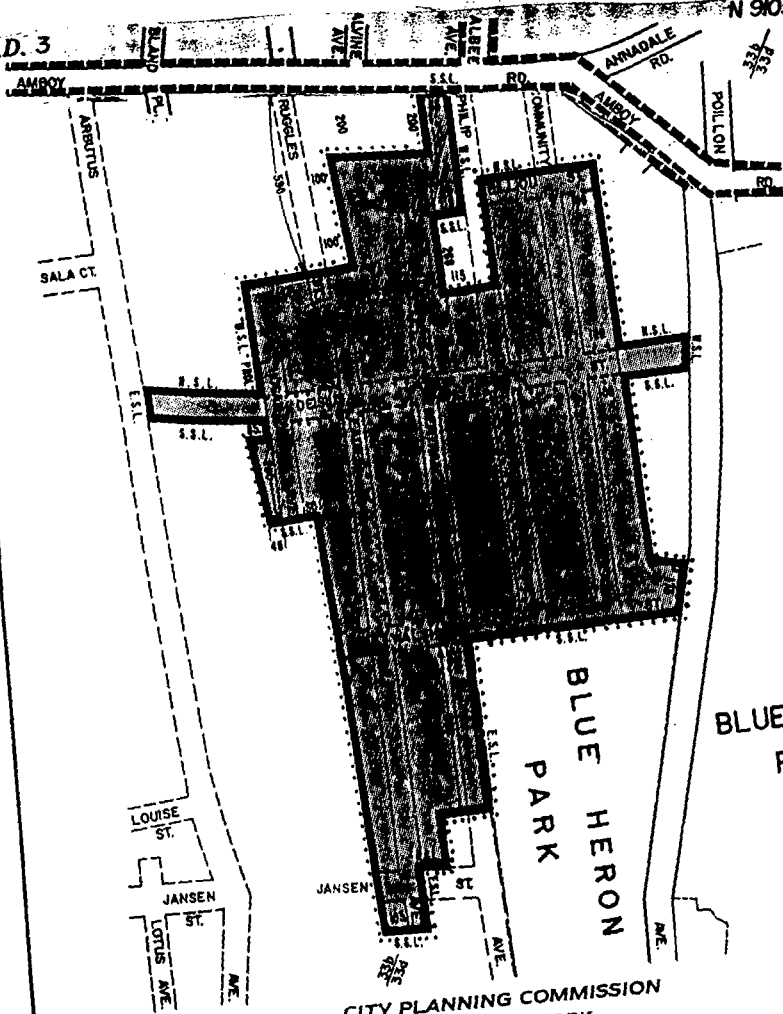
- (d) the northerly street line of Billiou Street\*, a line 100 feet easterly of Community Lane\*, the northerly street line of Deisius Street\*, a line 115 feet westerly of Philip Avenue\*, a line 260 feet southerly of Billiou Street\*, and the easterly street line of Philip Avenue\*;

as shown on a diagram (N 910582 ZRR).

\* Approved streets on the tax map.

N 90582 ZRR

C.D. 3







BLUE HERON PARK

CITY PLANNING COMMISSION  
CITY OF NEW YORK

**DIAGRAM SHOWING PROPOSED  
CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-06 OF  
ZONING RESOLUTION, SOUTH RICHMOND SPECIAL DISTRICT PLAN MAPS**

**33b & 33d  
BOROUGH OF  
STATEN ISLAND**



- NOTE:**
-  indicates boundary of open space network as proposed.
  -  The areas enclosed by the fine dotted lines delineate areas added to or deleted from designated open space network within the Special South Richmond Development District.
  -  indicates area of open space network.
  -  indicates a 20foot Setback if there is no parking within the setback.  
35foot Setback if parking is provided within the setback.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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**No. 13****CD 3****C 910581 PCR**

**IN THE MATTER OF** an application submitted by the New York Department of Environmental Protection and the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter, for **site selection and acquisition of property** generally bounded by Poillon Avenue, Amboy Road, Arbutus Avenue, and Hylan Boulevard:

Block 6469, Lots 7, 22, 24;

Block 6470, Lots 3, 30, 32, 62, 64, 66;

Block 6471, Lots 36, 45;

Block 6472, Lots 13, 15, 21, 29, 41;

Block 6505, Lots 14, 16, 18, 20, 22, 66;

Block 6506, Lots 1, 5;

Block 6509, Lots 14, 16, 18, 20, 22, 66;

Block 6510, Lots 19, 23, 25;

Block 6511, Lots 250, 253;

Block 6512, Lots 1, 3, 5, 7;

Block 6523, Lot 157;

Block 6469, Lots 1, 2, 9, 12, 14, 16, 27, 29, 84, 125;

Block 6470, Lots 1, 6, 12, 17, 22, 24, 26, 34, 40, 58, 60, 69, 71, 73, 77, 79;

Block 6471, Lots 1, 39, 43, 48, 50, 53, 55;

Block 6472, Lots 1, 3, 6, 11, 17, 19, 23, 31, 33, 35, 37, 39, 43, 45, 47, 49, 51, 54;

Block 6499, Lot 51;

Block 6505, Lots 1, 7, 12, 24, 26, 29, 31, 47, 49, 52, 56, 58, 60, 62, 64;

Block 6506, Lots 9, 20, 27;

Block 6507, Lots 1, 3, 5, 9, 12, 14, 22, 24, 25, 28, 29, 31, 35, 46, 52, 54, 56, 58, 63,  
65, 67, 69, 72, 75, 78;

Block 6508, Lots 1, 3, 5, 7, 9, 12, 14, 22, 25, 28, 29, 31, 35, 46, 52, 54, 56, 58, 63,  
65, 67, 69, 72, 75, 78;

Block 6509, Lots 1, 4, 6, 9, 12, 16, 19, 22, 26, 31, 37, 46, 76, 78;

Block 6510, Lots 17, 21, 27, 29, 30, 31, 32, 33;

Block 6511, Lots 37, 44, 84 (part), 255, 257;

Block 6512, Lot 9;

Block 6513, Lots 1, 2, 4, 7, 9, 13, 15, 17;

Block 6523, Lots 150, 154, 155

and includes the street beds of the following streets:

Ruggles Street, Hogan Avenue, Eadie Avenue, Jansen Street, Daisius Street, Bertram Avenue, Billiou Street, Walsh Street, Philip Avenue, and Community Lane 3 for use for the conveyance and storage of storm water and as an open space amenity.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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No. 14

CD 3

C 910583 PPR

**IN THE MATTER OF** an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the restricted disposition of nine (9) city-owned properties.

A list and description of the properties and the restrictions may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, NY 10301.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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No. 15

CD 3

C 900697 ZMR

**IN THE MATTER OF** an application submitted by 514 Bloomingdale Road Assoc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33b, establishing within an existing R3-2 district a C1-2 district bounded by Bloomingdale Road, a line passing through the point of intersection (tick mark) of the southerly line of the proposed Sharrotts Road with the westerly street line of Bloomingdale Road at an interior angle of 72 degrees, a line 150 feet west of Bloomingdale Road, and a line perpendicular to Bloomingdale Road, distant 930 feet north of the north boundary line of a park as measured along the westerly street line of Bloomingdale Road, within the Special South Richmond Development District, as shown on a diagram dated February 10, 1992.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**

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No. 16

CD 3

C 910615 ZMR

**IN THE MATTER OF** an application submitted by the New York City Police Department pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 33b:**

a) establishing an R3-2 District bounded by Drumgoole Road East, the westerly boundary line of a Park, the northerly boundary line of the New York City right-of-way (leased by the Staten Island Rapid Transit Operating Authority, SIR-TOA) and Huguenot Avenue, and

b) establishing within the existing and proposed R3-2 District a C1-2 District bounded by Drumgoole Road East, the westerly boundary line of a Park, the northerly boundary line of the New York City right-of-way, a line 150 feet easterly of Huguenot Avenue, the center line of the New York City right-of-way and Huguenot Avenue,

within the Special South Richmond Development District, as shown on a diagram dated February 3, 1992.

**Resolution for adoption scheduling May 20, 1992 for a public hearing.**



## II. PUBLIC HEARINGS

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### BOROUGH OF THE BRONX

No. 17

CD 11

C 910441 ZMX

#### PUBLIC HEARING:

**IN THE MATTER OF** an application submitted by Cruger Avenue Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 4a**, changing from an R5 District to a C8-1 District property bounded by a line perpendicular to Cruger Avenue, distant 350 feet southerly of the southwesterly intersection of Bronxdale Avenue and Cruger Avenue, Cruger Avenue, a line perpendicular to Cruger Avenue, distant 250 feet north (as measured along the street line) of the point of intersection of Cruger Avenue, White Plains Road and Sagamore Street, and a line 100 feet west of Cruger Avenue, as shown on a diagram dated January 27, 1992.

(On April 22, 1992 Cal. No. 1, the Commission scheduled May 6, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

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Nos. 18, 19, and 20

*(Applications for the designation of the Washington Bathgate Urban Renewal Area, the acquisition and rehabilitation of properties and the disposition of city-owned property to allow for residential new construction.)*

No. 18

CD 6

N 910336 HGX

#### CONTINUED PUBLIC HEARING:

**IN THE MATTER OF** the designation of the Washington-Bathgate Urban Renewal Area, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State.

The area proposed to be designated as appropriate for urban renewal is as described below:

Beginning at a point on the westerly line of Washington Avenue distant 135.84 feet southerly from the corner formed by the intersection of the southerly line of East 180th Street with the westerly line of Washington Avenue which point or place of beginning is where the dividing line between Tax Lots 38 and 39 in Bronx Tax Block 3036 intersects the westerly line of Washington Avenue as shown on the Tax Map of the City of New York for the Borough and County of the Bronx, as said Tax Map existed on May 9, 1990;

Running thence easterly, across the bed of Washington Avenue and along the southerly line of Tax Lot 26 in Bronx Tax Block 3096 to the westerly line of Tax Lot 37;

Thence southerly, along the westerly line of Tax Lots 37, 38, 39, 40, 41, 42, 43 and 47 to the southerly line of Tax Lot 47;

Thence easterly, along the southerly line of Tax Lot 47 and its prolongation to the easterly line of Bathgate Avenue;

Thence southerly, along the easterly line of Bathgate Avenue to the southerly line of Tax Lot 12 in Bronx Tax Block 3045;

Thence easterly, along the southerly line of Tax Lot 144 and 44 to the westerly line of Tax Lot 49;

Thence southerly, along the westerly line of Tax Lots 49, 51, and 54 in Bronx Tax Block 3045, across the bed of East 179th Street and continuing southerly along the westerly line of Tax Lots 73, 77, and 78 to the northerly line of Tax Lot 80 in Bronx Tax Block 3044;

Thence westerly, along the northerly line of Tax Lot 80 to the westerly line of Tax Lot 80;

Thence southerly, along the westerly line of Tax Lot 80 to the southerly line of Tax Lot 80;

Thence easterly, along the southerly line of Tax Lot 80 to a westerly Line of Tax Lot 82;

Thence southerly, along the said westerly line of Tax Lot 82 to a dividing line between Tax Lots 82 and 59;

Thence westerly, along the said dividing line between Tax Lots 82 and 59 and the northerly line of Tax Lot 58 in Bronx Tax Block 3044, across the bed of Bathgate Avenue and continuing westerly along the northerly line of Tax Lot 35 in Bronx Tax Block 3044 to the easterly line of Tax Lot 17;

Thence northerly, along the easterly line of Tax Lot 17 to the southerly line of Tax Lot 29;

Thence easterly, along the southerly line of Tax Lot 29 to the westerly line of Bathgate Avenue;

Thence northerly, along the westerly line of Bathgate Avenue to the southerly line of East 179th Street;

Thence westerly, along the southerly line of East 179th Street to the easterly line of Washington Avenue;

Thence southerly, along the easterly line of Washington Avenue to its intersection with the prolongation of the northerly line of Tax Lot 42 in Bronx Tax Block 3035;

Thence westerly, along the said prolongation and continuing westerly along the northerly line of Tax Lots 42 and 10 in Bronx Tax Block 3035 to the easterly line of Tax Lot 17;

Thence northerly, along the easterly line of Tax Lots 17 and 26 in Bronx Tax Block 3035, across the bed of East 179th Street and continuing northerly along the easterly line of Tax Lots 1 and 4 in Bronx Tax Block 3036 to the southerly line of Tax Lot 53 in Bronx Tax Block 3036;

Thence easterly, along the southerly line of Tax Lot 53 to the westerly line of Washington Avenue;

Thence northerly, along the westerly line of Washington Avenue to the point or place of beginning.

(On April 8, 1992 Cal. No. 2, the Commission scheduled April 22, 1992 for a public hearing. On April 22, 1992 Cal.No. 4, the hearing was continued.)

**Close the hearing.**

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No. 19

CD 6

C 910337 HUX

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF an urban renewal plan for the Washington-Bathgate Urban Renewal Area**, pursuant to section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State and the New York City Charter.

**The following properties are to be acquired and rehabilitated and/or redeveloped with residential uses:**

Site 1 Property on the northeasterly part of the block bounded by East 179th Street, Washington Avenue, East 178th Street and Park Avenue.

Block Lot Address

3035	27	—East 179th Street
	28	—East 179th Street
	29	—East 179th Street
	30	—Washington Avenue
	31	—Washington Avenue
	32	—Washington Avenue
	33	—Washington Avenue
	34	—Washington Avenue
	35	—Washington Avenue
	36	—Washington Avenue
	38	—Washington Avenue
	41	—Washington Avenue

Site 2 Property on the southeasterly part of the block bounded by East 180th Street, Washington Avenue, East 179th Street and Park Avenue.

Block	Lot	Address
3036	55	—Washington Avenue
	56	2027 Washington Avenue
	59	2023 Washington Avenue
	64	—East 179th Street

Site 3 Property on the westerly side of Bathgate Avenue between East 179th Street, and East 178th Street and Bathgate Avenue.

Block	Lot	Address
3044	30	—Bathgate Avenue

Site 4 Property on the northwesterly part of the block bounded by East 179th Street, 3rd Avenue, East 178th Street and Bathgate Avenue.

Block	Lot	Address
3044	59	1982 Bathgate Avenue
	60	1984 Bathgate Avenue
	61	1986 Bathgate Avenue
	62	1988 Bathgate Avenue

63	1990 Bathgate Avenue
64	1992 Bathgate Avenue
65	1994 Bathgate Avenue
66	1996 Bathgate Avenue
67	1998 Bathgate Avenue
68	—Bathgate Avenue
69	—Bathgate Avenue
70	—Bathgate Avenue
71	—Bathgate Avenue
72	—Bathgate Avenue
116	—Bathgate Avenue

**Site 5** Property on the southwesterly part of the block bounded by East 180th Street, 3rd Avenue, East 179th Street and Bathgate Avenue.

Block	Lot	Address
3045	1	2030 Bathgate Avenue
	5	2034 Bathgate Avenue
	6	—Bathgate Avenue
	10	2048 Bathgate Avenue
	60	505 East 179th Street
	61	—East 179th Street

**Site 6** Property on the southerly part of the block bounded by East 180th Street, Bathgate Avenue, East 179th Street, and Washington Avenue.

Block	Lot	Address
3046	1	2020 Washington Avenue
	8	2028 Washington Avenue
	56	—Bathgate Avenue
	57	2035 Bathgate Avenue
	59	2033 Bathgate Avenue
	60	—Bathgate Avenue
	61	2029 Bathgate Avenue

**Site 7** Property on the central part of the block bounded by East 180th Street, Bathgate Avenue, East 179th Street and Washington Avenue.

<b>Block</b>	<b>Lot</b>	<b>Address</b>
3046	14	2038 Washington Avenue
	15	2040 Washington Avenue
	16	2052 Washington Avenue
	17	2054 Washington Avenue
	18	2056 Washington Avenue
	19	—Washington Avenue
	20	2060 Washington Avenue
	22	2076 Washington Avenue
	23	2082 Washington Avenue
	24	2084 Washington Avenue
	25	—Washington Avenue
	49	2061 Bathgate Avenue
	50	—Bathgate Avenue

(On April 8, 1992 Cal. No. 3, the Commission scheduled April 22, 1992 for a public hearing. On April 22, 1992 Cal. No. 5, the hearing was continued.)

**Close the hearing.**

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No. 20

**CD 6**

**C 920258 HMX**

**CONTINUED PUBLIC HEARING:**

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

The properties listed below are to be disposed to a developer, to be selected by HPD and in accordance with the urban renewal plan, for residential new construction or rehabilitation, or other uses permitted by existing zoning:

**Site 1** Property on the northeasterly part of the block bounded by East 179th Street, Washington Avenue, East 178th Street and Park Avenue.

Block	Lot	Address
3035	27	—East 179th Street
	28	—East 179th Street
	29	—East 179th Street
	30	—Washington Avenue
	31	—Washington Avenue
	32	—Washington Avenue
	33	—Washington Avenue
	34	—Washington Avenue
	35	—Washington Avenue
	36	—Washington Avenue
	38	—Washington Avenue
	41	—Washington Avenue

Site 2 Property on the southeasterly part of the block bounded by East 180th Street, Washington Avenue, East 179th Street and Park Avenue.

Block	Lot	Address
3036	55	—Washington Avenue
	56	2027 Washington Avenue
	59	2023 Washington Avenue
	64	—East 179th Street

Site 3 Property on the westerly side of Bathgate Avenue between East 179th Street, and East 178th Street and Bathgate Avenue.

Block	Lot	Address
3044	30	—Bathgate Avenue

Site 4 Property on the northwesterly part of the block bounded by East 179th Street, 3rd Avenue, East 178th Street and Bathgate Avenue.

Block	Lot	Address
3044	59	1982 Bathgate Avenue
	60	1984 Bathgate Avenue
	61	1986 Bathgate Avenue

62	1988 Bathgate Avenue
63	1990 Bathgate Avenue
64	1992 Bathgate Avenue
65	1994 Bathgate Avenue
66	1996 Bathgate Avenue
67	1998 Bathgate Avenue
68	—Bathgate Avenue
69	—Bathgate Avenue
70	—Bathgate Avenue
71	—Bathgate Avenue
72	—Bathgate Avenue
116	—Bathgate Avenue

**Site 5** Property on the southwesterly part of the block bounded by East 180th Street, 3rd Avenue, East 179th Street and Bathgate Avenue.

Block	Lot	Address
3045	1	2030 Bathgate Avenue
	5	2034 Bathgate Avenue
	6	—Bathgate Avenue
	10	2048 Bathgate Avenue
	60	505 East 179th Street
	61	—East 179th Street

**Site 6** Property on the southerly part of the block bounded by East 180th Street, Bathgate Avenue, East 179th Street, and Washington Avenue.

Block	Lot	Address
3046	1	2020 Washington Avenue
	8	2028 Washington Avenue
	56	—Bathgate Avenue
	57	2035 Bathgate Avenue
	59	2033 Bathgate Avenue
	60	—Bathgate Avenue



## 61 2029 Bathgate Avenue

Site 7 Property on the central part of the block bounded by East 180th Street, Bathgate Avenue, East 179th Street and Washington Avenue.

Block	Lot	Address
3046	14	2038 Washington Avenue
	15	2040 Washington Avenue
	16	2052 Washington Avenue
	17	2054 Washington Avenue
	18	2056 Washington Avenue
	19	—Washington Avenue
	20	2060 Washington Avenue
	22	2076 Washington Avenue
	23	2082 Washington Avenue
	24	2084 Washington Avenue
	25	—Washington Avenue
	49	2061 Bathgate Avenue
	50	—Bathgate Avenue

(On April 8, 1992 Cal. No. 4, the Commission scheduled April 22, 1992 for a public hearing. On April 22, 1992 Cal. No. 6, the hearing was continued.)

**Close the hearing.**

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 No. 21

CD 7

N 920574 PXX

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of 1,309 square feet of office space located on the first floor of 231 East 204th Street (Block 3311, Lot 152), (Community Board 7 Offices).

(On April 24, 1992, the Commission duly advertised May 6, 1992 for a public hearing.)

**Close the hearing.**

---

**BOROUGH OF BROOKLYN**
**No. 22**
**CD 2**
**C 920177 PPK**
**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of three (3) city-owned properties, pursuant to zoning.

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

(On April 24, 1992 Cal. No. 2, the Commission scheduled May 6, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**


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**BOROUGH OF MANHATTAN**
**No. 23**
**Laid Over**

The following item has been laid over to May 20, 1992 due to a lack of graphic clarity in the Map in the text showing the boundaries of the sub-district, which appeared in the Scheduling section of the calendar of April 22, 1992. The Map in the text which follows has been reprinted to clearly show the district boundaries.

*(Amendments to Section 81-00, 81-60 and other related sections of the Zoning Resolution to create a Grand Central Subdistrict within the Special Midtown District)*

**CD 5,6**
**N 920260 ZRM**
**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Sections 81-00, 81-04, 81-06, 81-211, 81-61, 81-62 to 86-625, 81-63 to 81-635 in the Special Midtown District, as follows:

Matter in ~~Grayline~~ is new;

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

Matter within # # is defined in Section 12-10, 81-261 or 81-271;

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

## CHAPTER 1 -- SPECIAL MIDTOWN DISTRICT

### 81-00 GENERAL PURPOSES

The "Special Midtown District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

\*\*\*

- (1) ~~To expand and enhance the pedestrian circulation network connecting Grand Central Terminal to surrounding development, to minimize pedestrian congestion and to protect the area's special character.~~
- (4) (m) To provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or "negotiated zoning".
- (m) (8) To promote the most desirable use of land and building development in accordance with the District Plan for Midtown and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

### 81-04

#### Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~three (3)~~ special subdistricts are established within the #Special Midtown District#. In each of these subdistricts certain special regulations apply, which do not apply in the remainder of the #Special Midtown District#. The subdistricts are outlined on Map 1 (Special Midtown District and Subdistricts) in Appendix A.

The subdistricts, together with the sections of this Chapter specially applying to each, are as follows:

Subdistricts	Sections Having Special Application
<del>The Grand Central Subdistrict</del>	<del>81-60</del>
The Theatre Subdistrict	81-70
The Fifth Avenue Subdistrict	81-80
The Preservation Subdistrict	81-90

The subdistricts are also subject to all other regulations of the #Special Midtown District#, and the underlying districts, except as otherwise specifically provided in the subdistrict regulations themselves.

81-211

**Maximum floor area ratio for non-residential or mixed buildings**

\*\*\*

**MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES  
AND MAXIMUM FLOOR AREA RATIOS BY UNDERLYING DISTRICTS**

**MAXIMUM FLOOR AREA RATIO (FAR)**

Means for Achieving Permitted FAR Levels on a Zoning Lot	MAXIMUM FLOOR AREA RATIO (FAR)					
	CSP	C6-4 C6-5 M1-6	C5-2.5 <sup>2</sup> C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 <sup>2</sup> C6-6 C6-7	C5-1.5 C6-4
<b>A. Basic Maximum FAR</b>	8.0	10.0	12.0	14.0	15.0	12.0 15.0
<b>B. Maximum As-of-Right Floor Area Allowances:</b>						
-Urban plaza (Section 81-23)	-	1.0 <sup>1</sup>	1.0 <sup>1</sup>	-	1.0	
<b>C. Maximum FAR with As-of-Right Incentives</b>	8.0	11.0 <sup>1</sup>	13.0 <sup>1</sup>	14.0	16.0	12.0 15.0
<b>D. Maximum Special Permit Floor Area Allowances: (District-Wide Incentives)</b>						
-Subway station improvement (Section 81-53)	-	2.0 <sup>1</sup>	2.4 <sup>1</sup>	-	3.0	2.4 3.0
<b>E. Maximum Total FAR with District-Wide and As-of-Right Incentives</b>	8.0 <sup>2</sup>	12.0 <sup>1</sup>	14.4 <sup>1</sup>	14.0	18.0 <sup>2</sup>	14.4 18.0
<b>F. Maximum As-of-Right Floor Area Allowances in Theatre Subdistrict: Except in Theater Subdistrict Core</b>						
-Theatre retention (Section 81-744)	-	1.0 <sup>1</sup>	1.0 <sup>1</sup>	-	1.0	
-Through block Galleria (Section 81-748)	-	1.0 <sup>1</sup>	1.0 <sup>1</sup>	-	1.0	

**G. Maximum Special Permit Floor Area Allowances in Theatre Subdistrict: --Rehabilitation of listed theatre (Section 81-745)**

--	4.4	2.4	2.8	3.0	14.4	18.0
----	-----	-----	-----	-----	------	------

**H. Maximum Total FAR with Theatre Subdistrict Incentives, District-Wide Incentives and As-of-Right Incentives**

8.0 <sup>2</sup>	14.4	14.4	16.8	18.0 <sup>2</sup>	14.4	18.0
------------------	------	------	------	-------------------	------	------

**I. Maximum FAR of a lot containing non-bonusable landmark (Section 74-711 or As-of-Right)**

8.0	10.0	12.0	14.0	15.0	12.0	15.0
-----	------	------	------	------	------	------

**J. Maximum FAR of a lot containing bonusable landmark (Section 74-712)**

--	--	--	--	18.0	18.0	18.0
----	----	----	----	------	------	------

**K. Development rights (FAR) of a landmark "granting" lot for transfer purposes<sup>3,5</sup>**

8.0 <sup>3</sup>	10.0 <sup>3</sup>	13.0 <sup>3,4</sup>	14.0 <sup>3</sup>	16.0 <sup>3</sup>	12.0	15.0
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**L. Maximum amount of transferable development rights (FAR) from landmark zoning lot that may be utilized on (a) an "adjacent" receiving lot<sup>5</sup> (Section 74-79)**

1.6	2.0	2.4	No Limit	No Limit	2.4	No Limit
-----	-----	-----	----------	----------	-----	----------

**(b) on a "receiving lot" within Grand Central Subdistrict (Section 81-634)**

--	--	--	--	--	1.0	1.0
----	----	----	----	----	-----	-----

**(c) on a "receiving lot" within Grand Central Subdistrict (Section 81-635)**

--	--	--	--	--	9.6	6.6
----	----	----	----	----	-----	-----

**M. Maximum total FAR of a lot with transferred development rights from landmark zoning lot, Theatre Subdistrict Incentives, District-Wide Incentives and As-of-Right Incentives**

9.6	14.4	14.4	No Limit	No Limit	21.6	No Limit
-----	------	------	----------	----------	------	----------

1 Not available for #zoning lots# located wholly within Theatre Subdistrict Core.

2 ~~May be exceeded in the case of #zoning lots# with development rights transferred from landmark sites.  
Applicable to districts outside of the Grand Central Subdistrict.~~

3 Less the total #floor area# of existing #buildings# on the landmark #zoning lot#.

4 12.0 in portion of C6-5.5 District in Theatre Subdistrict Core.

5 Applicable only where landmark #zoning lot# is separate from "adjacent" receiving lot.

6 ~~Limited to 21.6 FAR on a "receiving lot" pursuant to Section 81-635 in the Grand Central Subdistrict.~~

81-60 81-06

Applicability of Article VII Provisions

81-61 81-061

Applicability of Chapter 3 of Article VII

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81-62 81-062

Applicability of Chapter 4 of Article VII

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81-63 81-063

Regulations for developments or enlargements on lots divided by district boundaries, within or partially with  
the Theatre Subdistrict

\*\*\*

81-64 81-064

Inapplicability of provisions for height and setback modifications in large-scale residential developments

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81-65 81-065

Inapplicability of provisions for height and setback modifications in large-scale community facility  
developments

\*\*\*

81-66 81-066

Special permit modifications of Section 81-40 and Section 77-00

\*\*\*

**81-60 SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT****81-61****General Provisions**

In order to preserve and protect the character of the Grand Central Subdistrict, as well as to expand and enhance the Subdistrict's extensive pedestrian network, special regulations are set forth governing urban design and streetscape relationships, the transfer of development rights from landmarks, and the improvement of the surface and subsurface pedestrian circulation network.

The regulations of Sections 81-60 (Special Regulations for the Grand Central Subdistrict) are applicable only in the Grand Central Subdistrict, the boundaries of which are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A. These regulations supplement or modify the provisions of this Chapter applying generally to the #Special Midtown District#, of which this Subdistrict is a part.

As stated in Section 81-212 (Special provisions for transfer of development rights from landmark sites), transfer of development rights from landmark sites may be allowed pursuant to Section 81-63 (Transfer of Development Rights from Landmark Sites).

The provisions of Section 81-23 (Floor Area Bonus for Urban Plazas) are inapplicable to any #development# or #enlargement# located within the Grand Central Subdistrict.

**81-62****Special Bulk and Urban Design Requirements**

In addition to the requirements set forth in Section 81-25 (General Provisions Relating to Height and Setback of Buildings) and Section 81-40 (MANDATORY DISTRICT PLAN ELEMENTS), the provisions of this Section shall apply to a #development# or #enlargement# which is 25 percent or more of its #zoning lot# area within the Grand Central Subdistrict. For the purposes of this Section, all such #zoning lots# shall be deemed to be entirely within the Subdistrict. If any of the provisions of Sections 81-25, 81-40 and 81-62 are in conflict, the regulations of this Section shall govern.

**81-621****Special street wall requirements**

The requirements of Section 81-43 (Street Wall Continuity Along Designated Streets) shall be applicable within the Subdistrict, except that the #street wall# of any #development# or #enlargement# within the Subdistrict shall be within 10 feet of the #street line# of Park, Lexington, Madison and Vanderbilt Avenues or of Depew Place. On 42nd Street, the #street wall# shall be at the #street line#. The length of the required #street wall# shall be at least 80 percent of the length of the #front lot line#. The minimum height of such #street walls# without any setback shall be 120 feet above #curb level# or the height of the #building#, whichever is less, and the maximum height shall not exceed 150 feet above #curb level#. Where a #zoning lot# is bounded by the intersection of Park, Lexington, Madison and Vanderbilt avenues, 42nd Street or Depew Place and any other #street#, these #street wall# height regulations shall apply along the full length of the #zoning lot# along the other #street# or to a distance of 125 feet from the intersection, whichever is less. Beyond 125 feet from the intersection, the maximum height of the #street wall# above #curb level# shall not exceed 120 feet. For such #development# or #enlargement#, the provisions of Section 81-262 (Maximum height of frontwall at the street line) shall not be applicable. However, the ten foot setback requirement of Section 81-263(a) shall apply only to those portions of the #building# above this height.

**81-622****Special height and setback requirements**

All #developments# or #enlargements# within the Subdistrict shall be subject to the provisions of Section 81-26 (Height and Setback Regulations-Daylight Compensation) or Section 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation) except that:

- (a) if the applicant of a #development# or #enlargement# elects to be governed by Section 81-26 (Height and Setback Regulations-Daylight Compensation), no #compensating recess# shall be required for the #encroachment# of that portion of the #building# below 150 feet above #curb level#;



(b) If the applicant of a #development# or #enlargement# elects to be governed by Section 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation), the computation of daylight evaluation shall not include any daylight blockage, daylight credit, profile daylight blockage or available daylight for that portion of the #building# below 150 feet above #curb level#. However, the passing score required pursuant to paragraph (1) of Section 81-274 shall apply.

#### **81-623**

##### **Building lobby entrance requirements**

Building lobby entrances for #developments# or #enlargements# shall be required on each #street# frontage of the #zoning lot# where such #street# frontage is greater than 75 feet in length, except that if a #zoning lot# has frontage on more than two #streets#, building entrances shall be required only on two #street# frontages.

Each required building entrance shall lead directly to the building lobby. For #developments# or #enlargements# on #through lots#, required building entrances on each such #street# frontage shall be connected directly to the building lobby by providing a through-block connection pursuant to Section 81-662 (Design standards for a through-block connection). The required through-block connection shall be considered as pedestrian circulation space, meeting the requirements of Section 81-45 (Provision of Pedestrian Circulation Space) if it is more than 50 feet from the nearest north/south #street# or Depew Place.

Each required building entrance shall include a building entrance recess as defined in Section 81-451 (Design standards for pedestrian circulation spaces), except that for #developments# or #enlargements# with frontage on Madison or Lexington Avenues or 42nd Street, the length of a building entrance recess shall not be greater than 40 feet parallel to the #street line# and there may be only one building entrance recess area on each such #street# frontage.

#### **81-624**

##### **Curb cut restrictions and loading berth requirements**

In addition to the provisions of Section 81-44 (Curb Cut Restrictions), for a #through lot#, the required loading berth shall be arranged so as to permit head-in and head-out truck movements to and from the #zoning lot#. The maximum width of any curb cut (including splays) shall be 15 feet for one-way traffic and 25 feet for two-way traffic. Curb cuts shall not be permitted on 47th Street between Park and Madison Avenues or on 45th Street between Depew Place and Madison Avenue.

### 81-62B

#### Pedestrian circulation space requirements

Any #development# or #enlargement# within the Subdistrict shall be subject to the provisions of Section 81-45 (Provision of Pedestrian Circulation Space), Section 81-47 (Off-street Relocation or Renovation of a Subway Stair) and Section 81-49 (Off-street Improvement of Access to Rail Mass Transit Facility) except that:

- (a) no #arcade# shall be allowed for any #development# or #enlargement# within the Subdistrict; and
- (b) within the Subdistrict, a #sidewalk widening# may be provided only for a #development# or #enlargement# occupying an avenue frontage, provided that such #sidewalk widening# extends for the length of the full #block# front.

### 81-63

#### Transfer of Development Rights from Landmark Sites

For the purposes of the Grand Central Subdistrict:

A "landmark #building or other structure#" shall include any structure designated as a landmark pursuant to the New York City Charter, but shall not include those portions of #zoning lots# used for cemetery purposes, statues, monuments or bridges. No transfer of development rights is permitted pursuant to this Section from those portions of #zoning lots# used for cemetery purposes, or any structures within historic districts, statues, monuments or bridges.

A "granting lot" shall mean a #zoning lot# which contains a landmark #building or other structure#. Such "granting lot" may transfer development rights pursuant to Sections 81-634 or 81-635 provided that 50 percent or more of the "granting lot" is within the boundaries of the Grand Central Subdistrict.

A "receiving lot" shall mean a #zoning lot# to which development rights of a "granting lot" are transferred. Such receiving lot may receive a transfer of development rights pursuant to Sections 81-634 or 81-635 provided that 50 percent or more of the "receiving lot" is within the boundaries of the Grand Central Subdistrict and provided that the "receiving lot" occupies frontage on Madison or Lexington Avenues or 42nd Street if such receiving lot is west of Madison Avenue or east of Lexington Avenue.

### **81-631**

#### **Requirements for application**

In addition to the Land Use Review application requirements, an application filed with the City Planning Commission for certification pursuant to Section 81-634 (Transfer of development rights by certification) or special permit pursuant to Section 81-635 (Transfer of development rights by special permit) shall be made jointly by the owners of the "granting lot" and "receiving lot" and shall include:

- (a) site plan and zoning calculations for the "granting lot" and "receiving lot";
- (b) a program for the continuing maintenance of the landmark;
- (c) a report from the Landmarks Preservation Commission;
- (d) for #developments# or #enlargements# pursuant to Section 81-635, a plan of the required pedestrian network improvement; and
- (e) any such other information as may be required by the City Planning Commission.

A separate application shall be filed for each transfer of development rights to an independent "receiving lot" pursuant to Section 81-63 (Transfer of Development Rights from Landmark Sites).

### **81-632**

#### **Conditions and limitations**

The transfer of development rights from a "granting lot" to a "receiving lot" pursuant to Section 81-63 shall be subject to the following conditions and limitations:

- (a) the maximum amount of #floor area# that may be transferred from a "granting lot", shall be the maximum #floor area# allowed by Section 33-120.5 for #commercial buildings# on said landmark #zoning lot#, as if it were undeveloped, less the total #floor area# of all existing #buildings# on the landmark #zoning lot#;
- (b) for each "receiving lot", the #floor area# allowed by the transfer of development rights under Section 81-63 shall be in addition to the maximum #floor area# allowed by the district regulations applicable to the "receiving lot" as shown in Section 81-211; and
- (c) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# on the "granting lot" by the amount of #floor area# transferred. If the landmark designation is removed, the #landmark building# is destroyed or #enlarged#, or the "landmark lot" is redeveloped, the "granting lot" may only be #developed# up to the amount of permitted #floor area# as reduced by each transfer.

#### **81-633**

##### **Transfer instruments and notice of restrictions**

The owners of the "granting lot" and the "receiving lot" shall submit to the City Planning Commission a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# of the "granting lot" and the "receiving lot" shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York), a certified copy of which shall be submitted to the City Planning Commission.

Both the instrument of transfer and the notice of restrictions shall specify the total amount of #floor area# transferred and shall specify by lot and block numbers, of the lots from which and the lots to which, such transfer is made.

#### **81-634**

##### **Transfer of development rights by certification**

Within the Grand Central Subdistrict, the City Planning Commission may allow by certification:

- (a) a transfer of development rights from a "granting lot" to a "receiving lot" in an amount not to exceed an FAR of 1.0 above the basic maximum #floor area ratio# allowed by the applicable district regulations on the "receiving lot", provided that a program for the continuing maintenance of the landmark approved by the Landmarks Preservation Commission has been established; and
- (b) in conjunction with such transfer of development rights, modification of the provisions of Section 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution), Section 77-21 (General Provisions), Section 77-22 (Floor Area Ratio) and Section 77-25 (Lot Area or Floor Area Requirements) as follows:

For any "receiving lot", whether or not it existed on December 15, 1961 or any applicable subsequent amendment thereto, #floor area# or #rooms# permitted by the applicable district regulations which allow a greater #floor area ratio# may be located on a portion of such "receiving lot" within a district which allows a lesser #floor area ratio#, provided that the amount of such #floor area# or #rooms# to be located on the side of the district boundary permitting the lesser #floor area ratio# or number of #rooms# shall not exceed 20 percent of the basic maximum #floor area ratio# or #rooms# of the district in which such #bulk# is to be located.

#### 81-635

##### **Transfer of development rights by special permit**

Within the portion of the Subdistrict bounded by East 41st Street, East 48th Street, Lexington and Madison Avenues (the Grand Central Subdistrict Core Area as shown on Map 1 in Appendix A), the City Planning Commission may permit:

- (a) a transfer of development rights from a "granting lot" to a "receiving lot" provided that the resultant #floor area ratio# (FAR) on the "receiving lot" does not exceed 21.6; and
- (b) modifications of the provisions of Section 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution), Section 77-21 (General Provisions), Section 77-22 (Floor Area Ratio) and Section 77-25 (Lot Area or Floor Area Requirements) for any #zoning lot#, whether or not it existed on December 15, 1961 or any applicable subsequent amendment thereto, #floor area# or #rooms# permitted by the district regulations which allow a greater #floor area ratio# may be located within a district which allows a lesser #floor area ratio#; and
- (c) the modification of #bulk# regulations except #floor area ratio# and height and setback regulations;

A special permit for the transfer of development rights to a "receiving lot" shall be subject to the following findings:

- (a) that a program for the continuing maintenance of the landmark approved by the Landmarks Preservation Commission has been established;
- (b) that the improvement to the surface and subsurface pedestrian circulation network provided by the development increases public accessibility to and from Grand Central Terminal pursuant to the requirements set forth in paragraph (c) below;
- (c) that the modification of #bulk# regulations, regulations governing #zoning lots# divided by district boundaries, or the permitted transfer of #floor area# will not unduly increase the #bulk# of any new #development# or #enlargement# on the "receiving lot", density of population, or intensity of #use# on any #block# to the detriment of the occupants of #building's# on the #block# or on nearby #blocks#;
- (d) that the streetscape, the site design and the location of building entrances contribute to the overall improvement of pedestrian circulation within the Subdistrict and minimize pedestrian congestion on surrounding #streets#; and

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

As a condition for granting a special permit pursuant to Section 81-635 (Transfer of development rights by special permit), the design of the #development# or #enlargement# shall include a major improvement to the surface and/or subsurface pedestrian circulation network in the Subdistrict (as shown on Map 4 in Appendix A). The improvement shall increase the general accessibility and security of the network, reduce

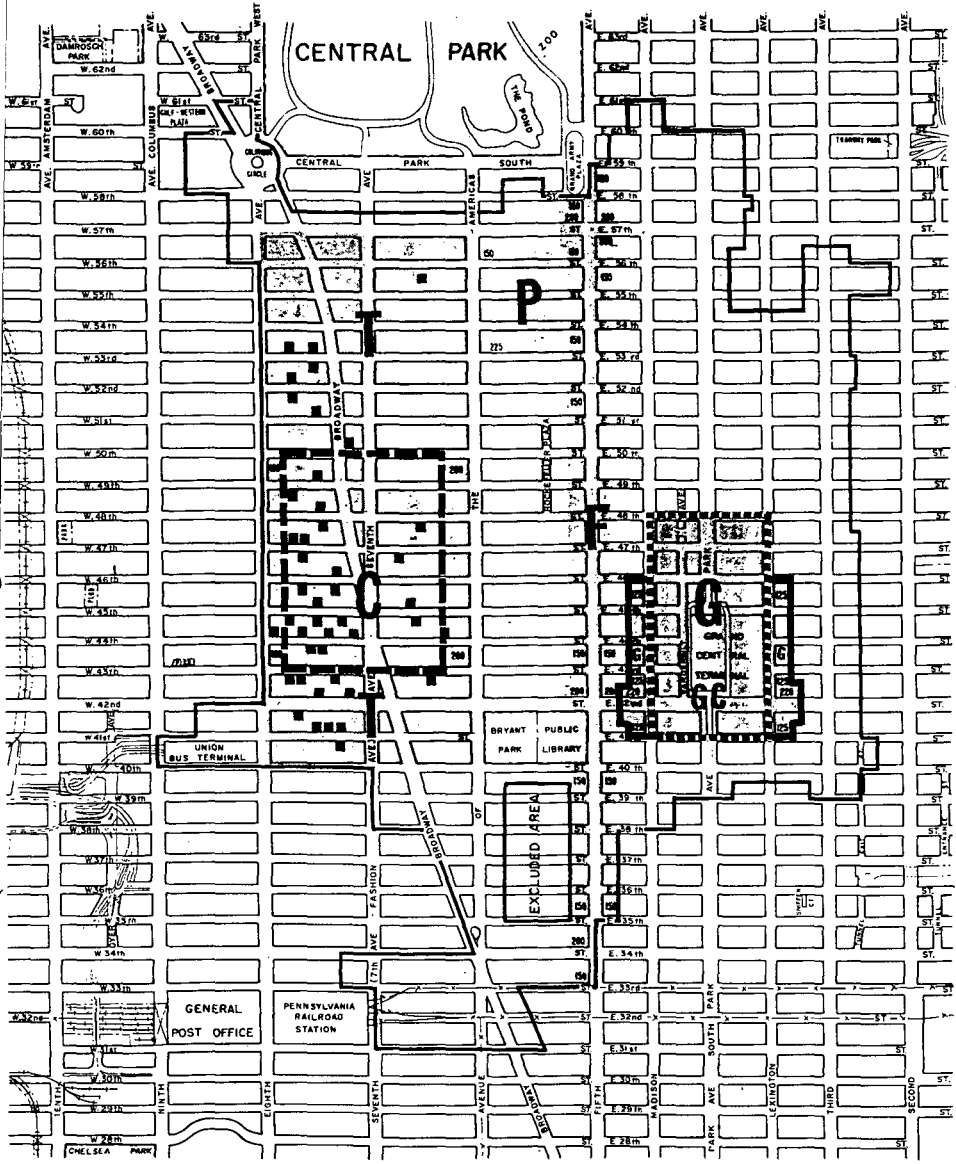
of points of pedestrian congestion, and improve the general network environment through connections into planned expansions of the network; widening, straightening or expansion of the existing pedestrian network; reconfiguration of circulation routes to provide more direct pedestrian connections between the #development# or #enlargement# and Grand Central Terminal; and provision for direct daylight access, retail in new and existing passages, and improvements to air quality, lighting, finishes and signage. The special permit application to the Commission shall include information and justification sufficient to provide the Commission with a basis for evaluating the benefits to the general public from the proposed improvement. As part of the special permit application, the applicant shall submit schematic or concept plans of the proposed improvement to the Department of City Planning, as well as evidence of such submission to the Metropolitan Transportation Authority and to the entities which retain control and responsibility for the area of the proposed improvement.

Prior to ULURP certification of the special permit application, the applicant shall submit evidence to the Commission that a plan for constructing, operating and maintaining the proposed improvement has been undertaken and that all necessary approvals, agreements or consents required to construct, maintain and operate the improvement have been received.





Prior to the granting of a special permit, the applicant shall sign a legally enforceable instrument running with the land, setting forth the obligations of the owner and developer, their successors and assigns, to construct and maintain the improvement, and shall establish a construction schedule, a program for maintenance and a schedule of hours of public operation and shall provide a performance bond for completion of the improvement.

The written declaration of restrictions and any instrument creating an easement on privately owned property shall be recorded against such private property in the Office of the Register of the City of New York (County of New York) and a certified copy of the instrument shall be submitted to the City Planning Commission.

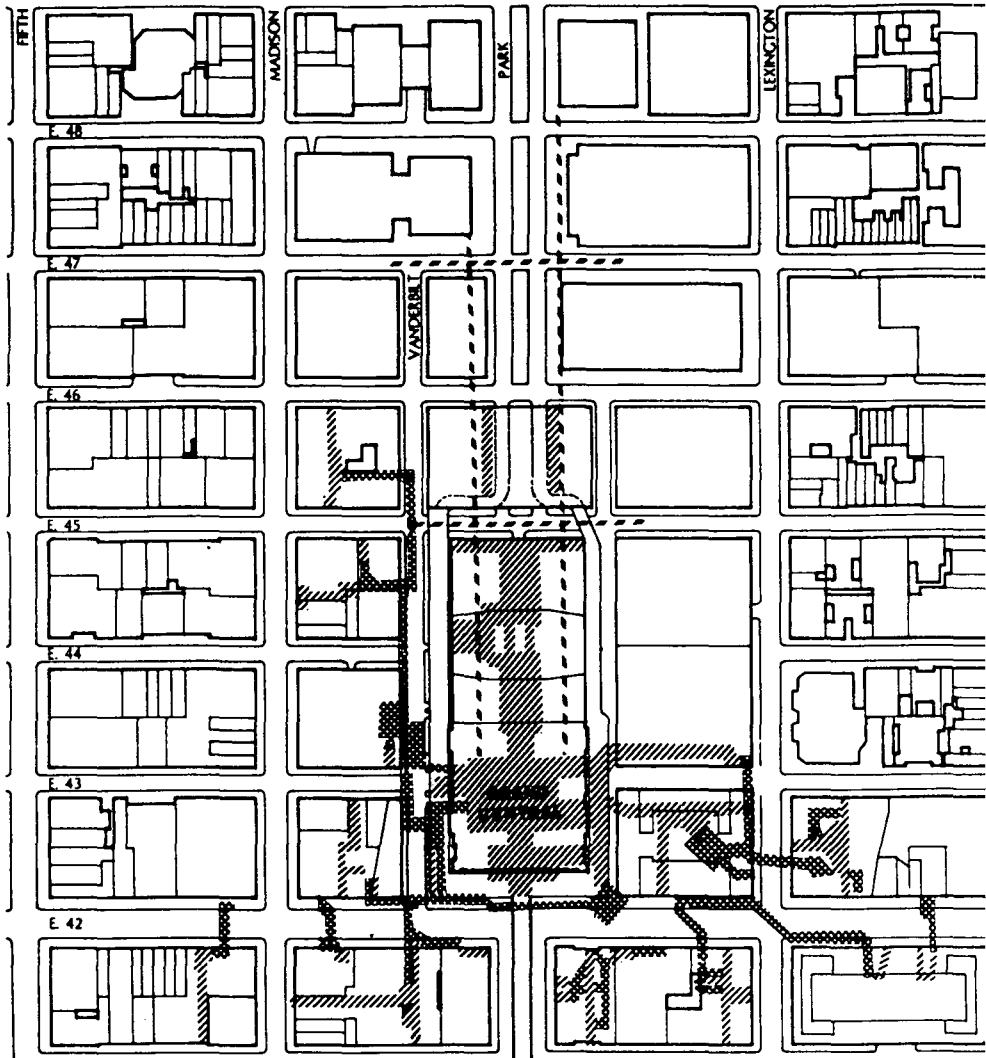
No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a "receiving lot" shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the Chairman of the City Planning Commission and the area is usable by the public. Prior to the issuance of a permanent certificate of occupancy for the #development# or #enlargement#, all improvements shall be 100 percent complete in accordance with the approved plans and such completion shall have been certified by letter from the Metropolitan Transportation Authority.






**MIDTOWN DISTRICT PLAN**  
 MAP I - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

- F** FIFTH AVENUE SUB DISTRICT
- T** THEATRE SUB DISTRICT
- P** PRESERVATION SUB DISTRICT
-  THEATRE SUB DISTRICT CORE
-  LISTED THEATRES
-  GRAND CENTRAL SUB DISTRICT
-  GRAND CENTRAL SUB DISTRICT CORE





## Network of Pedestrian Circulation

-  BELOW GRADE CIRCULATION NETWORK
-  STREET LEVEL CIRCULATION NETWORK
-  PROPOSED NETWORK

**MAP 4**

(On April 22, 1992 Cal. No. 3, the Commission scheduled May 6, 1992 for a public hearing which has been duly advertised.)

**Laid Over.**

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No. 24

CD 1

N 920575 PXM

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of up to 80,000 square feet of space located on the second, third, and fourth floors of 100 Church Street (Block 125, Lot 20), (Law Department Office).

(On April 24, 1992, the Commission duly advertised May 6, 1992 for a public hearing.)

**Close the hearing.**

**III. REPORTS**

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**BOROUGH OF BROOKLYN****Nos. 25, 26 and 27**

*(Applications for an amendment to the City Map, an amendment of the Zoning Map, the grant of special permits, and an authorization to allow accessory group parking, concerning the proposed Fresh Creek Estates development.)*

**No. 25****CD 5****C 900890 MMK**

**IN THE MATTER OF** an application submitted by Fresh Creek Estates, Ltd., 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 Alabama and Georgia Avenues south of Flatlands Avenue, Sheffield Avenue between Flatlands and Vandalia Avenues, and Dale Place between Alabama and Georgia Avenues and the discontinuance and closing of Alabama and Georgia Avenues and a portion of Sheffield Avenue, south of Flatlands Avenue and the modification of legal grades and any acquisition or disposition of property related thereto**, all in accordance with Map Nos. X-2576 and X-2577 dated November 1, 1991 and signed by the Borough President.

(On February 24, 1992 Cal. No. 1, the Commission scheduled March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 7 the hearing was closed.)

**For consideration.**

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 No. 26

CD 5

C 900891 ZMK

**IN THE MATTER OF** an application submitted by Fresh Creek Estates, Ltd. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 17d**, changing from an R3-2 District to an R5 District, property bounded by Louisiana Avenue, a line passing through two points: one on the easterly street line of Louisiana Avenue at a point 269 feet northerly from the intersection of Vandalia Avenue and Louisiana Avenue and the other on the westerly street line of Alabama Avenue\*, 265 feet northerly of the intersection of the southerly prolongation of the westerly street line of Alabama Avenue\* with Vandalia Avenue, a line perpendicular to Sheffield Avenue\* distant 197 feet northerly of the intersection of Sheffield Avenue\* and Vandalia Avenue, Sheffield Avenue\*, Vandalia Avenue, Granville Payne Avenue (Pennsylvania Avenue), and Flatlands Avenue, as shown on a diagram dated December 2, 1991.

\*Note: Alabama Avenue and Sheffield Avenue are proposed to be eliminated in a related mapping application, C 900890 MMK.

(On February 24, 1992 Cal. No. 2, the Commission scheduled March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 8 the hearing was closed.)

**For consideration.**

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 No. 27

CD 5

C 900892 ZSK

**IN THE MATTER OF** an application submitted by Fresh Creek Estates, Ltd. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of special permits and an authorization** by the City Planning Commission pursuant to the following sections of the Zoning Resolution:

**(Special Permits)**

- a) Section 74-53, **to allow an accessory group parking facility** with a maximum capacity of 477 spaces;
- b) Section 78-312(c), **to allow the modification of front yard regulations** as set forth in Section 23-45(a) on the periphery of the development;
- c) Section 78-312(d), **to allow the modification of street wall height and setback regulations** as set forth in Section 23-631(d) on the periphery of the development;

- d) **Section 78-312(f), to allow the modification of the minimum spacing requirements set forth in Section 23-71; and**

**(Authorization)**

- e) **Section 23-463, to authorize an aggregate width of street wall in excess of 185 feet**

within a large scale residential development bounded generally by Louisiana Avenue, Flatlands Avenue, Pennsylvania Avenue and Vandalia Avenue (Block 4431, Lot 1, Block 4432, Lot 1, Block 4433, Lot 1, and Block 4434, Lots 1, 21, and 75), within an R5 District,

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

(On February 24, 1992 Cal. No. 3, the Commission scheduled March 11, 1992 for a public hearing which has been duly advertised. On March 11, 1992, Cal. No. 9 the hearing was closed.)

**For consideration.**

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**No. 28**

**CD 13**

**N 920525 PXX**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter **for use of up to 11,000 square feet of space located on part of the second floor of 2857 West 8th Street (Block 7279, Lot 153), (Human Resources Administration, Community Alternative Systems Agency Offices).**

(On April 10, 1992, the Commission duly advertised April 22, 1992 for a public hearing. On April 22, 1992, Cal. No. 13 the hearing was closed.)

**For consideration.**

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**No. 29**

**CD 12**

**N 920526 PXX**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter **for use of 1,785 square feet of space located on the ground floor of 5910 13th Avenue (Block 5711, Lot 40), (Community Board 12 Offices).**

(On April 10, 1992, the Commission duly advertised April 22, 1992 for a public hearing. On April 22, 1992, Cal. No. 14 the hearing was closed.)

**For consideration.**

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**No. 30**

**CD 15**

**N 920467 HKK**

**IN THE MATTER OF** a communication, dated March 13, 1992, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on March 3, 1992 (List No. 243) **for the landmarking of F.W.I.L. Lundy Brothers Restaurant located at 1901-1929 Emmons Avenue, Block 8775, Lot. 41**

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 31**

**CD 1**

**N 920523 PXR**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter **for use of up to 29,000 square feet of space located at 330 Tompkins Avenue** (Block 2873, part of Lot 34), (Police Department Borough-Wide Administrative Offices).

(On April 10, 1992, the Commission duly advertised April 22, 1992 for a public hearing. On April 22, 1992, Cal. No. 16 the hearing was closed.)

**For consideration.**

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 No. 32

CD 2

N 920053 ZAR

*(Request for the grant of authorizations to allow the construction of an inground swimming pool on a parcel of property in the Special Natural Area District (NA-1) of Staten Island.)*

**IN THE MATTER OF** an application, submitted by Nancy Lee Stuart, for the **grant of authorizations** pursuant to Sections 105-421 (Modification of Existing Topography), 105-423 (Alteration of Botanic Environment) and 105-45 (Special Review Procedures) of the Zoning Resolution to **allow construction of an inground swimming pool on property located at 758 Todt Hill Road (Block 905, Lot 30) within the Special Natural Area District (NA-1).**

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

**For consideration.**

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 BOROUGH OF MANAHTTAN

## No. 33

CD 5

N 920468 HKM

N 920469 HKM

**IN THE MATTER OF** a communication, dated March 13, 1992, from the Executive Director of the Landmarks Preservation Commission regarding the following landmarks designated by the Landmarks Preservation Commission on March 3, 1992. (List No. 243) for the **landmarking of the Greenwich Savings Bank (now Crossland Savings Bank) and First and Second Floors Interior** located at **1352-1362 Broadway aka 985 Sixth Avenue. Block No. 812, Lot No. 29.**

**For consideration.**

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 No. 34

CD 2

N 910292 ZAM

**IN THE MATTER OF** an application submitted by Oxford Associates for the **grant of an authorization** pursuant to Section 109-514 of the Zoning Resolution to:

- a) modify the use regulations of Section 109-312 to allow an attended public parking lot (U.G. 8C) with a maximum capacity of 91 spaces, and
- b) waive the landscaped open recreation space requirements of Section 109-34,

**on property located on the northwest corner of East Houston and Elizabeth streets (Block 521, Lots 45, 47 and 54), in C6-2 and C6-3 districts, within the Special Little Italy District, Areas A and B.**

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.

**For consideration.**