

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MAY 20, 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 910535 PSM	11	Scheduled to be Heard 6/10/92	23	N 920588 PXX	13	Hearing Closed
2	C 910536 PPM	11	" "	24	C 880442 GFM	9	" "
3	C 900906 HDK	12	" "	25	C 900664 ZSM	2	" "
4	C 900907 ZSK	12	" "	26	C 920115 HUM	9	" "
5	C 900908 ZMK	12	" "	27	C 920106 PPM	9	" "
6	C 900909 HDK	12	" "	28	C 910162 ZSM	9	" "
7	C 900910 ZSK	12	" "	29	N 920260 ZRM	5,6	" "
8	C 910478 ZMK	13	" "	30	C 900574 MMQ	1	" "
9	C 910479 MMK	13	" "	31	C 900606 PQQ	7	" "
10	C 910480 ZSK N O T I C E	13	" "	32	N 910582 ZRR	3	" "
11	C 900571 ZMR	1	" "	33	C 910581 PCR	3	" "
12	C 920205 PPR	2	" "	34	C 910583 PPR	3	" "
13	C 920323 PPR	2	" "	35	C 900697 ZMR	3	" "
14	C 900262 MMQ	13	" "	36	C 910615 ZMR	3	" "
15	C 910100 ZMQ	14	" "	37	C 920171 PPX	6	" "
16	C 870779 MMQ	7	" "	38	C 920175 PPX	12	" "
17	C 920126 ZMQ	2	" "	39	N 920586 PXX	10	" "
18	C 920198 PPQ	4	" "	40	N 920575 PXM	1	Favorable Report Adopted
19	C 920226 ZMQ	4	" "	41	C 920259 ZSM	2	" "
20	C 910301 PQK	6	Hearing Closed	42	N 910292 ZAM	2	Authorization Approved
21	C 920189 PPK	12	" "	43	C 900888 PQX	6	Laid Over
22	N 920587 PXX	2	" "	44	N 920574 PXX	7	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present	(P)	Absent	(A)	COMMISSION VOTING RECORD:										In Favor - Y Oppose - N Abstain - AB		
					Calendar Numbers												
					40	41	42	43	44	45	46	47	48				
Richard L. Schaffer, <i>Chalman</i>	P				Y	Y	Y		Y	Y	Y	Y	Y				
Victor G. Alcea, <i>Vice Chalman</i>	P				Y	Y	Y		Y	Y	Y	Y	Y				
Eugenie L. Birch	P				Y	Y	Y		Y	Y	Y	Y	Y				
Amanda M. Burden	P				Y	Y	Y		Y	Y	Y	Y	Y				
Anthony I. Giacobbe	P				Y	Y	Y		Y	N	Y	Y	N				
Maxine Griffith	P				Y	Y	Y		Y	Y	Y	Y	Y				
James C. Jao, <i>R.A.</i>	P				Y	Y	Y		Y	Y	Y	Y	Y				
Brenda Levin	P				Y	Y	N		Y	Y	Y	Y	Y				
Joel A. Miele, <i>SR., P.E.</i>	P				Y	Y	Y		Y	N	Y	Y	N				
Edward T. Rogowsky	P				Y	Y	Y		Y	Y	Y	Y	Y				
Ronald Shiffman	P				Y	Y	N		Y	Y	Y	Y	Y				
Jacob B. Ward, <i>Commissioners</i>	P				Y	Y	Y		Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 4:25 P.M.

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
45	C 920216 PCQ	2	Favorable Report Adopted
46	C 910159 ZMK	4	" "
47	N 910349 ZRK	12-15 ⁷	" "
48	C 920220 PCR	1	" "
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**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

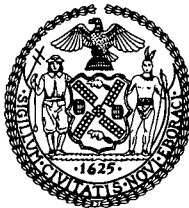
CITY PLANNING COMMISSION

WEDNESDAY, MAY 20, 1992

MEETING AT 10:00 A.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

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, *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 20, 1992

Roll Call; approval of minutes	1
I. Scheduling June 10, 1992	1
II. Public Hearings	11
III. Reports	42

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

The next regular public meeting of the City Planning Commission is scheduled for June 10, 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 20, 1992

APPROVAL OF MINUTES OF Regular Meeting of May 6, 1992

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

BOROUGH OF THE MANHATTAN

Nos. 1 and 2

(Applications for site selection and disposition of property for a not-for-profit cultural facility.)

No. 1

CD 11

C 910535 PSM

IN THE MATTER OF an application submitted by the Economic Development Corporation, the Department of General Services, and the Department of Cultural Affairs pursuant to Section 197-c of the New York City Charter for **site selection of property located at 1680 Lexington Avenue** (Block 1633, Lot 13) for use as a **not-for-profit cultural facility**.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 2

CD 11

C 910536 PPM

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter for **restricted disposition of property located at 1680 Lexington Avenue** (Block 1633, Lot 13) for use as a **not-for-profit cultural facility**.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

BOROUGH OF BROOKLYN
Nos 3, 4, 5, 6 and 7

(Applications for the dispositions of city-owned property, the grant of Special Permits and an amendment to the Zoning Map to allow the construction of residential developments known as Culver El Sites 1 and 5.)

No. 3
CD 12
C 900906 HDK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) for **the disposition of city-owned property** pursuant to Section 197-c of the New York City Charter and the Urban Development Action Area Act of New York State.

Approval of three separate matters is requested:

- 1) The designation of the property noted below as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for such property; and
- 3) The disposition of such property to the developer selected by HPD.

The property is located on part of the block bounded by 37th Street, Dahill Road, 38th Street, and 15th Avenue (block 5367, lot 8), known as Culver El Site 5, and is the site for the construction of **7 three-story, three-family homes** under the NYC Partnership New Homes Program.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 4
CD 12
C 900907 ZSK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-681 of the Zoning Resolution to **allow development within a permanently discontinued railroad right-of-way, to facilitate construction of approximately 21 residential units on property (tentatively known as Culver El Site 5) located on the south side of 37th Street, extending from Dahill Road to 15th Avenue (Block 5367, Lot 8), in an R6 District.**

The plan for this proposal is 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 June 10, 1992 for a public hearing.

No. 5

CD 12

C 900908 ZMK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 22c:**

1. changing from an M1-2 District to an R6 District property bounded by Fort Hamilton Parkway, 37th Street, 12th Avenue and 39th Street; and
2. establishing within the proposed R6 District, a C2-3 District bounded by Fort Hamilton Parkway, 37th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and 39th Street;

as shown on a diagram dated February 24, 1992.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 6

CD 12

C 900909 HDK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) for **the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter and the Urban Development Action Act of New York State.

Approval of three separate matters is requested:

- 1) The designation of the property noted below as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for such property; and
- 3) The disposition of such property to the developer selected by HPD.

The property is located on part of the block bounded by 37th Street, 12th Avenue, 38th Street and Fort Hamilton Parkway (block 5291, lot 33), known as Culver El Site I, and is the site for **the construction of 12 three-story, three-family homes** under the NYC Partnership New Homes Program.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 7**CD 12****C 900910 ZSK**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow development within a permanently discontinued railroad right-of-way, to facilitate construction of approximately 36 residential units on property (tentatively known as Culver El Site 1) located on the south side of 37th Street, extending from Fort Hamilton Parkway to 12th Avenue (Block 5291, Lot 33), in an R6 District (which is proposed under related zoning map amendment application C 900908 ZMK).

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 June 10, 1992 for a public hearing.

Nos. 8, 9 and 10

(Applications for an amendment of the Zoning Map, an amendment to the City Map and the grant of a special permit to allow a large-scale residential development known as Brighton-By-The-Sea.)

No. 8**CD 13****C 910478 ZMK**

IN THE MATTER OF an application submitted by Alexander Muss and Sons pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 28d and 29b:

- a) changing from a C3 District to an R7-1 District property bounded by Brighton Beach Avenue, Seacoast Terrace, a line 500 feet north of Brighton Avenue, Brighton 14th Street, Brighton 15th Street, the northerly and westerly boundary lines of a park, the northerly boundary line of Coney Island Beach, Coney Island Avenue, a line 100 feet south of Brighton Beach Avenue and line 230 feet east of Coney Island Avenue;
- b) changing from an R6 District to a R7-1 District property bounded by Brighton Beach Avenue, a line 230 feet east of Coney Island Avenue, a line 100 feet south of Brighton Beach Avenue and a line 200 feet east of Coney Island Avenue; and

- c) eliminating from the existing R6 District a C1-2 District bounded by Brighton Beach Avenue, a line 230 feet east of Coney Island Avenue, a line 100 feet south of Brighton Beach Avenue and a line 200 feet east of Coney Island Avenue.

as shown on a diagram dated February 24, 1992.

Resolution for adoption scheduling June 10, 1992 for a public hearing.



No. 9

CD 13

C 910479 MMK

IN THE MATTER OF an application submitted by Alexander Muss and Sons pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving the elimination of Brightwater Avenue from Coney Island Avenue to Seacoast Terrace; Brighton 11th Street from Brightwater Avenue to Brighton Beach Avenue; Brighton 12th Street from Brighton 11th Street to Brighton Beach Avenue; the adjustment of legal grades related thereto; the delineation of a public access easement, and any acquisition or disposition of real property related thereto, in accordance with Map No. 2583 dated February 13, 1992 and signed by the Borough President.

Resolution for adoption scheduling June 10, 1992 for a public hearing.



No. 10

CD 13

C 910480 ZSK

IN THE MATTER OF an application submitted by Alexander Muss and Sons pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of special permits** pursuant to the following sections of the Zoning Resolution:

- a) Section 74-53, to allow an attended accessory group parking facility with a maximum capacity of 1,701 spaces;
- b) Section 78-312(c), to allow the modification of rear yard regulations as set forth in Section 23-533;
- c) Section 78-312(d), to allow the modification of height and setback regulations as set forth in Section 23-632(a) on the periphery of the development; and
- d) Section 78-312(f), to allow the modification of the minimum distance between buildings requirements as set forth in section 23-71,

in a large scale residential development generally bounded by Brighton Beach Avenue, Seacoast Terrace, a park and Coney Island Avenue (Block 8720, part of Lot 14).

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, NY 10007.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

N O T I C E

On June 10, 1992 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Departments of City Planning and Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Brighton-By-The-Sea development, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. M89-299 (A)K.)

BOROUGH OF STATEN ISLAND

No. 11

CD 1

C 900571 ZMR

IN THE MATTER OF an application submitted by Community Board 1 and the Snug Harbor East Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 21a:

- a. changing from an R3-2 District to an R3-1 District, property bounded by the east boundary line of Sailors Snug Harbor Park, Fillmore Street, Clinton Avenue and Henderson Avenue;
- b. changing from an R4 District to an R3-1 District, property bounded by Fillmore Street, a line 175 feet west of Lafayette Avenue, a line 100 feet south of Fillmore Street, a line 600 feet west of Lafayette Avenue, a line 150 feet east of Clinton Avenue, Cassidy Place, Lafayette Avenue, Henderson Avenue and Clinton Avenue;
- c. changing from an R5 District to an R3-1 District property bounded by a line 100 feet south of Fillmore Street, a line 600 feet west of Lafayette Avenue, and a line 150 feet east of Clinton Avenue; and
- d. changing from an R4 District to an R5 District, property bounded by a line 600 feet west of Lafayette Avenue, Cassidy Place and a line 150 feet east of Clinton Avenue;

as shown on a diagram dated February 10, 1992.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 12**CD 2****C 920205 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 disposition of three (3) city-owned properties pursuant to zoning.

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

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 13**CD 2****C 920323 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 disposition of two (2) city-owned properties, pursuant to zoning.

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

Resolution for adoption scheduling June 10, 1992 for a public hearing.

BOROUGH OF QUEENS**No. 14****CD 13****C 900262 MMQ**

IN THE MATTER OF an application submitted by Rockaway Triangle Associates 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

- 1) the elimination, discontinuance and closing of 148th Road from Rockaway Boulevard to 175th Street;
- 2) the modification of the southerly corner of the intersection of Rockaway Boulevard and 148th Avenue;
- 3) the modification of the northerly corner of the intersection of Rockaway Boulevard and 175th Street, and

any acquisition or disposition of property related thereto, in accordance with Map No. 4888 dated June 4, 1991, revised September 3, 1991, and signed by the Borough President.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 15

CD 14

C 910100 ZMQ

IN THE MATTER OF an application submitted by George Russo, pursuant to Sections 197-c and 201 of the New York City Charter, for an **amendment of the Zoning Map, Section Nos. 30a and 30c**, establishing within an existing R4 district, a C2-2 district bounded by Beach Channel Drive, a line midway between Beach 101st Street and Beach 102nd Street, the centerline of the right of way of the New York City Transit Authority, Beach 102nd Street, the northerly boundary line of a park and its easterly and westerly prolongations, and Seaside Avenue, as shown on a diagram dated February 10, 1992.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 16

CD 7

C 870779 MMQ

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

- 1) the elimination of Powell's Cove Boulevard from 14th Avenue to 15th Avenue;
- 2) the elimination of 14th Avenue from 110th Street to its westerly terminus, and the discontinuance and closing thereof, including a portion previously eliminated;
- 3) the establishment of a turn-around at the westerly terminus of 15th Avenue;
- 4) the adjustment of legal grades necessitated thereby, and
- 5) the delineation of a utility and access corridor,

and any acquisition or disposition of real property related thereto, in accordance with Map No. 4889 dated August 28, 1991, and signed by the Borough President.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 17**CD 2****C 920126 ZMQ**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d:

- a) Eliminating from within an existing R6 district:
 1. a C2-2 district bounded by 52nd Street, Roosevelt Avenue, 59th Street, a line 100 feet southerly of Roosevelt Avenue, 58th Street, and a line 150 feet southerly of Roosevelt Avenue; and
 2. a C1-2 district bounded by 59th Street, Woodside Avenue, 63rd Street, a line 150 feet southerly of Woodside Avenue, 61st Street, a line 200 feet southerly of Woodside Avenue, 60th Street, and a line 150 feet southerly of Woodside Avenue;
- b) Changing from an R6 district to an R5B district property bounded by 52nd Street, a line 100 feet southerly of Roosevelt Avenue, a line 100 feet southerly of Woodside Avenue, a line 100 feet easterly of 59th Street, a line 200 feet southerly of Woodside Avenue, 60th Street, 44th Avenue, 58th Street, and a line 100 feet northerly of Queens Boulevard;
- c) Changing from an R6 district to an R6A district property bounded by Roosevelt Avenue, Woodside Avenue, 63rd Street, a line 200 feet southerly of Woodside Avenue, a line 100 feet easterly of 59th Street, a line 100 feet southerly of Woodside Avenue, a line 100 feet southerly of Roosevelt Avenue, and 58th Street;
- d) Changing from an R5 district to an R6A district property bounded by Woodside Avenue, 67th Street, a line 100 feet southerly of Woodside Avenue, Hicks Drive, and 63rd Street;
- e) Changing from an R5 district to an R5B district property bounded by 63rd Street, Hicks Drive, a line 100 feet southerly of Woodside Avenue, 67th Street, Woodside Avenue, the Brooklyn Queens Expressway, Queens Boulevard, the westerly boundary line of a park (located on the northwesterly corner of Queens Boulevard and the Brooklyn Queens Expressway) and its southerly prolongation, and a line 100 feet northerly of Queens Boulevard;
- f) Changing from an R6 district to an R6B district property bounded by 60th Street, a line 200 feet southerly of Woodside Avenue, 63rd Street, a line 100 feet northerly of Queens Boulevard, 61st Street, and 44th Avenue;

- g) Establishing within the existing R6 district a C2-3 district bounded by 52nd Street, Roosevelt Avenue, 58th Street, and a line 100 feet southerly of Roosevelt Avenue; and
- h) Establishing within the proposed R6A district:
 - 1. a C2-3 district bounded by 58th Street, Roosevelt Avenue, 59th Street, and a line 100 feet southerly of Roosevelt Avenue; and
 - 2. a C1-3 district bounded by 59th Street, Woodside Avenue, 63rd Street, and a line 100 feet southerly of Woodside Avenue;

as shown on a diagram dated February 24, 1992.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 18

CD 4

C 920198 PPQ

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 one (1) city-owned property, located on the south side of 47th Avenue, 78 feet west of 82nd Street (Block 1536, Lot 79), pursuant to zoning.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

No. 19

CD 4

C 920226 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section No. 13c, changing from an R4 district to an R4B district property bounded by 51st Avenue, a line 100 feet west of Manilla Street, Kneeland Avenue and Jacobus Street, as shown on a diagram dated February 24, 1992.

Resolution for adoption scheduling June 10, 1992 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 20

CD 6

C 910301 PPK

PUBLIC HEARING:

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.

(On May 6, 1992 Cal. No. 3, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 12

C 920189 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 one (1) city-owned property** pursuant to zoning.

(On May 6, 1992 Cal. No. 4, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 2

N 920587 P XK

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 150,000 square feet of space located on the second, third and fourth floors of 11 Metrotech Center (Block 132, Lots 1, 14, 23), (Computer and Data Communications Services Agency).**

(On May 8, 1992, the Commission duly advertised May 20, 1992 for a public hearing.)

Close the hearing.

No. 23

CD 13

N 920588 P XK

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 21,978 square feet of space located on the first floor of 10 Brighton 11th Street (Block 8707, Lot 375), (Child Welfare Administration Office of Field Services).**

(On May 8, 1992, the Commission duly advertised May 20, 1992 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 24

CD 9

C 880442 G FM

PUBLIC HEARING:

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.

(On May 6, 1992 Cal. No. 5, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 2

C 900664 ZSM

PUBLIC HEARING:

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.

(On May 6, 1992 Cal. No. 6, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 26, 27 and 28

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. 26

CD 9

C 920115 HUM

PUBLIC HEARING:

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 112th and West 113th 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.

(On May 6, 1992 Cal. No. 7, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 9

C 920106 PPM

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 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.

(On May 6, 1992 Cal. No. 8, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 9

C 910162 ZSM

PUBLIC HEARING:

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

(On May 6, 1992 Cal. No. 9, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

(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
The Grand Central Subdistrict	81-60
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 ² C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 ² C6-6 C6-7	Grand Central Subdistrict C5-3 C6-6
A. Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0	12.0 15.0
B. Maximum As-of-Right Floor Area Allowances:						
--Urban plaza (Section 81-23)	--	1.0 ¹	1.0 ¹	--	1.0	--
C. Maximum FAR with As-of-Right Incentives	8.0	11.0 ¹	13.0 ¹	14.0	16.0	12.0 15.0
D. Maximum Special Permit Floor Area Allowances: (District-Wide Incentives)						
--Subway station improvement (Section 81-53)	--	2.0 ¹	2.4 ¹	--	3.0	2.4 3.0
E. Maximum Total FAR with District-Wide and As-of-Right Incentives	8.0 ²	12.0 ¹	14.4 ¹	14.0	18.0 ²	14.4 18.0
F. Maximum As-of-Right Floor Area Allowances in Theatre Subdistrict: Except in Theater Subdistrict Core						
--Theatre retention (Section 81-744)	--	1.0 ¹	1.0 ¹	--	1.0	--
--Through block Galleria (Section 81-748)	--	1.0 ¹	1.0 ¹	--	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		
----	-----	-----	-----	-----	--	--

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

8.0 ²	14.4	14.4	16.8	18.0 ²	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	--	--
----	----	----	----	------	----	----

K. Development rights (FAR) of a landmark "grazing" lot for transfer purposes^{3,5}

8.0 ³	10.0 ³	13.0 ^{3,4}	14.0 ³	16.0 ³	12.0	15.0
------------------	-------------------	---------------------	-------------------	-------------------	------	------

L. Maximum amount of transferable development rights (FAR) from landmark zoning lot that may be utilized on (a) an "adjacent" receiving lot⁵ (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

~~81-62~~ ~~81-062~~
 Applicability of Chapter 4 of Article VII

~~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

~~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# not less than 20 percent or more of its #fronting lot# area within the Grand Central Subdistrict. For the purposes of this Section, all #development# 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 (f) 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 Depeu Place.

Each required building entrance shall include a building entrance recess as defined in Section 81-45 (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.

81-62

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.

81-435

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 #buildings# 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 21-535 (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

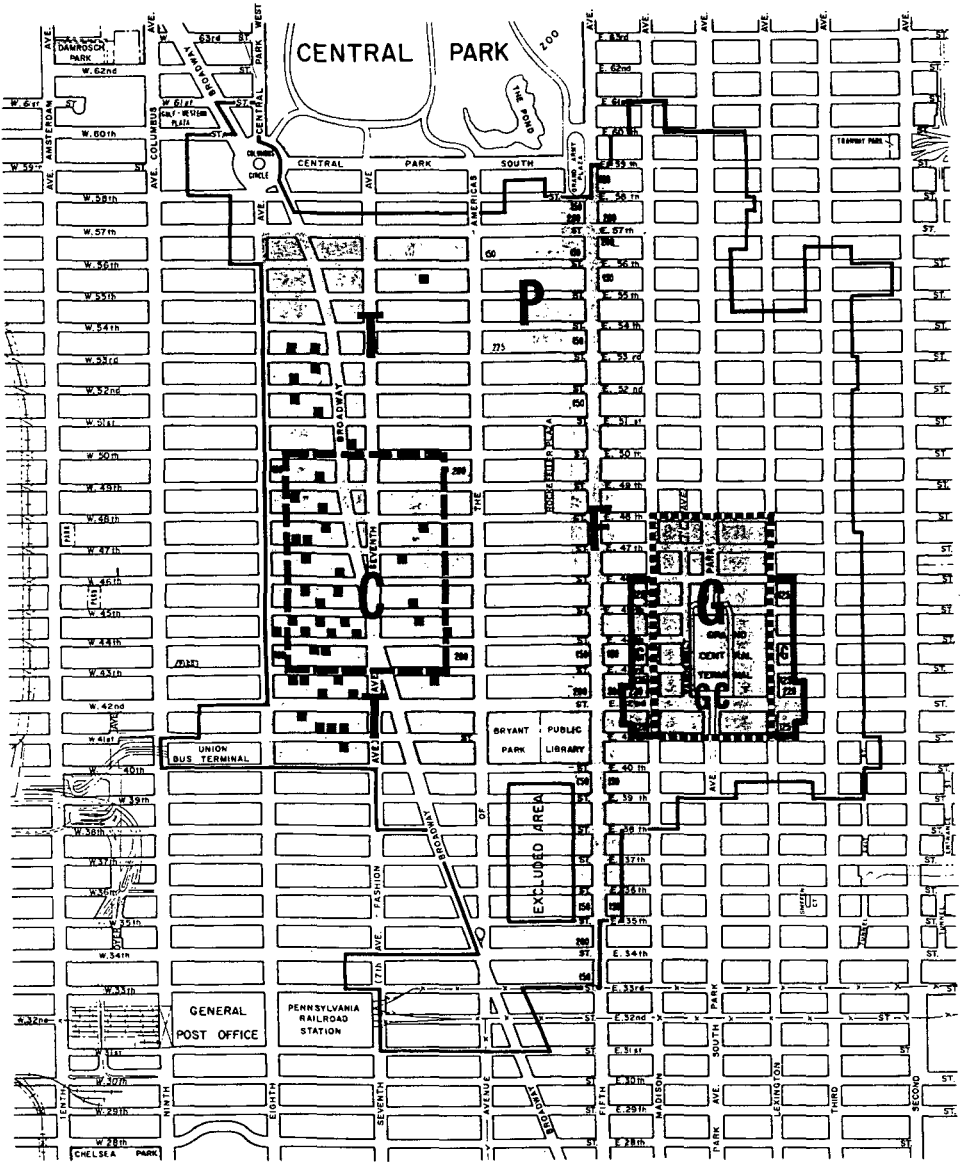
of points of pedestrian congestion, and improve the general network environment through connections into planned expansions of the network, widening, straightening or expansion of the existing pedestrian network, reconfiguration of circulation routes to provide more direct pedestrian connections between 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.

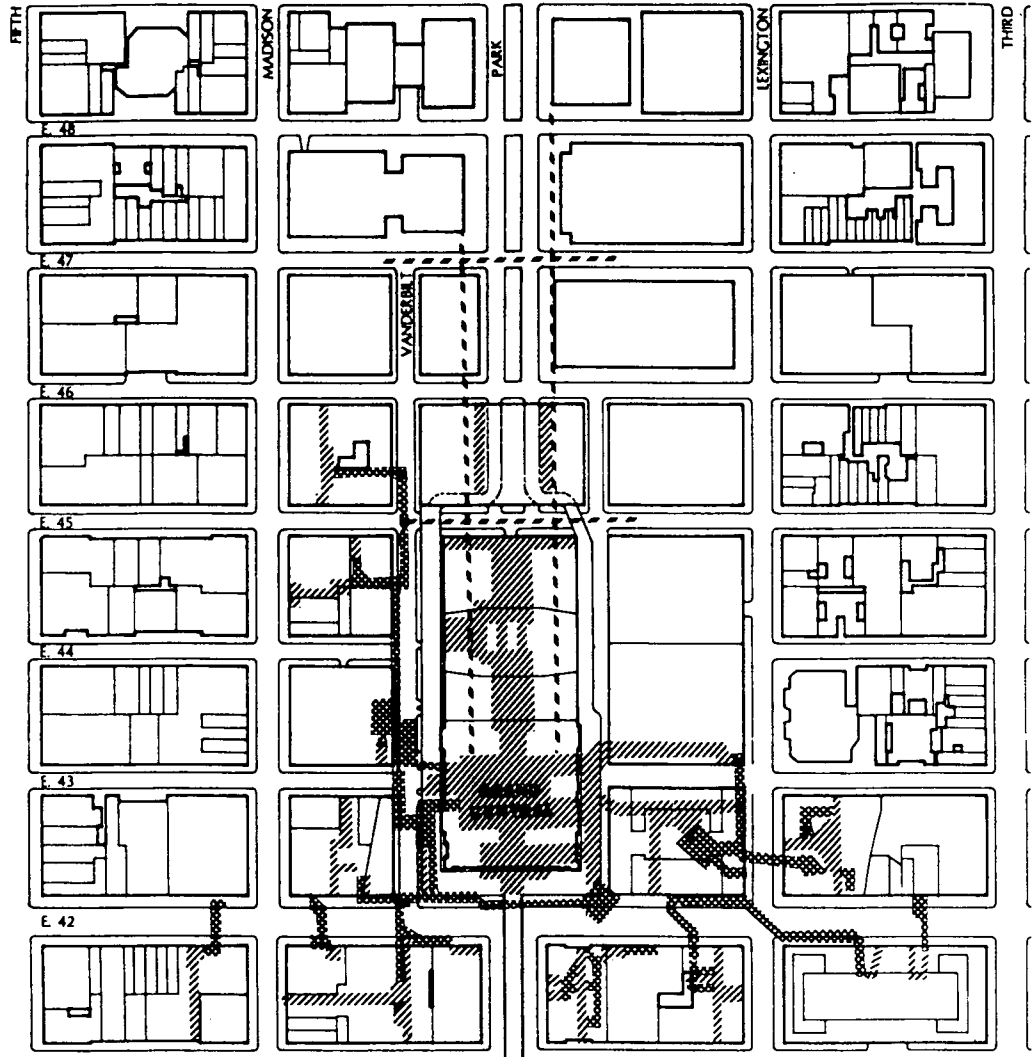
No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a "receiving lot" shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the Chairman of the City Planning Commission and the 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

- E** 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. On May 6, 1992 Cal. No. 23, the hearing was laid over to May 20, 1992.) **Close the hearing.**

BOROUGH OF QUEENS**No. 30****CD 1****C 900574 MMQ****PUBLIC HEARING:**

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 of 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

any acquisition or disposition of property related thereto, in accordance with Map No. 4884 dated March 4, 1991, and signed by the Borough President.

(On May 6, 1992 Cal. No. 10, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31
CD 7**C 900606 PQQ****PUBLIC HEARING:**

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 continued use as seasonal equipment storage and a facility maintenance unit.

(On May 6, 1992 Cal. No. 11, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

Nos. 32, 33 and 34

(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. 32

CD 3

N 910582 ZRR

PUBLIC HEARING:

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;

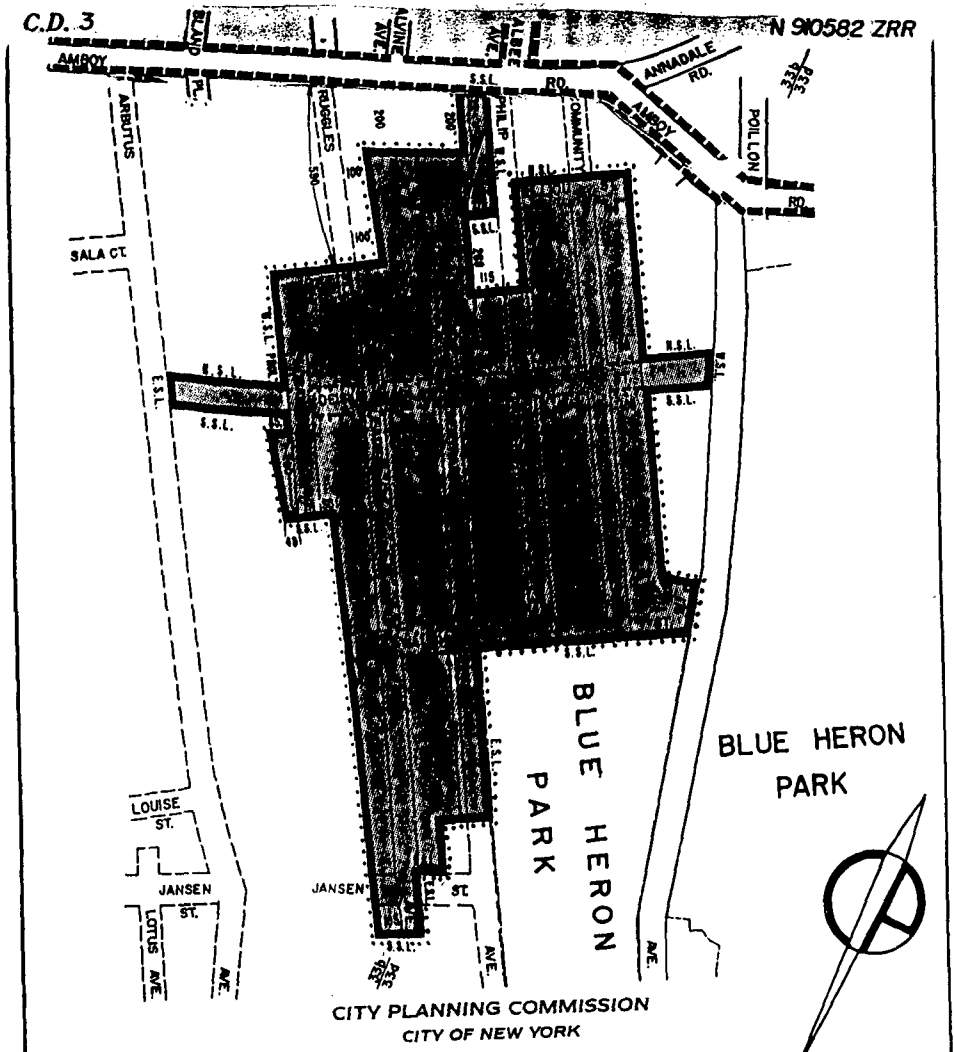
- (d) the northerly street line of Billiou Street*, a line 100 feet easterly of Community Lane*, the northerly street line of Deisius Street*, a line 115 feet westerly of Philip Avenue*, a line 260 feet southerly of Billiou Street*, and the easterly street line of Philip Avenue*;

as shown on a diagram (N 910582 ZRR).

* Approved streets on the tax map.

C.D. 3

N 90582 ZRR







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

SCALE IN FEET

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.

No. 33**CD 3****C 910581 PCR****PUBLIC HEARING:**

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 for use for the conveyance and storage of storm water and as an open space amenity.

(On May 6, 1992 Cal. No. 13, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 3

C 910583 PPR

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 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.

(On May 6, 1992 Cal. No. 14, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35**CD 3****C 900697 ZMR****PUBLIC HEARING:**

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.

(On May 6, 1992 Cal. No. 15, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36**CD 3****C 910615 ZMR****PUBLIC HEARING:**

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.

(On May 6, 1992 Cal. No. 16, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 37

CD 6

C 920171 PPX

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 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.

(On May 6, 1992 Cal. No. 1, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 12

C 920175 PPX

PUBLIC HEARING:

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

(On May 6, 1992 Cal. No. 2, the Commission scheduled May 20, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 10

N 920596 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice 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 1,639 square feet of space located on part of the ground floor of 3165 East Tremont Avenue (Block 5351, Lot 19), (Community Board 10 Offices).**

(On May 8, 1992, the Commission duly advertised May 20, 1992 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN**No. 40****CD 1****N 920575 PXM**

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. On May 6, 1992, Cal. No. 24 the hearing was closed.)

For consideration.

No. 41**CD 2****C 920259 ZSM**

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of 575 Broadway Associates L.P., 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 Sections 42-12 and 42-14D(5)(a) to allow a museum (Use Group 3A) which is not ancillary to motion picture production, radio or television studios on the second floor and part of the cellar, in a building located at 569-575 Broadway, a.k.a. 142-146 Mercer Street, a.k.a. 85-91 Prince Street, (Block 512, Lot 23), in an M1-5B 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.

(On March 11, 1992 Cal. No. 2, the Commission scheduled March 25, 1992 for a public hearing. On March 25, 1992, Cal. No. 5 the hearing was closed. On April 8, 1992 Cal. No. 16 the item was laid over. On April 22, 1992 Cal. No. 17 the item was laid over.)

For consideration.

No. 42**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.

(On May 6, 1992, Cal. No. 34 the item was laid over.)

For consideration.

BOROUGH OF THE BRONX**No. 43****CD 6****C 900888 PQX**

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 4401 Third Avenue (Block 3047, Lot 50) for use by the Bronx Lot Cleaning Unit.**

(On April 8, 1992 Cal. No. 5, the Commission scheduled April 22, 1992 for a public hearing. On April 22, 1992, Cal. No. 7 the hearing was closed.)

For consideration.

No. 44**CD 7****N 920574 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 1,309 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. On May 6, 1992, Cal. No. 21 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS**No. 45****CD 2****C 920216 PCQ**

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of General Services for **site selection and acquisition of property generally bounded by Newtown Creek and Maspeth Creek, 57th Avenue and 56th Road and the Brooklyn-Queens Expressway** (Block 2527, Lot 5; Block 2529, Lot 1), for use as a **sludge processing facility**.

(On March 25, 1992 Cal. No. 2, the Commission scheduled April 8, 1992 for a public hearing. On April 8, 1992, Cal. No. 11 the hearing was closed.)

For consideration.

 BOROUGH OF BROOKLYN

No. 46

CD 4

C 910159 ZMK

IN THE MATTER OF an application submitted by Wycoff Supermarket Associates pursuant to Sections 197-c and 201 of the New York Charter for an **amendment of the Zoning Map, Section No. 13d**, establishing within an existing R6 district a C2-3 district bounded by Ridgewood Place, Palmetto Street, the southerly boundary line of the right-of-way of the Long Island Rail Road (Evergreen Branch), and Putnam Avenue, as shown on a diagram dated February 3, 1992.

(On April 8, 1992 Cal. No. 8, the Commission scheduled April 22, 1992 for a public hearing. On April 22, 1992, Cal. No. 10 the hearing was closed.)

For consideration.

 No. 47

(An application for an amendment of the Zoning Resolution to modify the off-street loading berth provisions of Section 113-22 of the Special Ocean Parkway District)

CD 7, 12, 13, 14, 15

N 910349 ZRK

IN THE MATTER OF an application submitted by Agudath Israel of America pursuant to Section 201 of the New York City Charter, for **amendment of the Zoning Resolution** of the City of New York relating to Section 113-32 of Article 11, Chapter 3 (Special Ocean Parkway District), as follows:

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

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

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

Chapter 3 Special Ocean Parkway District

113-20

SPECIAL PARKING AND OFF-STREET LOADING RESTRICTIONS

113-22

Special Off-Street Loading Regulations

- (a) For any *development, enlargement* or change of *use*, all or part of which is used as a *school for children below grade 7*, *off-street* loading facilities shall be provided in accordance with the requirements of this section. Such *off-street* loading facilities shall be so situated and arranged to provide head in and head out movement of vehicles on two separate *streets*, and shall have a minimum dimension of 12 feet. All such *off-street* loading facilities shall be screened from adjacent *zoning lots* by a 4 foot buffer of shrubbery that is at least four feet high at the time of planting.
- (b) For any *development, enlargement or change of use which is used as a school* and is not otherwise subject to the provisions of paragraph (a) above, an *off-street* loading facility shall be provided with a minimum dimension of 12 by 18 feet.

(On April 8, 1992 Cal. No. 9, the Commission scheduled April 22, 1992 for a public hearing. On April 22, 1992, Cal. No. 11 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 48

CD 1

C 920220 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of General Services for **site selection and acquisition of property generally located on Newark Bay, on the north side of Richmond Terrace between the intersections of Western Avenue and Holland Avenue (Block 1301, Lot 1; Block 1306, Lot 14; Block 1309, Lots 1, 2 and 10), for use as a sludge processing facility.**

(On March 25, 1992 Cal. No. 1, the Commission scheduled April 8, 1992 for a public hearing. On April 8, 1992 Cal. No. 10, the hearing was closed.)

For consideration.