

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
WEDNESDAY, JUNE 24, 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 920173 PPX	9	Scheduled to be Heard 7/8/92	23	C 880442 GFM	9	Favorable Report Adopted
2	C 920186 PPK	9	" "	24	C 920115 HUM	9	" "
3	C 920190 PPK	13	" "	25	C 920106 PPM	9	" "
4	C 920204 PPR	1	" "	26	C 910162 ZSM	9	" "
5	C 920184 HUQ	12	" "	27	N 920260 ZRM	5,6	" "
6	C 890216 MMQ	12	" "	28	C 900574 MMQ	1	" "
7	C 910097 MMQ	12	" "	29	N 910582 ZRR	3	" "
8	C 910098 ZMQ	12	" "	30	C 910581 PCR	3	" "
9	C 920185 HMQ	12	" "	31	C 910583 PPR	3	" "
10	C 910262 PQQ	3	" "	32	C 910615 ZMR	3	" "
11	C 920199 PPQ	7	" "	33	N 910058 RAR	3	Authorization Approved
12	C 910483 ZMQ	6	" "	34			
13	C 920163 DMX	6	Hearing Closed	35			
14	N 920133 NPX	3	" "	36			
15	N 920665 PXX	3	" "	37			
16	N 920666 PXX	1	" "	38			
17	C 920019 PSM N O T I C E	3	Hearing Continued	39			
18	C 920200 PPQ	9	Hearing Closed	40			
19	C 920171 PPX	6	Favorable Report Adopted	41			
20	C 920175 PPX	12	" "	42			
21	C 920189 PPK	12	" "	43			
22	N 920629 HKK	14	" "	44			

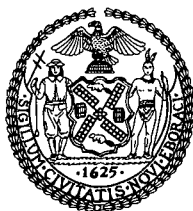
COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers														In Favor - Y Oppose - N Abstain - AB		
		19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Victor G. Alcea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Eugene L. Birch	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Amanda M. Burden	P	Y	Y	Y	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	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	Y	Y	Y			
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Joel A. Miele, <i>SR., P.E.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Edward T. Rogowsky	A																	
Ronald Shiffman	P	N	N	Y	Y	Y	AB	AB	AB	Y	Y	Y	Y	Y	Y			
Jacob B. Ward, <i>Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 3:30 P.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR  
of  
The City of New York**  
—  
**CITY PLANNING COMMISSION**

—  
**WEDNESDAY, JUNE 24, 1992**  
—

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



**David N. Dinkins, Mayor**

**City of New York**

**[No. 12]**

**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

# CITY PLANNING COMMISSION

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

RICHARD L. SCHAFFER, *Chairman*

VICTOR G. ALICEA, *Vice-Chairman*

EUGENIE L. BIRCH, A.I.C.P.

AMANDA M. BURDEN

ANTHONY I. GIACOBBE

MAXINE GRIFFITH

JAMES C. JAO, R.A.

BRENDA LEVIN

JOEL A. MIELE, 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.

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## ORDER OF BUSINESS AND INDEX

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JUNE 24, 1992

Roll Call; approval of minutes .....	1
I. Scheduling July 8, 1992 .....	1
II. Public Hearings .....	8
III. Reports .....	11
IV. Schedule of Meetings—June 1-December 31, 1992 .....	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 July 8, 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, June 24, 1992

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APPROVAL OF MINUTES OF Regular Meeting of June 10, 1992  
and Special Meeting of June 22, 1992

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JULY 8, 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 9**

**C 920173 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 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.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

**CD 9**

**C 920186 PPK**

**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 can be seen at the City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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No. 3

CD 13

C 920190 PPK

**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 City Planning Commission, 22 Reade Street, Room 2E, New York, New York.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

No. 4

CD 1

C 920204 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 seven (7) city-owned properties pursuant to zoning and the disposition of one (1) city-owned property that supports residential accessory uses.

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 July 8, 1992 for a public hearing.**

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**BOROUGH OF QUEENS**
**Nos. 5, 6, 7, 8 and 9**

*(Applications for an amendment to the South Jamaica Urban Renewal Plan, amendments to the City Map, an amendment of the Zoning Map and the disposition of city-owned property concerning the South Jamaica Urban Renewal Area.)*

**No. 5**
**CD 12**
**C 920184 HUQ**

**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development (HPD) for **an amendment to the South Jamaica Urban Renewal Plan**, pursuant to Section 197-c of the New York City Charter and Section 505 of General Municipal Law (Urban Renewal Law) of New York State.

The proposed 3rd Amendment provides for the following:

1) Map the following streets: Phroane Avenue Extension (which will divide Site 10c into Sites 10c and 10d-Phroane Avenue from its current end through the 166th Street will be eliminated) and Hendrickson Place.

2) Divide Site 12 into 12a and 12b and to change the land use from community facility to industrial use. Use Group 18 will be prohibited on Sites 12a and 12b and Use Group 16c will be prohibited on Site 12b.

3) Alter Sites 4a, 7, 8, 11, and 22a by the deletion of several lots from the sites. The lots to be deleted are as follows:

Site #	Block	Lot
4a	11980	6,8,11
7	10149	1, 2, 3, 4, 5, 6, 7, 9, 10, 26, 76
8	10128	18, 19, 20, 37, 39, 48, 50, 55, 56, 57, 58, 63, 64, 70
11	10140	1, 2, 6, 7, 8, 50, 51, 52, 53, 55
22a	10133	p.o. 30

Also the configuration of Site 19b in block 10131 is changed by incorporating lot 42 (which was originally a part of Site 21) and deleting lot 35.



4) The entire text of the Urban Renewal Plan has been up-dated to reflect the new standard form. Included in the new standard form is Section F.3 (Subdivisions) which allows HPD to subdivide sites subject to certain conditions.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 6**

**CD 12**

**C 890216 MMQ**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving:

- 1) the establishment of 165th Street from Phroane Avenue to Sayres Avenue;
- 2) the establishment of O'Donnell Road as a cul-de-sac, extending from the westerly side of Linden Boulevard;
- 3) the elimination of Phroane Avenue from 165th Street to 166th Street;
- 4) the modification of a corner of the intersection of Linden Boulevard and Guy R. Brewer Boulevard, and
- 6) the establishment and adjustment of legal grades necessitated thereby,

as well as the delineation of a sewer easement, and any acquisition or disposition of property related thereto, in accordance with Map No. 4879 dated January 8, 1991, and signed by the Borough President.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 7**

**CD 12**

**C 910097 MMQ**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving the establishment of Hendrickson Place from 166th Street to Merrick Boulevard, and the modification of legal grades necessitated thereby, and any acquisition or disposition of property related thereto, in accordance with Map No. 4891 dated September 24, 1991 and signed by the Borough President.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 8****CD 12****C 910098 ZMQ**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter, for **an amendment of the Zoning Map, Section No. 14d:**

- a) Changing from a C8-1 district to an M1-1 district property bounded by Merrick Boulevard, Hendrickson Place\*, a line 150 feet westerly of Merrick Boulevard, 107th Avenue, a line 100 feet easterly of 165th Street, South Road, and Grand Army Plaza;
- b) Changing from an R4 district to an M1-1 district property bounded by 107th Avenue, a line 150 feet westerly of Merrick Boulevard, Hendrickson Place\*, and 166th Street;
- c) Changing from a C8-1 district to an R4 district property bounded by Hendrickson Place\*, Merrick Boulevard, 108th Avenue, and a line 150 feet westerly of Merrick Boulevard; and
- d) Establishing within the proposed R4 district a C1-2 district bounded by Hendrickson Place\*, Merrick Boulevard, 108th Avenue, and a line 100 feet westerly of Merrick Boulevard;

as shown on a diagram dated March 16, 1992, and subject to the conditions of CEQR Declaration E-39.

\*NOTE: Hendrickson Place is proposed to be established by a related application for an amendment of the City Map C 910097 MMQ.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 9****CD 12****C 920185 HMQ**

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

The property to be disposed, **site 12b**, comprises a part of the block bounded by 107th Avenue, Merrick Boulevard, Hendrickson Place and 166th Street (block 10170, part of lot 21). It is to be disposed for industrial use to the Economic Development Corporation and then to a developer to be determined.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 10**

**CD 3**

**C 910262 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 at 34-25 69th Street** (Block 1256, Lot 42), **for continued use as a garage and storage facility.**

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 11**

**CD 7**

**C 920199 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 at 36-58 Main Street** (Block 4971, Lot 59), pursuant to zoning.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

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**No. 12**

**CD 6**

**C 910483 ZMQ**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 14a:**

1. eliminating from an existing R4 district a C1-2 district bounded by 63rd Road, a line 150 feet east of 108th Street, 65th Avenue, a line 150 feet west of 108th Street, 64th Road, Yellowstone Boulevard, 64th Avenue, and a line 150 feet west of 108th Street;

2. changing from an R4 district to an R6A district property bounded by a line midway between 62nd Road and 62nd Drive, 108th Street, 63rd Avenue, a line 125 feet east of 108th Street, 66th Avenue, 108th Street, 65th Avenue, a line 100 feet west of 108th Street, 64th Road, Yellowstone Boulevard, 64th Avenue, and a line 100 feet west of 108th Street;
  3. establishing within the proposed R6A district a C1-3 district bounded by 63rd Road, a line 125 feet east of 108th Street, 65th Avenue, a line 100 feet west of 108th Street, 64th Road, Yellowstone Boulevard, 64th Avenue, and a line 100 feet west of 108th Street;
  4. changing from an R4 district to an R4B district property bounded by 63rd Road, a line 100 feet west of 108th Street, 63rd Drive and a line 150 feet west of 108th Street;
  5. changing from an R4 district to an R7-1 district property bounded by:
    - a) 63rd Drive, a line 100 feet west of 108th Street, 64th Avenue, and a line 150 feet west of 108th Street; and
    - b) 64th Road, a line 100 feet west of 108th Street, 65th Avenue, and a line 150 feet west of 108th Street;
  6. changing from an R7-1 district to an R4B district property bounded by:
    - a) 63rd Road, a line 150 feet west of 108th Street, 63rd Drive and 102nd Street;
    - b) 64th Avenue, a line 160 feet west of 102nd Street, 65th Avenue, 102nd Street, a line midway between 65th Road and 66th Avenue, a line 200 feet east of 99th Street, 65th Avenue, and a line 160 feet east of 99th Street; and
  7. changing from an R7-1 district to an R5 district property bounded by a line midway between 65th Avenue and 65th Road, Yellowstone Boulevard, 66th Avenue, and 102nd Street;
- as shown on a diagram dated April 6, 1992.

**Resolution for adoption scheduling July 8, 1992 for a public hearing.**

**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX****No. 13****CD 6****C 920163 DMX****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 located at 1833 Bathgate Avenue (Block 2917, Lot 34), pursuant to zoning.**

(On June 10, 1992 Cal. No. 1, the Commission scheduled June 24, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14****CD 3****N 920133 NPX****PUBLIC HEARING:**

**IN THE MATTER OF** a plan concerning Bronx Community District #3, submitted by Bronx Community Board #3, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called **"Partnership for the Future; A 197a Plan for the Revitalization of Bronx Community District #3."**

The proposed plan can be seen at the City Planning Commission, 22 Reade Street, Room 6N, New York, New York 10007.

(On June 10, 1992 Cal. No. 2, the Commission scheduled June 24, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 15

CD 3

N 920665 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 up to 1,100 square feet of space located on the ground floor of 1276 Fulton Avenue a/k/a Bronx Lebanon Hospital (Block 2610, Lot 7), Bronx Community Board 3 Offices.**

(On June 12, 1992, the Commission duly advertised June 24, 1992 for a public hearing.)

**Close the hearing.**

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No. 16

CD 1

N 920666 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 up to 5,600 square feet of space located on the second floor of 332 East 149th Street (Block 2330, Lot 34), City Sheriff Offices.**

(On June 12, 1992, the Commission duly advertised June 24, 1992 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 17**

**CD 3**

**C 920019 PSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of General Services pursuant to Section 197-c of the New York City Charter for **site selection of property at Piers 35 and 36** (Block 241, part of Lot 13) and the bed of Marginal Street between Rutgers and Montgomery streets located at South Street at the foot of Clinton Street, **for use as a multi-agency garage and fueling facility.**

(On June 10, 1992 Cal. No. 3, the Commission scheduled June 24, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

**NOTICE**

**On June 24, 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 site selection of property at Piers 35 and 36, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 90-153M.)**

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**BOROUGH OF QUEENS**

**No. 18**

**CD 9**

**C 920200 PPQ**

**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 located on the west side of Kew Gardens Road, 68 feet north of 131st Street** (Block 9251, Lot 12), pursuant to zoning.

(On June 10, 1992 Cal. No. 4, the Commission scheduled June 24, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

**III. REPORTS**

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**BOROUGH OF THE BRONX****No. 19****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.

(On May 6, 1992 Cal. No. 1, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 37 the hearing was closed.)

**For consideration.**

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**No. 20****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.

(On May 6, 1992 Cal. No. 2, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 38 the hearing was closed.)

**For consideration.**



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**BOROUGH OF BROOKLYN****No. 21****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.

(On May 6, 1992 Cal. No. 4, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 21 the hearing was closed.)

**For consideration.**

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**No. 22****CD 14****N 920629 HKK**

**IN THE MATTER OF** a communiation dated March 6, 1992 from the Executive of the Landmarks Preservation Commission regarding the following **landmark rescission** by the Landmarks Preservation Commission on February 25, 1992. (List No. 242) **LANDMARK SITE OF FORMER KNICKERBOCKER FIELD CLUB L.P. 0988**, located at **114 East 18th Street**, Block 5097, Lot 39.

**For consideration.**

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**BOROUGH OF MANHATTAN****No. 23****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.

(On May 6, 1992 Cal. No. 5, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 24 the hearing was closed.)

**For consideration.**

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**Nos. 24, 25 and 26**

*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. 24****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 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. On May 20, 1992, Cal. No. 26 the hearing was closed.)

**For consideration.**

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**No. 25****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.**

(On May 6, 1992 Cal. No. 8, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 27 the hearing was closed.)

**For consideration.**

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**No. 26****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

(On May 6, 1992 Cal. No. 9, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 28 the hearing was closed.)

**For consideration.**

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**No. 27**

*(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**

**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 81-625, 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.

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**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:

\*\*\*

- (l) ~~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.~~
- (+) (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) (n) 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~~ ~~four~~ 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:



D. Maximum Special Permit Floor Area Allowances: (District-Wide Incentives)  
 --Subway station improvement (Section 81-53)

--	2.0 <sup>1</sup>	2.4 <sup>1</sup>	--	3.0	2.4	3.0
----	------------------	------------------	----	-----	-----	-----

E. Maximum Total FAR with District-Wide and As-of-Right Incentives

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
------------------	-------------------	-------------------	------	-------------------	------	------

F. Maximum As-of-Right Floor Area Allowances in Theatre Subdistrict: Except in Theater Subdistrict Core  
 --Theatre retention (Section 81-744)  
 --Through block galleria (Section 81-748)

--	1.0 <sup>1</sup>	1.0 <sup>1</sup>	--	1.0	--	--
--	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	--	--
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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	--	--
----	----	----	----	------	----	----

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>2,4</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 24-79)	1.6	2.0	2.4	No Limit	No Limit	2.4	No Limit
(b) on a "receiving lot" within Grand Central Subdistrict (Section 21-434)	-	-	-	-	-	1.0	1.0
(c) on a "receiving lot" within Grand Central Subdistrict (Section 21-435)	-	-	-	-	-	9.6	6.6

M. Maximum total FAR of a lot with transferred development rights from landmark zoning lot, Theatre Subdistrict Incentive District: Wide Incentives and As-of-Right Incentives	9.6	14.4	14.4	No Limit	No Limit	21.6	No Limit <sup>6</sup>
--	-----	------	------	----------	----------	------	-----------------------

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 21-435 in the Grand Central Subdistrict.

## 81-212

**Special provisions for transfer of development rights from landmark sites**

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Within the Grand Central Subdistrict, any transfer of development rights from a landmark site may be made pursuant to either Section 74-79 or Section 81-63, but not both.

## 81-23

**Floor Area Bonus for Urban Plazas**

\*\*\*

(4) There shall be no #floor area# bonus for an urban plaza on #zoning lots# in the Grand Central Subdistrict.

## 81-25

**General Provisions Relating to Height and Setback of Buildings**

\*\*\*

An applicant for plan approval by the Department of Buildings may elect to be governed by the provisions of either Section 81-26 (Height and Setback Regulations -- Daylight Compensation) or Section 81-27 (Alternate Height and Setback Regulations -- Daylight Evaluation) in addition to the provisions of this Section and of Section 81-622 (Special height and setback requirements) applicable to a #development# or #enlargement# within the Grand Central Subdistrict.

This Section sets forth the provisions which are common to both sets of regulations.

## 81-253

**Special provisions for Grand Central, Theatre, Fifth Avenue, and Preservation Subdistricts**

The provisions of Section 81-26 (Height and Setback Regulations) and 81-27 (Alternate Height and Setback Regulations) are supplemented and modified by special provisions applying in the Fifth Avenue Subdistrict, as set forth in Section 81-81 (General Provisions) and Section 81-83 (Special Street Wall Requirements), or in the Theatre Subdistrict as set forth in Section 81-71 (General Provisions) and Section 81-75 (Special Street Wall and Setback Requirements), or in the Grand Central Subdistrict, as set forth in Section 81-61 (General Provisions), 81-621 (Special street wall requirements) and 81-622 (Special height and setback requirements).



\*\*\*

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

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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

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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# having 50 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 50 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 (j) 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 81-462 (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 concerning the continuing maintenance program of the landmark and, for those "receiving" sites in the immediate

vicinity of the landmark, a report concerning the harmonious relationship of the #development# or #enlargement# to the landmark;

- (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 I 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#;
- (c) the modification of #bulk# regulations except #floor area ratio# and height and setback regulations; however, in the case of an #enlargement# to an existing #building# utilizing the transfer of development rights from a designated landmark, the Commission may modify the provisions of Sections 81-621 (Special street wall requirements), 81-622 (Special height and setback requirements), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements), Section 81-25 (General Provisions Relating to Height and Setback of Buildings), Section 81-26 (Height and Setback Regulations—Daylight Compensation), and 81-27 (Alternate Height and Setback Regulations—Daylight Evaluation) in order to accommodate existing structures and conditions.

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 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 below;
- (c) 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#;
- (d) 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 the surrounding area;
- (e) that the modifications of height and setback requirements and the requirements of Section 81-62 for an #enlargement# to an existing #building# are necessary because of the inherent constraints or conditions of the existing #building#, that the modifications are limited to the minimum needed, and that the proposal for modifications of height and setback requirements demonstrates to the satisfaction of the Commission that an integrated design is not feasible for the proposed #enlargement# which accommodates the transfer of development rights due to the conditions imposed by the existing #building# or configuration of the site.

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 of 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 points of pedestrian congestion, and improve the general network environment through connections into planned expansions of the network. The improvement may include, but is not limited to, 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.

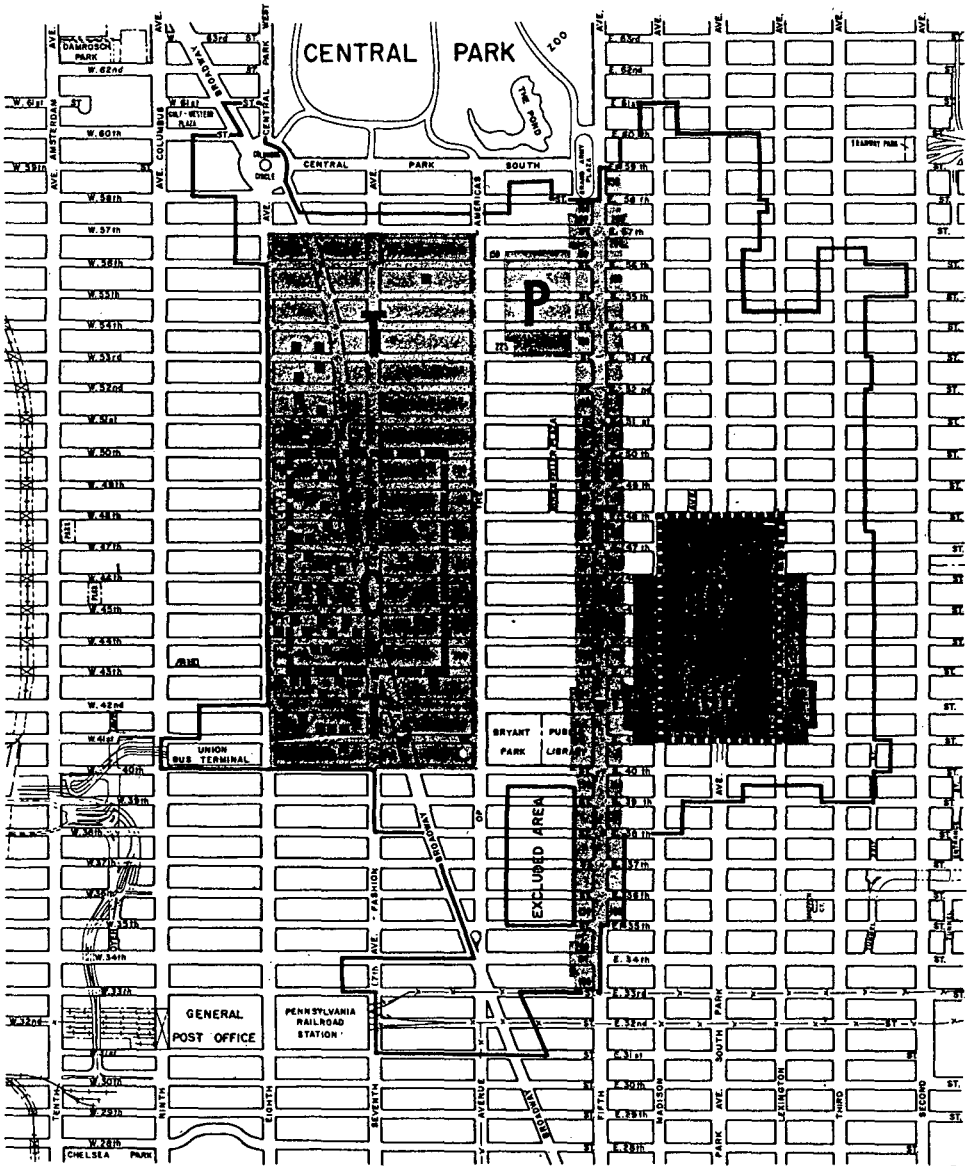
The special permit application to the Commission shall include information and justification sufficient to provide the Commission with a basis for evaluating the benefits to the general public from the proposed improvement. As part of the special permit application, the applicant shall submit schematic 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 (MTA) and any other entities which retain control and responsibility for the area of the proposed improvement. Prior to ULURP certification of the special permit application, the MTA and any other entities which retain control and responsibility for the area of the proposed improvement shall each provide a letter to the Commission containing a conceptual approval of the improvement including a statement of any considerations regarding the construction and operation of the improvement.

Prior to the grant of a special permit, the applicant shall obtain approvals of plans from the MTA and any other entities which retain control and responsibility for the area of the proposed improvement, and, if appropriate, 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.

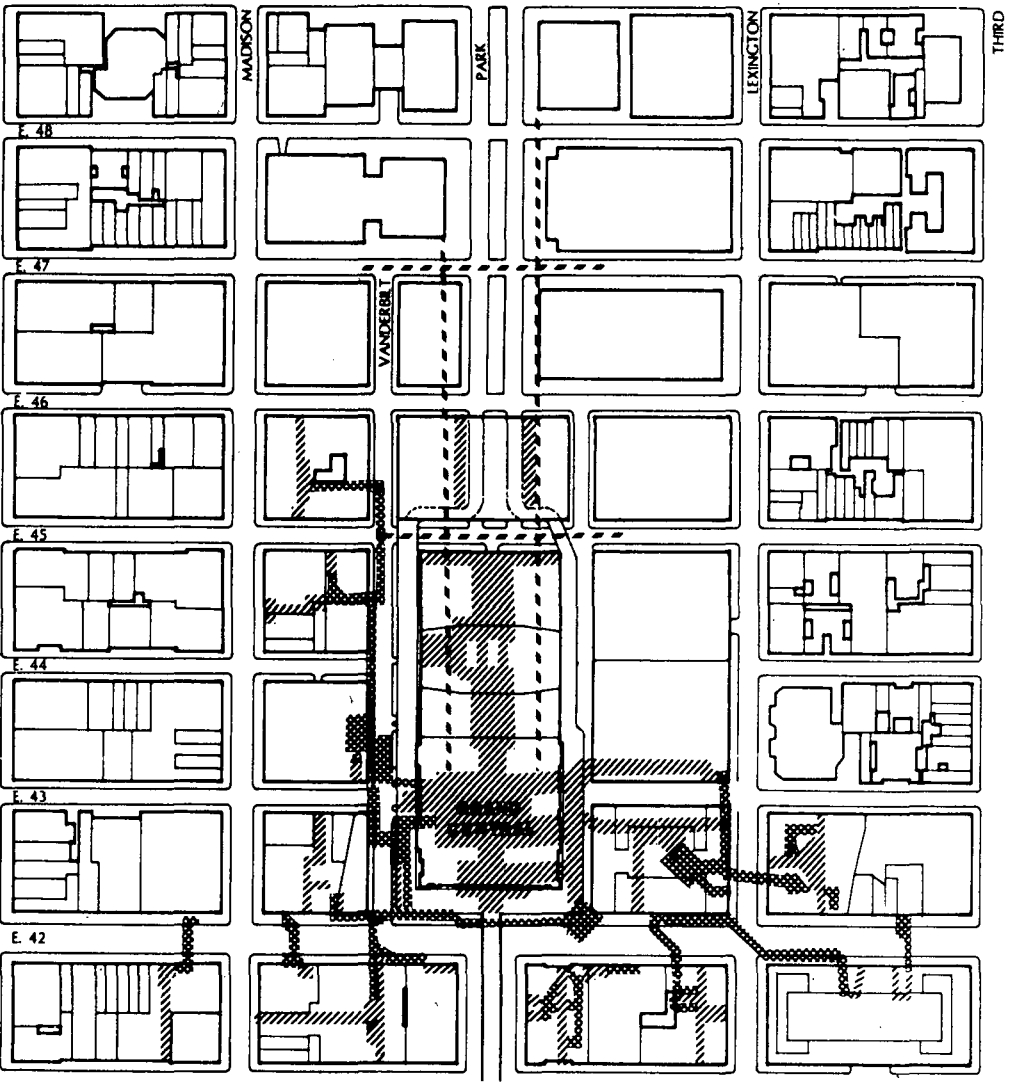
No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a "receiving lot" shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the Chairman of the City Planning Commission and the 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 1 - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

-  FIFTH AVENUE SUB DISTRICT
-  THEATRE SUB DISTRICT
-  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 item was laid over to May 20, 1992. On May 20, 1992, Cal. No. 29 the hearing was closed.)

**For consideration.**



**BOROUGH OF QUEENS**

No. 28

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 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. On May 20, 1992, Cal. No. 30 the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

Nos. 29, 30 and 31

*(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. 29

CD 3

N 910582 ZRR

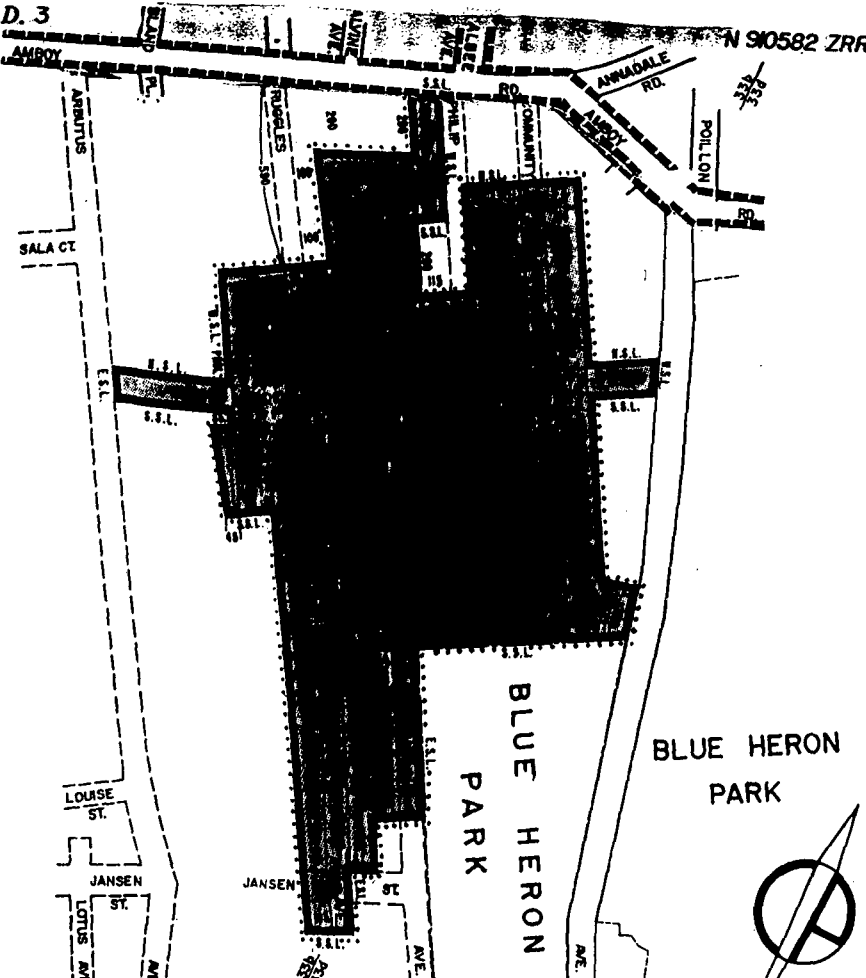
**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection pursuant to Section 201 of the New York City Charter and Section 107-21 of the Zoning Resolution for **an amendment of Appendix A** of Section 107-06, Special South Richmond Development District, 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.



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.

(On May 6, 1992, Cal. No. 12, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 32 the hearing was closed.)

**For consideration.**

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 No. 30

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 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. On May 20, 1992, Cal. No. 33 the hearing was closed.)

**For consideration.**

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**No. 31**

**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.

(On May 6, 1992 Cal. No. 14, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 34 the hearing was closed.)

**For consideration.**

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**Nos. 32 and 33**

*(Applications for an amendment of the Zoning Map and the grant of authorizations concerning the 123rd Precinct)*

**No. 32**

**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.

(On May 6, 1992 Cal. No. 16, the Commission scheduled May 20, 1992 for a public hearing. On May 20, 1992, Cal. No. 36 the hearing was closed.)

**For consideration.**

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**No. 33**

**CD 3**

**N 910058 RAR**

**IN THE MATTER OF** an application submitted by the New York City Police Department for the **grant of authorizations** pursuant to Sections 107-64 and 107-68 of the Zoning Resolution in order to remove trees and to modify an accessory parking facility for over 30 cars, **located at 837 Huguenot Avenue** in the Special South Richmond Development District. (Block 6332, Lot 78)

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.**

## IV. CITY PLANNING COMMISSION SCHEDULE OF MEETINGS

JULY 1 - DECEMBER 31, 1992

	S	M	T	W	T	F	S	NOTES
<b>JULY</b>				1	2	3 INDEPENDENCE DAY	4	
	5	6 REVIEW SESSION	7	8 CPC PUB. MTG.	9	10	11	
	12	13	14	15	16	17	18	
	19	20 REVIEW SESSION	21	22 CPC PUB. MTG.	23	24	25	
	26	27 REVIEW SESSION	28	29	30	31		
<b>AUGUST</b>							1	
	2	3 REVIEW SESSION	4	5 CPC PUB. MTG.	6	7	8	
	9	10	11	12	13	14	15	
	16	17 REVIEW SESSION	18	19 CPC PUB. MTG.	20	21	22	
	23 30	24 REVIEW SESSION	25	26	27	28	29	
<b>SEPTEMBER</b>			1	2	3	4	5	
	6	7 LABOR DAY	8	9 CPC PUB. MTG.	10	11	12	
	13	14 REVIEW SESSION	15	16	17	18	19	
	20	21 REVIEW SESSION	22	23 CPC PUB. MTG.	24	25	26	
	27	28 ROSH HASHANAH	29 ROSH HASHANAH	30				
<b>OCTOBER</b>					1	2	3	
	4	5 REVIEW SESSION	6 CPC PUB. MTG.	7 YOM KIPPUR	8	9	10	
	11	12 COLUMBUS DAY	13	14	15	16	17	
	18	19 REVIEW SESSION	20	21 CPC PUB. MTG.	22	23	24	
	25	26 REVIEW SESSION	27	28	29	30	31	
<b>NOVEMBER</b>	1	2 REVIEW SESSION	3 ELECTION DAY	4 CPC PUB. MTG.	5	6	7	
	8	9	10	11 VETERANS DAY	12	13	14	
	15	16 REVIEW SESSION	17	18 CPC PUB. MTG.	19	20	21	
	22	23 REVIEW SESSION	24	25	26 THANKSGIVING	27	28	
	29	30						
<b>DECEMBER</b>			1	2 CPC PUB. MTG.	3	4	5	
	6	7 REVIEW SESSION	8	9	10	11	12	
	13	14 REVIEW SESSION	15	16 CPC PUB. MTG.	17	18	19	
	20	21	22	23	24	25 CHRISTMAS	26	
	27	28 REVIEW SESSION	29	30	31			

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.

Public meetings are held on the second floor of City Hall in Room 16 (former Board of Estimate Chambers) starting at 10:00 A.M.