

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 19, 1994
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 920044 ZMX	11	Scheduled to be Heard 2/2/94	23	N 940249 HKM	1	Forward Report to City Council
2	C 920582 PQK	9	" "	24	N 940250 HKM	1	" "
3	C 930261 PPQ	12	" "	25	C 930548 ZSM	8	Favorable Report Adopted
4	N 920663 ZRM	8	" "	26	C 930135 ZSQ	7	" "
5	N 940303 ZRM	8	" "	27			
6	C 920353 PQX	9	Hearing Closed	28			
7	C 910508 PQX	5	" "	29			
8	N 940275 BDX	11	" "	30			
9	C 920458 PQK	1	" "	31			
10	C 930053 PQK	5	" "	32			
11	C 940130 ZMK	18	Hearing Continued	33			
12	C 940131 PSK N O T I C E	18	" "	34			
13	C 920215 ZSM	2	Hearing Closed	35			
14	C 920491 PQM	3	" "	36			
15	C 940060 HAM	11	" "	37			
16	C 940129 ZMM	7	" "	38			
17	C 930510 ZSM	5	" "	39			
* 18	C 920462 MMQ	10	" "	40			
* 19	C 920463 ZMQ	10	" "	41			
20	C 930165 PSQ	12	" "	42			
21	C 930381 ZMQ	5	" "	43			
22	C 910442 ZMX	2	Favorable Report Adopted	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB					
		22	23	24	25	26											
Victor G. Alcea, Acting Chairman	P	Y	Y	Y	Y	Y											
Eugenie L. Birch, A.I.C.P.	P	Y	Y	Y	Y	Y											
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y											
Anthony I. Giacobbe, ESQ.	P	Y	Y	Y	Y	Y											
Maxine Griffith	P	Y	Y	Y	Y	Y											
James C. Jao, R.A.	P	Y	Y	Y	Y	Y											
Brenda Levin	P	Y	Y	Y	Y	Y											
Joel A. Miele, SR., P.E.	P	Y	Y	Y	Y	Y											
Edward T. Rogowsky	P	Y	Y	Y	Y	Y											
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	Y	Y											
Analisa Torres, ESQ.	P	Y	Y	Y	Y	Y											
Jacob B. Ward, ESQ., Commissioners	A																

MEETING ADJOURNED AT: 1:20 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, JANUARY 19, 1994
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York

[No. 2]

Prepared by Lois McDaniel, Calendar Officer

A

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

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

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

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

B
CITY PLANNING COMMISSION

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

VICTOR G. ALICEA, *Acting Chairman*

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

AMANDA M. BURDEN, A.I.C.P.

ANTHONY I. GIACOBBE, *Esq.*

MAXINE GRIFFITH

JAMES C. JAO, R.A.

BRENDA LEVIN

JOEL A. MIELE, SR., P.E.

EDWARD T. ROGOWSKY

RONALD SHIFFMAN, A.I.C.P.

ANALISA TORRES, *Esq.*

JACOB B. WARD, *Esq.*, *Commissioners*

LOIS MCDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JANUARY 19, 1994

Roll Call; approval of minutes	1
I. Scheduling February 2, 1994	1
II. Public Hearings	20
III. Reports	30

**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 February 2, 1994, in 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 Hearing" 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, January 19, 1994

**APPROVAL OF MINUTES OF Regular Meeting of January 5, 1994
and Special Meeting of January 10, 1994**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 2, 1994
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 11

C 920044 ZMX

IN THE MATTER OF an application submitted by Frank Gabrielli pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 4a**, establishing within an existing R3-2 District a C1-2 District bounded by Eastchester Road, a line 150 feet south of Mace Avenue, a line 150 feet east of Eastchester Road, and a line 400 feet south of Mace Avenue, as shown on a diagram (for illustrative purposes only) dated November 1, 1993.

Resolution for adoption scheduling February 2, 1994 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 9

C 920582 PQK

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 317 Rogers Avenue (Block 1296, Lot 1), for continued use as a day care center. (Wil-Lo Haven Day Care Center)**

Resolution for adoption scheduling February 2, 1994 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 12

C 930261 PPQ

IN THE MATTER OF an application submitted 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 92-09 Union Hall Street (Block 10102, Lot 80), pursuant to zoning.**

Resolution for adoption scheduling February 2, 1994 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

(Amendment to Section 99-00 of the Zoning Resolution concerning the Special Madison Avenue Preservation District)

CD 8

N 920663 ZRM

IN THE MATTER OF an application submitted by Manhattan Community Board 8 and Carnegie Hill Neighbors Inc., 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 99-00 concerning the Special Madison Avenue Preservation District, as follows:

Matter in ~~Graytons~~ is new, to be added;

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

Matter within # # is defined in Section 12-10;

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

99-04

Special Bulk Provision

For the Purpose of this Chapter the maximum #floor area ratio# containing #residential uses# shall not exceed 10.00. ~~However, where building plans have been filed prior to May 31, 1973, a building permit issued, and construction of 50 percent of the #building# has been completed prior to May 31, 1984, the #development# may reach a maximum 12 #floor area ratio# provided it complies with all the provisions of this Chapter.~~ #Plazas#, #plaza#-connected open area or #arcades# shall not be eligible for any #floor area# bonus. ~~The provisions of this Chapter shall not apply to any #development# which received a variance from the Board of Standards and Appeals prior to May 31, 1973.~~

99-05

Special Street Wall and Height Regulations

99-051

Street walls along Madison Avenue

(a) Height and Setback

The base of the #street wall# of all #developments# on #zoning lots# having frontage on Madison Avenue shall be located at the Madison Avenue #street line#, and shall extend along the full length of such #street line# without setback for a height of (i) not less than 110 feet but not more than 120 feet above #curb level#, or (ii) the full height of the #building#, whichever is less.

Above the height of 120 feet above #curb level# the #street wall# of all #developments# shall be set back a minimum of ten feet from the #street line#, and, in addition, shall not penetrate the #sky exposure plane# set forth in Section 99-055 (Sky Exposure Plane).

(b) Recesses and Balconies

(1) Recesses are permitted above the height of twenty feet above #curb level#, or above the level of the second #story#, whichever is lower, in any #street wall# located at the Madison Avenue #street line#, as follows:

(i) ~~Recesses shall not exceed a depth of fifteen feet from the #street line#;~~

(ii) ~~The aggregate width of recesses at any height above #curb level# shall not exceed 75 percent of the width of the #street wall# at such height;~~

(iii) ~~The width of each recess shall be at least twice the depth of such recess; and~~

(i) At least 70 percent of the length of the #street wall# of a base shall be located at the Madison Avenue #street line#, and the remaining 30 percent of the #street wall# may be recessed from the #street line# to provide #outer courts#, balconies, or corner cutouts 15 feet or less in width. For #outer courts#, the provisions of Section 23-84 (Outer Court Regulations) shall not apply. In lieu thereof, the width of any such #court# shall be at least one and one third times its depth; and

(iv)

(ii) Where the #development# is adjacent to an existing #building# located on a #zoning lot# having frontage on Madison Avenue and the #street wall# of such existing #building# is not set back from the Madison Avenue #street line#, no recess shall be

provided in the #street wall# of the #development# for a minimum distance of ten feet from the adjacent corner of the existing #building# to a height equal to the height of the existing #building#. However, where such existing #building# is set back from the Madison Avenue #street line#, the #street wall# of the #development# may be recessed to a depth equal to the amount that the existing #building# is set back but not more than fifteen feet from the #street line#.

(2)

Recesses are required on a #zoning lot# having more than 50 feet of frontage on Madison Avenue, as follows:

~~In addition to the above requirements, where the surface area of the #street wall# located at the #street line# of Madison Avenue pursuant to subsection (a) above is greater than 9600 square feet, recesses in such #street wall# shall be 25 percent or more of such surface area.~~

(i) ~~Above a height of 20 feet above #curb level#, or above the level of the second #story#, which ever is lower, at least 25 per cent of the length of the #streetwall# of a base shall be recessed from the #street line# to a depth of at least five feet. Such recesses shall have a minimum depth of five feet, and shall be unobstructed from their lowest level to the sky.~~

(ii) ~~Above the base recesses equal to at least 20 percent of the length of the #streetwall# are required from the initial setback line located 10 feet from the #street line#. Such recesses shall be measured from the initial setback line, shall have a depth of at least five feet, and shall be unobstructed from their lowest level to the sky.~~

No balconies shall be permitted to extend beyond the #street wall# built in accordance with the provisions of subsection (a), above.

Balconies shall be permitted in recesses which are not required to be unobstructed from their lowest level to the sky.

(c) Dormer

A "dormer" may be allowed as a permitted obstruction within a required setback area above a height of 120 feet. A dormer may be located anywhere on Madison Avenue, and on a #narrow street# within 70 feet of its intersection with Madison

Avenue. However, a dormer shall not be located within 10 feet of a #side lot line# unless it fully abuts an adjoining #building#. The dormer shall rise vertically as an extension of the #street wall#.

On any #street# frontage the aggregate width of all dormers at the required initial setback level shall not exceed 60 percent of the length of the #street wall#. For each foot of height above 120 feet the aggregate width of all dormers shall be decreased by one per cent of its maximum permissible width at a height of 120 feet.

99-052

Street walls along side streets

(a) Height and Setback

The #street wall# of all #developments# on #zoning lots# having frontage along any side #street# shall extend along the full length of the #street line# on such side #street# without setback for (i) a height of 60 feet above #curb level#; or (ii) the height of the #street wall# of an existing #building#, at the #street line#, on a #zoning lot# having frontage on such side #street# and adjacent to such new #development#, whichever is higher. However, for a distance of fifty feet from the Madison Avenue #street line#, the #street wall# on the side #street# shall extend along the side #street line# for a height equal to the height of the #street wall# on Madison Avenue built to the #street line# pursuant to Section 99-051 (a) (Street walls along Madison Avenue) and may extend along such side #street line# for a distance of seventy feet from the Madison Avenue #street line#.

Above the height required to be built to the #street line# above, the #street wall# along the side #street# shall be set back a minimum of fifteen feet from the #street line# and, in addition, shall not penetrate the #sky exposure plane# set forth in Section 99-055 (b).

(b) Recesses are permitted in the #street wall# along any side #street#. Such recesses shall, as follows:

(i) — not exceed a depth of ten feet from the #street line#;

(ii) — not be permitted within a distance of ten feet of the Madison Avenue #street line#; and

(iii) — have a width equal to at least twice the depth of such recess.

(f) At any height, at least 70 percent of the length of the #street wall# of a

base shall be located at the #street line#, and the remaining 30 percent of the #street wall# may be recessed to provide #outer courts#, or balconies, 15 feet or less in width along any #street#. For #outer courts#, the provisions of Section 23-84 (Outer Court Regulations) shall not apply. In lieu thereof, the width of any such #court# shall be at least one and one third times its depth; and

- (2) ~~In Addition to the above requirements,~~ Where the #development# is adjacent to an existing #building# located on a #zoning lot# having frontage on such side #street#, and the #street wall# of such existing #building# is not set back from the #street line#, no recess shall be permitted in the #street wall# of the #development# within a distance of ten feet from the existing #building#. If such existing #building# is set back from the #street line# of the side #street#, a recess shall be provided in the #development#, with a depth equal to the depth of the setback of the existing #building# from the #street line#, but not exceeding ten feet from the #street line#, within a minimum distance of ten feet in width from the existing #building#. Such recess shall be unobstructed from its lowest level to the sky.

No balconies shall be permitted to extend beyond the #street wall# built in accordance with the provisions of subsection (a) above.

Balconies shall be permitted in recesses which are not required to be unobstructed from their lowest level to the sky.

99-053

Special provisions for narrow buildings

If the width of the #street wall# of the #development# built pursuant to Section 99-051 or 99-052 is 45 feet or less ~~than 40 feet~~, or if the width of the #street wall# of an #enlargement# is 45 feet or less, then such #development# or #enlargement# shall comply with the provisions of Section 23-692.

- (a) ~~the maximum height of the #building# shall be 150 feet above #curb level#;~~
and
- (b) ~~windows, with a minimum area of 4.5 square feet, shall be provided on every #street wall# without #legally required windows#, above the height of the #building# adjacent to such #street wall#, in an aggregate amount equal to a minimum of one window for every 15 feet of #building# height~~

~~exceeding the height of such adjacent #building#. Such windows may be provided anywhere on the #street wall#.~~

99-054

Height limitation plane within the midblock transition portion

The Midblock Transition Portion is that portion of a #zoning lot# located within the area between 70 and 100 feet from the Madison Avenue #street line# except for a #zoning lot# which has frontage on a #wide street# not located in a historic district. Within the Midblock Transition Portion, a #building# shall not penetrate the imaginary plane, known as the height limitation plane, that begins above the line 100 feet from the Madison Avenue #street line# at a height twenty feet above the height of the #street wall# at the #street line# built pursuant to Section 99-052 (a) (Height and Setback), and rises over the Midblock Transition Portion to a height of 120 feet above #curb level# at a distance of seventy feet from the Madison Avenue #street line#.

99-055

Sky exposure plane

~~No #building# in the #Special Madison Avenue Preservation District# shall penetrate the #sky exposure planes# established in this Section.~~

(a) ~~———— Sky Exposure Plane Along Madison Avenue Frontage~~

~~The #sky exposure plane# for Madison Avenue #street wall# begins above the #street line# of Madison Avenue at a height of 120 feet above #curb level# and rises over a #zoning lot# in accordance with the formula:~~

$$\frac{2B - y}{T - a}$$

(b) ~~———— Sky Exposure Plane Along Side Streets~~

~~The #sky exposure plane# for any #street wall# other than the #street wall# along Madison Avenue begins above the #street line# of such #street# at a height of 120 feet above #curb level# and rises over a #zoning lot# in accordance with the formula:~~

$$\frac{1.5B - y}{T - a}$$

For the purpose of this Section:

B = width of #zoning lot# frontage

T = aggregate width of #street wall# at any point above the height of 120 feet above #curb level#

v = height of #street wall# above the height of 120 feet above #curb level#

a = setback of the #street wall# from the #street line#

(ILLUSTRATION)

ILLUSTRATION OF SKY EXPOSURE PLANE

Maximum Building Height

The height of all #developments# or #enlargements# shall not exceed 170 feet above #curb level#. However, such #development# or #enlargement# may exceed 170 feet, to a height of 210 feet, provided that the gross area of each #story# located above 170 feet does not exceed 80 percent of the gross area of that #story# directly below it.

99-06

Mandatory Tree Planting Provisions

All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper at the time of planting on sidewalks for the entire length of #street# frontage of the #zoning lot#. Those trees shall be planted at maximum intervals of 25 feet and be provided with metal guards in accordance with Highway Department guidelines.

~~Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirement existing prior to December 15, 1977.~~

99-07

Off-Street Parking Regulations

~~No #accessory# off street parking spaces shall be required for #residential use#, and the number of any such off street parking spaces shall not exceed 35 percent of the~~

~~number of #dwelling units#. Where #accessory# off-street parking is provided, in no case shall curb cuts for vehicular access be located on Madison Avenue or on a #street# within 50 feet of its intersection with the #street line# of Madison Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District. All #accessory# parking spaces shall be designed and operated exclusively for the long term storage of the private passenger motor vehicles used by the occupants of such residences. The parking requirements set forth in Section 25-21, 25-31, 36-21, or 36-31 shall not apply to any #development# for which the Commissioner of Buildings has certified that there is no way to provide the required parking spaces with access to a #street# in conformity with the provisions of this Section.~~

The maximum number of permitted and the minimum number of required #accessory# off-street parking spaces for new #developments# or #enlargements# in the area of the Special District located within Community District 8 are set forth in Article I, Chapter 3.

99-08

Inapplicability of This Chapter

~~The regulations set forth in this Chapter shall not apply to property located on the east side of Madison Avenue from East 93rd Street to East 94th Street for which a special permit has been granted by the Commission and the Board of Estimate pursuant to Section 74-843.~~

99-09

Authorization to Waive Midblock Transition Portion Heights Limitation

Where the #development# is located on a #zoning lot# in the Upper East Side Historic District which #zoning lot# also contains a #landmark building# or #style building# to be preserved, or, where a #zoning lot# is not located in the Upper East Side Historic District and the #zoning lot# contains a #building# to be preserved which the Landmarks Preservation Commission has designated as a landmark or certifies in a report by the staff or the Commission to be comparable to a #style building#, the City Planning Commission may authorize the waiver of the requirements of Section 99-054 (Height limitation plane within the midblock transition portion), provided the City Planning Commission finds that:

(4)

(a)

the #development# complies with the goals and purposes of the #Special Madison Avenue Preservation District# as specified in Section 99-00 (General Purposes);

- (2) the #development# will not alter either the character of the neighborhood or the character sought to be achieved by the Special District;
- (3) the #development# will have a harmonious relationship with the #building# to be preserved; and
- (4) the Landmarks Preservation Commission reports that a program for continued maintenance of the #building# to be preserved has been established.

Resolution for adoption scheduling February 2, 1994 for a public hearing.

No. 5

(Amendment to Section 99-00 of the Zoning Resolution concerning the Special Madison Avenue Preservation District)

CD 8

N 940303 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 Section 99-00 concerning the Special Madison Avenue Preservation District, as follows:

- Matter in ~~Graytone~~ is new, to be added;
- Matter in ~~strikeout~~ is old, to be deleted;
- Matter within # # is defined in Section 12-10;
- *** indicates where unchanged text appears in the Zoning Resolution

99-04
Special Bulk Provision

For the Purpose of this Chapter the maximum #floor area ratio# containing #residential uses# shall not exceed 10.00. ~~However, where building plans have been filed prior to May 31, 1973, a building permit issued, and construction of 50 percent of the #building# has been completed prior to May 31, 1984, the #development# may reach a maximum 12 #floor area ratio# provided it complies with all the provisions of this Chapter.~~ #Plazas#, #plaza#-connected open area or #arcades# shall not be

eligible for any #floor area# bonus. ~~The provisions of this Chapter shall not apply to any #development# which received a variance from the Board of Standards and Appeals prior to May 31, 1973.~~

99-05

Special Street Wall and Height Regulations

99-051

Street walls along Madison Avenue

(a) Height and Setback

The ~~base of the~~ #street wall# of all #developments# on #zoning lots# having frontage on Madison Avenue shall be located at the Madison Avenue #street line#, and shall extend along the full length of such #street line# without setback for a height of (i) not less than 110 feet but not more than 120 feet above #curb level#, or (ii) the full height of the #building#, whichever is less.

Above the height of 120 feet above #curb level# the #street wall# of all #developments# shall be set back a minimum of ten feet from the #street line#, and, ~~in addition, shall not penetrate the #sky exposure plane# set forth in Section 99-055 (Sky Exposure Plane).~~

(b) Recesses and Balconies

(1) Recesses are permitted above the height of twenty feet above #curb level#, or above the level of the second #story#, whichever is lower, in any #street wall# located at the Madison Avenue #street line#, as follows:

(i) ~~Recesses shall not exceed a depth of fifteen feet from the #street line#;~~

(ii) ~~The aggregate width of recesses at any height above #curb level# shall not exceed 75 percent of the width of the #street wall# at such height;~~

(iii) ~~The width of each recess shall be at least twice the depth of such recess; and~~

(1) At least 70 percent of the length of the #street wall# of a base shall be located at the Madison Avenue #street line#, and the remaining 30 percent of the #street wall# may be recessed from

the #street line# to provide #outer courts#, balconies, or corner cutouts 15 feet or less in width. For #outer courts#, the provisions of Section 23-84 (Outer Court Regulations) shall not apply. In lieu thereof, the width of any such #court# shall be at least one and one third times its depth; and

(iv)

(ii)

Where the #development# is adjacent to an existing #building# located on a #zoning lot# having frontage on Madison Avenue and the #street wall# of such existing #building# is not set back from the Madison Avenue #street line#, no recess shall be provided in the #street wall# of the #development# for a minimum distance of ten feet from the adjacent corner of the existing #building# to a height equal to the height of the existing #building#. However, where such existing #building# is set back from the Madison Avenue #street line#, the #street wall# of the #development# may be recessed to a depth equal to the amount that the existing #building# is set back but not more than fifteen feet from the #street line#.

(2)

Recesses are required on a #zoning lot# having more than 50 feet of frontage on Madison Avenue, as follows:

~~In addition to the above requirements, where the surface area of the #street wall# located at the #street line# of Madison Avenue pursuant to subsection (a) above is greater than 9600 square feet, recesses in such #street wall# shall be 25 percent or more of such surface area.~~

(i)

Above a height of 20 feet above #curb level#, or above the level of the second #story#, which ever is lower, at least 25 per cent of the length of the #streetwall# of a base shall be recessed from the #street line# to a depth of at least five feet. Such recesses shall ~~have a minimum depth of five feet, and shall be~~ unobstructed from their lowest level to the sky.

(ii)

Above the base recesses equal to at least 20 percent of the length of the #streetwall# are required from the initial setback line located 10 feet from the #street line#. Such recesses shall be measured from the initial setback line, shall have a depth of at least five feet, and shall be unobstructed from their lowest level to the sky.

No balconies shall be permitted to extend beyond the #street wall# built in accordance with the provisions of subsection (a), above.

Balconies shall be permitted in recesses which are not required to be unobstructed from their lowest level to the sky.

(c) Dormer

A "dormer" may be allowed as a permitted obstruction within a required setback area above a height of 120 feet. A dormer may be located anywhere on Madison Avenue, and on a #narrow street# within 70 feet of its intersection with Madison Avenue. However, a dormer shall not be located within 10 feet of a #side lot line# unless it fully abuts an adjoining #building#. The dormer shall rise vertically as an extension of the #street wall#.

On any #street# frontage the aggregate width of all dormers at the required initial setback level shall not exceed 60 percent of the length of the #street wall#. For each foot of height above 120 feet the aggregate width of all dormers shall be decreased by one per cent of its maximum permissible width at a height of 120 feet.

99-052

Street walls along side streets

(a) Height and Setback

The #street wall# of all #developments# on #zoning lots# having frontage along any side #street# shall extend along the full length of the #street line# on such side #street# without setback for (i) a height of 60 feet above #curb level#; or (ii) the height of the #street wall# of an existing #building#, at the #street line#, on a #zoning lot# having frontage on such side #street# and adjacent to such new #development#, whichever is higher. However, for a distance of fifty feet from the Madison Avenue #street line#, the #street wall# on the side #street# shall extend along the side #street line# for a height equal to the height of the #street wall# on Madison Avenue built to the #street line# pursuant to Section 99-051 (a) (Street walls along Madison Avenue) and may extend along such side #street line# for a distance of seventy feet from the Madison Avenue #street line#.

Above the height required to be built to the #street line# above, the #street wall# along the side #street# shall be set back a minimum of fifteen feet from the #street line# and, in addition, shall not penetrate the #sky exposure plane# set forth in Section 99-055 (b).

(b) Recesses are permitted in the #street wall# along any side #street#. ~~Such recesses shall, as follows:~~

~~(i) not exceed a depth of ten feet from the #street line#;~~

~~(ii) not be permitted within a distance of ten feet of the Madison Avenue #street line#; and~~

~~(iii) have a width equal to at least twice the depth of such recess.~~

(1) ~~At any height, at least 70 percent of the length of the #street wall# of a base shall be located at the #street line#, and the remaining 30 percent of the #street wall# may be recessed to provide #outer courts#, or balconies, 15 feet or less in width along any #street#. For #outer courts#, the provisions of Section 23-84 (Outer Court Regulations) shall not apply. In lieu thereof, the width of any such #court# shall be at least one and one third times its depth; and~~

(2) ~~In Addition to the above requirements, Where the #development# is adjacent to an existing #building# located on a #zoning lot# having frontage on such side #street#, and the #street wall# of such existing #building# is not set back from the #street line#, no recess shall be permitted in the #street wall# of the #development# within a distance of ten feet from the existing #building#. If such existing #building# is set back from the #street line# of the side #street#, a recess shall be provided in the #development#, with a depth equal to the depth of the setback of the existing #building# from the #street line#, but not exceeding ten feet from the #street line#, within a minimum distance of ten feet in width from the existing #building#. Such recess shall be unobstructed from its lowest level to the sky.~~

No balconies shall be permitted to extend beyond the #street wall# built in accordance with the provisions of subsection (a) above.

Balconies shall be permitted in recesses which are not required to be unobstructed from their lowest level to the sky.

99-053

Special provisions for narrow buildings

If the width of the #street wall# of the #development# built pursuant to Section 99-051 or 99-052 is 45 feet or less than 40 feet, or if the width of the #street wall# of an #enlargement# is 45 feet or less, then such #development# or #enlargement# shall comply with the provisions of Section 23-692.

- (a) ~~the maximum height of the #building# shall be 150 feet above #curb level#; and~~
- (b) ~~windows, with a minimum area of 4.5 square feet, shall be provided on every #street wall# without #legally required windows#, above the height of the #building# adjacent to such #street wall#, in an aggregate amount equal to a minimum of one window for every 15 feet of #building# height exceeding the height of such adjacent #building#. Such windows may be provided anywhere on the #street wall#.~~

99-054

Height limitation plane within the midblock transition portion

The Midblock Transition Portion is that portion of a #zoning lot# located within the area between 70 and 100 feet from the Madison Avenue #street line# except for a #zoning lot# which has frontage on a #wide street# not located in a historic district. Within the Midblock Transition Portion, a #building# shall not penetrate the imaginary plane, known as the height limitation plane, that begins above the line 100 feet from the Madison Avenue #street line# at a height twenty feet above the height of the #street wall# at the #street line# built pursuant to Section 99-052 (a) (Height and Setback), and rises over the Midblock Transition Portion to a height of 120 feet above #curb level# at a distance of seventy feet from the Madison Avenue #street line#.

99-055

~~Sky exposure plane~~

~~No #building# in the #Special Madison Avenue Preservation District# shall penetrate the #sky exposure planes# established in this Section.~~

- (a) ~~Sky Exposure Plane Along Madison Avenue Frontage~~

~~The #sky exposure plane# for Madison Avenue #street wall# begins above the #street line# of Madison Avenue at a height of 120 feet above #curb level# and rises~~

over a #zoning lot# in accordance with the formula:

$$\frac{2B - v}{T - a}$$

(b) Sky Exposure Plane Along Side Streets

The #sky exposure plane# for any #street wall# other than the #street wall# along Madison Avenue begins above the #street line# of such #street# at a height of 120 feet above #curb level# and rises over a #zoning lot# in accordance with the formula:

$$\frac{1.5B - v}{T - a}$$

For the purpose of this Section:

B = width of #zoning lot# frontage

T = aggregate width of #street wall# at any point above the height of 120 feet above #curb level#

v = height of #street wall# above the height of 120 feet above #curb level#

a = setback of the #street wall# from the #street line#

(ILLUSTRATION)

ILLUSTRATION OF SKY EXPOSURE PLANE

Maximum Building Height

The height of all #developments# or #enlargements# shall not exceed 170 feet above #curb level#. However, such #development# or #enlargement# may exceed 170 feet, to a height of 210 feet or 19 stories, whichever is less, provided that the gross area of each #story# located more than 170 above #curb level# feet does not exceed 80 percent of the gross area of that #story# directly below it.

99-06

Mandatory Tree Planting Provisions

All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper at the time of planting on sidewalks for the entire length of #street# frontage of the #zoning lot#. Those trees shall be planted at maximum intervals of 25 feet and be provided with metal guards in accordance with Highway Department guidelines.

~~Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirement existing prior to December 15, 1977.~~

99-07

Off-Street Parking Regulations

~~No #accessory# off street parking spaces shall be required for #residential use#, and the number of any such off street parking spaces shall not exceed 35 percent of the number of #dwelling units#. Where #accessory# off-street parking is provided, in no case shall curb cuts for vehicular access be located on Madison Avenue or on a #street# within 50 feet of its intersection with the #street line# of Madison Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District. All #accessory# parking spaces shall be designed and operated exclusively for the long term storage of the private passenger motor vehicles used by the occupants of such residences. The parking requirements set forth in Section 25 21, 25 31, 36 21, or 36 31 shall not apply to any #development# for which the Commissioner of Buildings has certified that there is no way to provide the required parking spaces with access to a #street# in conformity with the provisions of this Section.~~

The maximum number of permitted and the minimum number of required #accessory# off-street parking spaces for new #developments# or #enlargements# in the area of the Special District located within Community District 8 are set forth in Article I, Chapter 3.

99-08

Inapplicability of This Chapter

~~The regulations set forth in this Chapter shall not apply to property located on the east side of Madison Avenue from East 93rd Street to East 94th Street for which a special permit has been granted by the Commission and the Board of Estimate pursuant to Section 74 843.~~

99-09

Authorization to Waive Midblock Transition Portion Heights Limitation

Where the #development# is located on a #zoning lot# in the Upper East Side Historic District which #zoning lot# also contains a #landmark building# or #style building# to be preserved, or, where a #zoning lot# is not located in the Upper East Side Historic District and the #zoning lot# contains a #building# to be preserved which the Landmarks Preservation Commission has designated as a landmark or certifies in a report by the staff or the Commission to be comparable to a #style building#, the City Planning Commission may authorize the waiver of the requirements of Section 99-054 (Height limitation plane within the midblock transition portion), provided the City Planning Commission finds that:

(1)

(a)

the #development# complies with the goals and purposes of the #Special Madison Avenue Preservation District# as specified in Section 99-00 (General Purposes);

(2)

(b)

the #development# will not alter either the character of the neighborhood or the character sought to be achieved by the Special District;

(3)

(c)

the #development# will have a harmonious relationship with the #building# to be preserved; and

(4)

(d)

the Landmarks Preservation Commission reports that a program for continued maintenance of the #building# to be preserved has been established.

Resolution for adoption scheduling February 2, 1994 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 6

CD 9

C 920353 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 411 Torry Avenue (Block 3508, Lot 56) for continued use as an Agency Operated Group Home.**

(On January 5, 1994, Cal. No. 1, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 5

C 910508 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 1732 Davidson Avenue (Block 2861, Lot 63), for continued use as a day care center. (Davidson Avenue Day Care Center)**

(On January 5, 1994, Cal. No. 2, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

CD 11

N 940275 BDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Office of Business Services on behalf of the White Plains Road District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the establishment of the White Plains Road Business Improvement District**. The preparation of the plan was authorized by resolution of the Board of Estimate on August 19, 1982, Calendar No. 285.

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

(On January 5, 1994, Cal. No. 3, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

CD 1

C 920458 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 384 South Fourth Street (Block 2451, Lot 8), for use as a day care center**. (Nuestro Ninos Day Care Center)

(On January 5, 1994, Cal. No. 4, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 5

C 930053 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 3208 Fulton Street (Block 4140, Lot 13), for use as a senior citizens center. (Cypress Hills Fulton Senior Citizens Center)

(On January 5, 1994, Cal. No. 5, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 11 and 12

(Applications for an amendment of the Zoning Map and site selection of property for use as a combined sewer overflow facility, a vehicle dispatching facility with accessory offices, a vehicle maintenance facility, and community board offices.)

No. 11

CD 18

C 940130 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a, changing from an R5 district to an M1-1 district property bounded by Ralph Avenue, Bergen Avenue, the northeasterly prolongation of the center line of Avenue K, the southwesterly U.S. Pierhead and Bulkhead Line of Paerdegat Basin, and the southwesterly prolongation of the northwesterly U.S. Pierhead and Bulkhead Line of Paerdegat Basin, as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

(On January 5, 1994, Cal. No. 6, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Continue the hearing.

No. 12

CD 18

C 940131 PSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for **site selection of property located at the head of Paerdegat Basin** (Block 8338, part of Lot 1), **between Paerdegat Basin and Flatlands, Ralph and Bergen avenues**, for use as a combined sewer overflow facility, a vehicle dispatching facility with accessory offices, a vehicle maintenance facility, and community board offices.

(On January 5, 1994, Cal. No. 7, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Continue the hearing.

NOTICE

On January 19, 1994 at 10:00 a. m. in City Hall, New York, a public hearing is being held by the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Paerdegat Basin Combined Sewer Overflow facility, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 94DEP051K.)

BOROUGH OF MANHATTAN

No. 13

CD 2

C 920215 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Royal Crospin Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-782 of the Zoning Resolution to permit the modification of the use regulations of Section 42-14D 1(b) of the Zoning Resolution to allow joint living-work quarters for artists on the fourth and sixth floors of a building located at 552/556 Broadway, between Prince Street and Spring Street (Block 497, Lot 12), in an M1-5B district.

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

(On January 5, 1994, Cal. No. 8, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 3

C 920491 PQM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration, the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 115 Chrystie Street (Block 423, Lot 22), for use as day care centers and senior citizens center. (Hester Street School Age and Garment Industry day care centers and Project Open Door senior citizens center)

(On January 5, 1994, Cal. No. 9, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 11

C 940060 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:
 - a) **the designation of 331-345 East 105th Street**, on the northerly side of East 105th Street, between First and Second avenues (Block 1677, Lots 14, 18, 19, 20 and 21) **as an Urban Development Action Area;**
 - b) **an Urban Development Action Area Project for such area;** and
2. pursuant to Section 197-c of the New York City Charter, **the disposition of such property to a developer to be selected by HPD.**

The proposed actions would **facilitate the construction of a HUD Section 202 development**, tentatively known as Carlos Rios Senior Residence, containing 101 units of rental housing for elderly persons of low income; and one apartment for the superintendent.

(On January 5, 1994, Cal. No. 10, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 16

CD 7

C 940129 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8c**, changing from a C4-7A district to a C4-6A district property bounded by West 68th Street, a line 100 feet easterly of Broadway,

a line midway between West 71st Street and West 72nd Street, a line 100 feet westerly of Broadway, a line 100 feet westerly of Amsterdam Avenue, West 70th Street, and Amsterdam Avenue, as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

(On January 5, 1994, Cal. No. 11, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 5

C 930510 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 4518 Associates pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to permit large retail establishments with no limit on floor area per establishment, on portions of the cellar, second, third and fourth floors, of a building located at 620 Avenue of the Americas (Block 820, Lot 1), in an M1-6M district, within the Ladies' Mile 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 January 5, 1994, Cal. No. 12, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 18 and 19

(Applications for an amendment to the City Map and an amendment of the Zoning Map concerning the establishment of a nursery)

No. 18

CD 10

C 920462 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Carmine Verdino pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination of 111th Avenue from 109th Street to 110th Street and the discontinuance and closing of a portion thereof, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4899 dated October 8, 1992 and signed by the Borough President.

(On January 5, 1994, Cal. No. 13, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 10

C 920463 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Carmine Verdino pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18a, establishing within an existing R4 District a C2-2 District bounded by 110th Street, Rockaway Boulevard, 109th Street, and a line 150 feet north of Rockaway Boulevard, as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

(On January 5, 1994, Cal. No. 14, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 12

C 930165 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for **site selection of property located at 201-30 Hollis Avenue (Block 10941, Lot 206), for use as a day care center.** (Blanche Community Progress #1 Day Care Center)

(On January 5, 1994, Cal. No. 15, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 5

C 930381 ZMQ

PUBLIC HEARING:

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:**

- a) eliminating from an existing R4 District a C1-2 District bounded by 79th Street, a line 150 feet north of Eliot Avenue, a line midway between 79th Street and 80th Street, Eliot Avenue, 81st Street, and a line 150 feet south of Eliot Avenue;
- b) changing from an R4 District to an R4B District property bounded by Caldwell Avenue, a line midway between 79th Street and 80th Street, Eliot Avenue, 82nd Street, 60th Road and its easterly prolongation, 83rd Place, the westerly prolongation of 60th Drive, 84th Street, 62nd Avenue, 82nd Street, Juniper Boulevard North, a line midway between 76th Street and 77th Street, Eliot Avenue and 77th Place, and

- c) establishing within the proposed R4B District a C1-4 District bounded by Eliot Avenue, a line midway between 80th Street and 81st Street, a line 100 feet south of Eliot Avenue, and a line midway between 79th Street and 80th Street,

as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

(On January 5, 1994, Cal. No. 16, the Commission scheduled January 19, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 22

CD 2

C 910442 ZMX

IN THE MATTER OF an application submitted by 676 Hunts Point Avenue Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 6c:**

- a) changing from an R6 district to an M1-1 district property bounded by Spofford Avenue, Longfellow Avenue, Hunt's Point Avenue and Byrant Avenue; and
- b) eliminating from the existing R6 district a C2-4 district bounded by Spofford Avenue, Longfellow Avenue, Hunt's Point Avenue and Byrant Avenue,

as shown on a diagram (for illustrative purposes only) dated September 7, 1993 and subject to the conditions of CEQR Declaration E-49.

(On December 1, 1993, Cal. No. 1, the Commission scheduled December 15, 1993 for a public hearing. On December 15, 1993, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 23 and 24

*(Historic District Designations Pursuant to Section 3020.8(b)
of the New York City Charter)*

No. 23

CD 1

N 940249 HKM

IN THE MATTER OF a communication dated November 24, 1993, from the Executive Director of the Landmarks Preservation Commission regarding **the Ellis**

Island Historic District designated by the Landmarks Preservation Commission on November 16, 1993, (List No. 255) generally bounded by a line beginning at the southeast corner of Block 1, Lot 201, extending westerly along the southern lot line to the southwest corner of Block 1, Lot 201, northerly along the western lot line to the northwest corner of Block 1, Lot 201, easterly along the northern lot line to the northeast corner of Block 1, Lot 201, southerly along the eastern lot line to the point of beginning.

(On December 17, 1993, the Commission duly advertised January 5, 1994 for a public hearing. On January 5, 1994, Cal. No. 29, the hearing was closed.)

For consideration.

No. 24

CD 1

N 940250 HKM

IN THE MATTER OF a communication dated November 24, 1993, from the Executive Director of the Landmarks Preservation Commission regarding **the Ellis Island, Main Building (Interior), second and third story interiors** consisting of the two-story Registry Room (Great Hall); and the fixtures and interior components of these spaces, including but not limited to, wall surfaces; ceiling surfaces, including the Guastavino tile vaults; floor surfaces; piers; windows; chandeliers and lighting fixtures; balcony railings; and attached furnishings; designated by the Landmarks Preservation Commission on November 16, 1993, (List No. 255), Block 1, Lot 201 in part.

For consideration.

No. 25

CD 8

C 930548 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Noga Realty, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution to permit the modification of:

- a) the use regulations of Article II, Chapter 2 (Use Regulations) to allow office use (use group 6B) in the cellar and on the 1st through the 6th floors; and

- b) the height regulations of Section 92-09 (Special Regulations for Narrow Buildings) to allow an enlargement on the 6th floor and a bulkhead on the roof level of the proposed enlargement for a stairway;

for an existing 6-story building on property located at 57 East 64th Street (Block 1379, Lot 33), in an R10 District, within the Special Park Improvement District and the Upper East Side Historic District.

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

(On December 15, 1993, Cal. No. 11, the Commission scheduled January 5, 1994 for a public hearing. On January 5, 1994, Cal. No. 27, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 26

CD 7

C 930135 ZSQ

IN THE MATTER OF an application submitted by Flushing Geriatric Realty pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-90 and 74-902 of the Zoning Resolution to permit the development of a nursing home and to allow the community facility floor area ratio of Section 24-11 to apply to a proposed nursing home with approximately 299 beds on property located on the east side of Parsons Boulevard, between 37th Avenue and Northern Boulevard, (Block 5014, Lots 4 and 86) in an R6 District.

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

(On December 15, 1993, Cal. No. 15, the Commission scheduled January 5, 1994 for a public hearing. On January 5, 1994, Cal. No. 32, the hearing was closed.)

For consideration.
