

# CITY PLANNING COMMISSION DISPOSITION SHEET

**SPECIAL MEETING:**  
**MONDAY, APRIL 25, 1994**  
**10:00 A.M. IN SPECTOR 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	N 940225 HGX	1,3	Favorable Report Adopted	23			
2	C 940226 HUX	1,3	Approved As Modified	24			
3	C 940125 MMX	1,3	Favorable Report Adopted	25			
4	C 940227 ZMX	1,3	" "	26			
5	C 940228 HUX	3,4	" "	27			
6				28			
7				29			
8				30			
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21				43			
22				44			

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers					In Favor - Y Oppose - N Abstain - AB						
			1	2	3	4	5							
Joseph B. Rose, Chairman	P		Y	Y	Y	Y	Y							
Victor G. Alcea, Vice 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		AB	AB	AB	AB	AB							
Anthony I. Giacobbe	P		Y	Y	Y	Y	Y							
Maxine Griffith	P		AB	AB	AB	AB	AB							
James C. Jao, R.A.	P		Y	Y	Y	Y	Y							
Brenda Levin	P		AB	AB	AB	AB	AB							
Edward T. Rogowsky	P		AB	AB	AB	AB	AB							
Ronald Shiffman, A.I.C.P.	P		AB	AB	AB	AB	AB							
Analisa Torres, Esq.	P		Y	Y	Y	Y	Y							
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	Y							

**MEETING ADJOURNED AT: 11:15 A.M.**

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

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**CITY PLANNING COMMISSION**  

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**MONDAY, APRIL 25, 1994**  

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**SPECIAL MEETING AT 10:00 A.M.**  
**in**  
**SPECTOR HALL**  
**22 READE STREET**  
**NEW YORK, NEW YORK**



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

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

JOSEPH B. ROSE, *Chairman*  
VICTOR G. ALICEA, *Vice-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  
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.

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**I. REPORTS**

**BOROUGH OF THE BRONX**

**Nos. 1, 2, 3, 4 and 5**

*(Applications for the designation as an Urban Renewal Area and an Urban Renewal Plan for the Melrose Commons Urban Renewal Area, an amendment to the City Map, an amendment of the Zoning Map and an amendment to the Morrisania Urban Renewal Plan to provide for residential, commercial, community facility, park and open space uses.)*

**No. 1**

**CD 1,3**

**N 940225 HGX**

**IN THE MATTER OF** the designation of an area as appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, the Melrose Commons Urban Renewal Area, and described as follows:

Beginning at the corner formed by the intersection of the westerly line of Park Avenue with the northerly line of East 158th Street:

1. Running thence northerly, along the westerly line of Park Avenue and its prolongation to the northerly line of East 161st Street;
2. Thence westerly along the northerly line of East 161st Street to the westerly line of Tax Lot 73 in Bronx Tax Block 2409 as shown on the Tax Map of the City of New York for the Borough and County of the Bronx as said Tax Map existed on November 1, 1993;
3. Thence northerly along the westerly line of Tax Lot 73 to the southerly line of East 162nd Street;
4. Thence southeasterly along the southerly line of East 162nd Street to the easterly line of Courtlandt Avenue;
5. Thence northerly along the easterly line of Courtlandt Avenue to the northerly line of Melrose Crescent/East 163rd Street;
6. Thence easterly along the northerly line of Melrose Crescent/East 163rd Street to an angle point on the southerly line of Tax Lot 5 in the Bronx Tax Block 2391;

7. Thence easterly across Brook Avenue to a point on the easterly line of Brook Avenue located 433.887 feet southeasterly of the intersection of said easterly line of Brook Avenue with the southerly line of East 164th Street;
8. Thence southerly and easterly across tax lots 3 and 1 in the tax block 2385 along a line curving to the left along a circular curve having a radius of 100.00 feet, an arc of 53 degrees 13 minutes 44.6 seconds and a length of 92.902 feet to a point on the easterly projection of the northerly line of East 163rd Street as such line is mapped between Washington Avenue and Third Avenue;
9. Thence Easterly across tax lots 1, 59 and 55 (and thus including all of tax Lots 57) in the tax Block 2385 along said projection of the northerly line of East 163rd Street and continuing along said the northerly line of East 163rd Street to the intersection of said northerly line of East 163rd Street with westerly line of Third Avenue;
10. Thence southerly along the westerly line of 3rd Avenue and across the bed of 3rd Avenue and continuing southerly along the westerly line of Saint Ann's Avenue to the northerly line of East 159th Street;
11. Thence westerly along the northerly line of East 159th Street and its prolongation to the westerly line of Brook Avenue;
12. Thence southerly along the westerly line of Brook Avenue to the northerly line of East 156th Street;
13. Thence westerly along the northerly line of East 156th Street to the westerly line of Tax Lot 37 in the Bronx Tax Block 2403;
14. Thence northerly along the westerly line of Tax Lot 37 to the northerly line of Tax Lot 37;
15. Thence easterly along the northerly line of Tax Lot 37 to the westerly line of Tax Lot 31;
16. Thence northerly along the westerly line of Tax Lots 31, 29 and 25 to the southerly line of East 157th Street;
17. Thence westerly along the southerly line of East 157th Street to the easterly line of Courtlandt Avenue;
18. Thence northerly along the easterly line of Courtlandt Avenue to the northerly line of East 158th Street;
19. Thence westerly along the northerly line of East 158th Street to the westerly line of Park Avenue, to the point or place of beginning.

The above described area is known as part of Section 9 as shown on the Tax Map of the City of New York for the Borough and County of the Bronx as said Tax Map existed on November 1, 1993.

(On February 16, 1994, Cal. No. 1, the Commission scheduled March 2, 1994 for a public hearing. On March 2, 1994, Cal. No. 10, the hearing was continued. On March 16, 1994, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No. 2**

**CD 1,3**

**C 940226 HUX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development for an **Urban Renewal Plan for the Melrose Commons Urban Renewal Area**, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The urban renewal plan for the Melrose Commons Urban Renewal Area would provide for residential, commercial, community facility, park and open space uses. The plan provides for changes in the street system and for the acquisition of the beds of the streets proposed to be eliminated as part of the plan.

Properties to be acquired pursuant to the urban renewal plan as follows:

1	2364	2	3044 3rd Avenue
1	2364	3	3046 3rd Avenue
1	"	4	3rd Avenue
1	"	5	3050 3rd Avenue
1	"	7	3054 3rd Avenue
1	"	9	3058 3rd Avenue
1	"	15	749 Brook Avenue
1	"	17	745 Brook Avenue
1	"	19	741 Brook Avenue
1	"	21	499 East 156th Street
1	"	23	493 East 156th Street
1	"	24	East 156th Street
2	"	13	755 Brook Avenue
3	2378	49	754 Elton Avenue
3	2378	50	756 Elton Avenue
3	"	51	Elton Avenue
3	"	53	760 Elton Avenue
3	"	54	762 Elton Avenue
3	"	p/o 55	3065-7 3rd Avenue

3	"	62	3rd Avenue
3	"	64	3053 3rd Avenue
3	"	65	3051 3rd Avenue
3	"	66	3rd Avenue
4	"	21	434 East 157th Street
4	"	24	761 Elton Avenue
4	"	26	759 Elton Avenue
4	"	27	757 Elton Avenue
5	"	1	401 East 156th Street
5	"	3	750 Melrose Avenue
5	"	4	752 Melrose Avenue
5	"	7	758 Melrose Avenue
5	"	9	762 Melrose Avenue
5	"	12	410 East 157th Street
5	"	13	418-20 East 157th Street
5	"	17	424 East 157th Street
5	"	31	747 Elton Avenue
5	"	34	East 156th Street
5	"	36	East 156th Street
5	"	37	423 East 156th Street
5	"	38	419 East 156th Street
5	"	40	413 East 156th Street
5	"	42	409 East 156th Street
6	2403	37	387 East 156th Street
7	"	25	East 157th Street
7	"	26	East 157th Street
7	"	27	East 157th Street
7	"	29	Melrose Avenue
7	"	31	Melrose Avenue
8	2364	25	3rd Avenue
9	2379	40	Elton Avenue
9	2379	41	778 Elton Avenue
9	"	42	780 Elton Avenue
9	"	44	784 Elton Avenue
9	"	49	East 158th Street
9	"	50	462 East 158th Street
9	"	51	3097 3rd Avenue
9	"	52	3089 3rd Avenue
9	"	53	3087 3rd Avenue
9	"	54	3085 3rd Avenue
9	"	55	3rd Avenue

9	"	56	3rd Avenue
9	"	57	3079 3rd Avenue
9	"	60	459 East 157th Street
10	"	20	789 Elton Avenue
10	"	22	787 Elton Avenue
10	"	24	783 Elton Avenue
11	"	15	East 158th Street
11	"	16	East 158th Street
11	"	30	427 East 157th Street
12	"	1	768 Melrose Avenue
12	"	6	776 Melrose Avenue
12	"	7	404 East 158th Street
12	"	9	East 158th Street
12	"	12	412 East 158th Street
12	"	34	415 East 157th Street
12	"	35	413 East 157th Street
12	"	36	411 East 157th Street
12	"	37	407 East 157th Street
12	"	38	403 East 157th Street
13	2404	13	372 East 158th Street
13	"	14	376 East 158th Street
13	"	15	378 East 158th Street
13	"	16	380 East 158th Street
13	"	17	384 East 158th Street
13	"	18	East 158th Street
13	"	25	391 East 157th Street
13	"	26	385 East 157th Street
13	"	28	381 East 157th Street
13	"	31	East 157th Street
13	"	32	East 157th Street
14	"	9	East 158th Street
14	"	10	366 East 158th Street
14	"	34	371 East 157th Street
14	"	35	369 East 157th Street
14	"	36	367 East 157th Street
14	"	37	363 East 157th Street
15	"	1	359 East 157th Street
15	"	2	784 Courtlandt Avenue
16	2360	92	3154 3rd Avenue
16	2360	p/o 97	3172 3rd Avenue



17	2364	45	3100 3rd Avenue
17	"	49	3106 3rd Avenue
17	"	51	3108 3rd Avenue
17	"	52	3110 3rd Avenue
17	"	55	3116 3rd Avenue
17	"	56	3118 3rd Avenue
17	"	ARO 58	3118 3rd Avenue
17	"	60	3140 Brook Avenue
17	"	61	Brook Avenue
17	"	70	Brook Avenue
18	2380	40	804 Elton Avneue
18	"	41	Elton Avenue
18	"	42	810 Elton Avenue
18	"	44	Elton Avenue
18	"	45	Elton Avenue
18	"	46	East 159th Street
18	"	47	456 East 159th Street
18	"	51	3rd Avenue
18	"	55	3101 3rd Avenue
18	"	59	East 158th Street
18	"	60	East 158th Street
18	"	65	East 159th Street
18	"	66	East 159th Street
18	"	67	458 East 159th Street
19	"	2	Melrose Avenue
19	"	4	Melrose Avenue
19	"	6	806 Melrose Avenue
19	"	7	402 East 159th Street
19	"	8	404 East 159th Street
19	"	9	408 East 159th Street
19	"	10	410 East 159th Street
19	"	11	East 159th Street
19	"	12	414 East 159th Street
19	"	13	420 East 159th Street
19	"	15	East 159th Street
19	"	16	424 East 159th Street
19	"	17	428 East 159th Street
19	"	19	432 East 159th Street
19	"	21	815 Elton Avenue
19	"	23	811 Elton Avenue
19	"	24	Elton Avenue
19	"	25	Elton Avenue
19	"	26	805 Elton Avenue
19	"	27	429 East 158th Street
19	"	29	425 East 158th Street
19	"	31	East 158th Street

19	"	32	415 East 158th Street
19	"	34	411 East 158th Street
19	"	35	409 East 158th Street
19	"	36	407 East 158th Street
19	"	38	403 East 158th Street
20	2405	p/o 19	380 East 159th Street
20	"	21	390 East 159th Street
20	"	22	809 Melrose Avenue
20	"	26	393 East 158th Street
20	"	27	East 158th Street
20	"	28	389 East 158th Street
21	"	1	361 East 158th Street
21	"	3	808 Courtlandt Avenue
21	"	4	810 Courtlandt Avenue
21	"	5	814 Courtlandt Avenue
21	"	7	818 Courtlandt Avenue
21	"	8	820 Courtlandt Avenue
21	"	17	380 East 159th Street
21	"	30	385 East 158th Street
21	"	31	383 East 158th Street
21	"	32	381 East 158th Street
21	"	33	379 East 158th Street
21	"	34	377 East 158th Street
21	"	35	375 East 158th Street
21	"	36	371 East 158th Street
21	"	37	369 East 158th Street
21	"	38	367 East 158th Street
22	2418	2	Park Avenue
22	"	3	3106 Park Avenue
22	"	4	Park Avenue
22	"	10	East 159th Street
22	"	12	314 East 159th Street
22	"	14	320 East 159th Street
22	"	16	Courtlandt Avenue
22	"	18	817 Courtlandt Avenue
22	"	25	321 East 158th Street
22	"	26	317 East 158th Street
22	"	28	313 East 158th Street
22	"	29	309 East 158th Street
22	"	31	307 East 158th Street
22	"	32	305 East 158th Street
22	"	33	303 East 158th Street
22	"	34	301 East 158th Street
23	"	6	3120 Park Avenue

24	2365	23	881 Brook Avenue
25	"	25	877 Brook Avenue
25	"	26	875 Brook Avenue
25	"	27	873 Brook Avenue
26	"	9	868 Washington Avenue
26	"	12	872 Washington Avenue
26	"	14	Washington Avenue
26	"	ARO 15	East 161st Street
27	The northeasterly portion of the intersection of Washington Avenue and Third Avenue		
28	2381	52	841 Washington Avenue
28	"	56	837-39 Washington Avenue
28	"	58	833 Washington Avenue
28	"	59	831 Washington Avenue
28	"	60	829 Washington Avenue
29	"	64	463 East 159th Street
30	"	47	838 Elton Avenue
31	"	43	Elton Avenue
32	"	1	828 Melrose Avenue
32	"	6	832 Melrose Avenue
32	"	7	406 East 160th Street
32	"	9	408 East 160th Street
32	"	10	410 East 160th Street
32	"	11	East 160th Street
32	"	12	East 160th Street
32	"	13	East 160th Street
32	"	14	East 160th Street
32	"	15	422 East 160th Street
32	"	34	421 East 159th Street
32	"	35	East 159th Street
32	"	36	East 159th Street
32	"	37	413 East 159th Street
32	"	38	East 159th Street
32	"	39	409 East 159th Street
32	"	40	405 East 159th Street
32	"	70	420 East 160th Street
33	2406	p/o 16	380 East 160th Street
33	"	21	827 Melrose Avenue
33	"	24	823 Melrose Avenue

34	"	28	383 East 159th Street
34	"	29	379 East 159th Street
35	"	31	375 East 159th Street
36	"	11	368 East 160th Street
36	"	12	370 East 160th Street
37	"	4	830 Courtlandt Avenue
37	"	5	836 Courtlandt Avenue
37	"	6	838 Courtlandt Avenue
37	"	7	840 Courtlandt Avenue
37	"	8	360 East 160th Street
37	"	9	364 East 160th Street
37	"	36	361 East 159th Street
38	2419	4	3138 Park Avenue
38	"	19	833 Courtlandt Avenue
38	"	20	831 Courtlandt Avenue
38	"	23	323 East 159th Street
38	"	24	321 East 159th Street
38	"	25	319 East 159th Street
38	"	26	315 East 159th Street
39	"	17	837 Courtlandt Avenue
40	"	14	322 East 160th Street
40	"	15	841 Courtlandt Avenue
41	"	12	318 East 160th Street
41	"	13	320 East 160th Street
42	"	10	3150 Park Avenue
42	"	11	3152 Park Avenue
43	2382	7	406 East 161st Street
43	"	12	416 East 161st Street
43	"	13	East 161st Street
43	"	16	436 East 161st Street
43	"	20	875 Elton Avenue
43	"	22	871 Elton Avenue
43	"	23	869 Elton Avenue
43	"	24	867 Elton Avenue
43	"	25	East 160th Street
43	"	27	429 East 160th Street
43	"	28	425 East 160th Street
43	"	30	East 160th Street
43	"	31	East 160th Street

43	"	32	417 East 160th Street
43	"	33	415 East 160th Street
43	"	34	413 East 160th Street
43	"	35	411 East 160th Street
44	2407	18	390 East 161st Street
44	"	23	863 Melrose Avenue
44	"	27	387 East 160th Street
44	"	28	383 East 160th Street
45	"	31	377 East 160th Street
45	"	32	375 East 160th Street
46	"	5	868 Courtlandt Avenue
46	"	8	368 East 161st Street
46	"	10	370 East 161st Street
46	"	11	372 East 161st Street
46	"	12	376 East 161st Street
47	The northeasterly portion of the intersection of Brook Avenue and Third Avenue		
48	2366	21	491 East 161st Street
48	"	22	Brook Avenue
48	"	23	492 East 162nd Street
48	"	25	496 East 162nd Street
48	"	27	East 161st Street
48	"	32	East 162nd Street
48	"	33	East 161st Street
48	"	34	East 162nd Street
48	"	37	3203 3rd Avenue
48	"	38	3199 3rd Avenue
48	"	39	3197 3rd Avenue
48	"	40	3193-95 3rd Avenue
48	2367	p/o 1	Brook Avenue
48	"	26	3219 3rd Avenue
48	"	28	515 East 162nd Street
48	"	29	511 East 162nd Street
48	"	30	509 East 162nd Street
48	"	31	507 East 162nd Street
48	"	32	503 East 162nd Street
48	"	p/o 33	501 East 162nd Street
48	"	p/o 34	East 162nd Street
48	"	p/o 35	East 162nd Street
48	"	p/o 36	East 162nd Street
48	"	p/o 37	East 162nd Street
48	"	p/o 38	East 162nd Street
48	"	55	East 162nd Street
48	"	p/o 60	East 162nd Street

49	2366		1	900 Washington Avenue
50	2383		61	East 161st Street
51	"	p/o 24		444 East 162nd Street
51	"		25	446 East 162nd Street
51	"		27	903 Elton Avenue
51	"		29	Elton Avenue
51	"	p/o 30		899 Elton Avenue
51	"	p/o 31		897 Elton Avenue
52	"	p/o 33		441 East 161st Street
52	"	p/o 35		435 East 161st Street
52	"		37	431 East 161st Street
52	"		39	425-27 East 161st Street
53	"	p/o 19		432 East 162nd Street
54	"		48	405 East 161st Street
55	"		8	East 162nd Street
55	"		11	414 East 162nd Street
56	2408		6	902 Courtlandt Avenue
56	"		7	904 Courtlandt Avenue
56	"		8	364 East 162nd Street
56	"		9	368 East 162nd Street
56	"		10	370 East 162nd Street
56	"	p/o 12		374 East 162nd Street
56	"		13	378 East 162nd Street
56	"		14	East 162nd Street
56	"	p/o 16		386 East 162nd Street
56	"		20	895 Melrose Avenue
56	"		25	377 East 161st Street
56	"		27	375 East 161st Street
56	"		28	373 East 161st Street
56	"		29	East 161st Street
56	"		31	363 East 161st Street
57	"		1	884 Courtlandt Avenue
58	2409		73	East 162nd Street
59	2367		20	3233 3rd Avenue
59	"		21	3229-31 3rd Avenue
59	"		22	3225-27 3rd Avenue
59	"		24	3223 3rd Avenue

60	"	p/o 1	Brook Avenue
60	"	p/o 3	922 Brook Avenue
60	"	p/o 6	480 Elton Avenue
60	"	p/o 8	490 East 163rd Street
60	"	p/o 10	494 East 163rd Street
60	"	p/o 11	498 East 163rd Street
60	"	p/o 12	500 East 163rd Street
60	"	14	East 163rd Street
60	"	15	506 East 163rd Street
60	"	16	508 East 163rd Street
60	"	p/o 33	501 East 162nd Street
60	"	p/o 34	East 162nd Street
60	"	p/o 35	East 162nd Street
60	"	p/o 36	East 162nd Street
60	"	p/o 37	East 162nd Street
60	"	p/o 38	East 162nd Street
60	"	p/o 50	East 162nd Street
60	"	p/o 60	East 162nd Street
61	2384	ARO 23	East 163rd Street
61	"	25	East 163rd Street
61	"	28	Brook Avenue
61	"	32	Brook Avenue
61	"	33	913 Brook Avenue
61	"	34	911 Brook Avenue
61	"	p/o 38	East 162nd Street
61	"	p/o 43	443 East 162nd Street
61	"	61	Washington Avenue
62	"	1	912 Melrose Avenue
62	"	5	Melrose Avenue
62	"	p/o 7	920 Melrose Avenue
62	"	9	924 Melrose Avenue
62	"	10	East 163rd Street
62	"	12	414 East 163rd Street
62	"	p/o 13	East 163rd Street
62	"	p/o 14	420 East 163rd Street
62	"	p/o 16	424 East 163rd Street
62	"	p/o 20	439 East 162nd Street
62	"	p/o 48	433 East 162nd Street
62	"	51	425 East 162nd Street
62	"	53	East 162nd Street
62	"	54	419 East 162nd Street
62	"	57	East 162nd Street
62	"	58	East 162nd Street
62	"	59	East 162nd Street
62	"	60	East 162nd Street

63	"	p/o 7	920 Melrose Avenue
64	2408	p/o 35	912 Courtlandt Avenue
64	"	p/o 41	370 East 163rd Street
64	"	45	386 East 163rd Street
64	"	46	921 Melrose Avenue
64	"	49	391 East 162nd Street
64	"	51	385 East 162nd Street
64	"	52	383 East 162nd Street
64	"	53	381 East 162nd Street
65	2381	33	369 East 162nd Street
66	2381	19	843 Elton Avenue

*NOTE: In the "LOT No." column, "ARO" indicates "Air Rights Over" that lot; "p/o" indicates "part of" that lot.*

(On February 16, 1994, Cal. No. 2, the Commission scheduled March 2, 1994 for a public hearing. On March 2, 1994, Cal. No. 11, the hearing was continued. On March 16, 1994, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 3**

**CD 1,3**

**C 940125 MMX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, 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:

**A.** the elimination, discontinuance and closing of:

- 1) the northeasterly portion of the intersection of Third Avenue and Washington Avenue,
- 2) the northeasterly portion of the intersection of Brook Avenue and Third Avenue,
- 3) Brook Avenue from East 161st Street to East 163rd Street,
- 4) East 161st Street from Third Avenue to Brook Avenue,
- 5) East 162nd Street from Third Avenue to the proposed Melrose Crescent, and



- 6) East 163rd Street from Brook Avenue to the proposed Melrose Crescent;
- B. the elimination of Public Place (O'Neill Square) bounded by Elton Avenue, Washington Avenue and East 161st Street;
- C. the elimination, discontinuance and closing of portions of:
- 1) Washington Avenue from Elton Avenue to East 161st Street,
  - 2) East 161st Street from Elton Avenue to Washington Avenue, and
  - 3) East 160th Street from Elton Avenue to a line approximately 71 feet east of Melrose Avenue
- and the establishment of pedestrian ways in the remaining portions thereof;
- D. the establishment of Melrose Crescent between East 161st Street/Elton Avenue and East 163rd Street at a width of 60 feet;
- E. the widening of:
- 1) the southeasterly portion of the intersection of Courtlandt Avenue and East 163rd Street,
  - 2) Elton Avenue from Brook Avenue to East 163rd Street, and
  - 3) East 163rd Street from Washington Avenue to Brook Avenue;
- F. the realignment of the southeasterly intersection of Elton Avenue and East 161st Street; and
- G. the establishment of two parks:
- 1) generally on the westerly half of the block bounded by East 159th Street, Melrose Avenue, East 160th Street, the East 160th Street pedestrian way and Elton Avenue, and
  - 2) generally bounded by Elton Avenue, the westerly line of the proposed-to-be-established Washington Avenue pedestrian way, the northwesterly line of Washington Avenue and the northerly line of the of the proposed-to-be-established East 161st Street pedestrian way;

and the delineation of easements required thereby, together with any change in grades necessitated thereby, and any acquisition or disposition of property including excess property as necessary, related thereto, all in accordance with Map No. 13051, dated November 15, 1993 and signed by the Borough President.

(On February 16, 1994, Cal. No. 3, the Commission scheduled March 2, 1994 for a public hearing. On March 2, 1994, Cal. No. 12, the hearing was continued. On March 16, 1994, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 4**

**CD 1,3**

**C 940227 ZMX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c:

1. eliminating from an existing R6 District a C1-4 District bounded by Melrose Avenue, East 157th Street, a line 100 feet west of Melrose Avenue, and East 156th Street;
2. eliminating from an existing R6 District a C2-4 District bounded by:
  - a) East 163rd Street, the northeasterly prolongation of Elton Avenue, Brook Avenue, East 162nd Street, and a line 100 feet west of Third Avenue;
  - b) a line 100 feet east of Courtlandt Avenue, a line midway between East 160th and East 161st Streets, Courtlandt Avenue, East 160th Street, a line 100 feet west of Courtlandt Avenue, and East 158th street; and
  - c) Brook Avenue, Third Avenue, Washington Avenue, East 160th Street, a line 100 feet west of Washington Avenue, a line 100 feet west of Third Avenue, East 156th Street, a line 100 feet east of Third Avenue, East 157th Street, Third Avenue, and East 158th Street;
3. changing from an M1-1 District to an R7-2 District property bounded by a line 100 feet north of East 161st Street, Melrose Crescent\*/East 163rd Street\*, and Courtlandt Avenue;
4. changing from an M1-1 District to an R8 District property bounded by Elton Avenue and its northeasterly prolongation\*, East 163rd Street\*, Brook Avenue\*, the northwest street line of former East 163rd Street and its prolongations\*, Melrose Crescent\*, a line 100 feet north of East 161st street, Courtlandt Avenue, and a line 60 feet north of East 161st Street;
5. changing from a C4-4 District to an R8 District property bounded by Elton

Avenue, a line 60 feet north of East 161st Street, Courtlandt Avenue, East 161st Street, Park Avenue, East 160th Street, Courtlandt Avenue, and a line 82.5 feet south of East 161st Street;

6. changing from an R6 District to an R7-2 District property bounded by:
  - a) a line 100 feet west of Melrose Avenue, a line 100 feet south of East 161st Street, Courtlandt Avenue, East 160th Street, Park Avenue, East 158th Street, Courtlandt Avenue, and East 157th Street;
  - b) a line 100 feet west of Third Avenue, a line 100 feet west of Washington Avenue, East 160th Street, Elton Avenue, a line 100 feet south of East 161st Street, a line 100 feet east of Melrose Avenue, East 160th Street and its easterly prolongation\*, Melrose Avenue, East 159th Street, a line 100 feet east of Melrose Avenue, and East 156th Street; and
  - c) Brook Avenue, East 158th Street, Third Avenue, East 157th Street, a line 100 feet east of Third Avenue, and East 156th Street;
  
7. changing from an R6 District to an R8 District property bounded by:
  - a) Elton Avenue, a line 82.5 feet south of East 161st Street, Courtlandt Avenue, a line 100 feet south of East 161st Street, a line 100 feet west of Melrose Avenue, East 157th Street, Melrose Avenue, East 156th Street, a line 100 feet east of Melrose Avenue, East 159th Street, Melrose Avenue, East 160th Street and its easterly prolongation\*, a line 100 feet east of Melrose Avenue, and a line 100 feet south of East 161st Street;
  - b) Brook Avenue, Third Avenue, Washington Avenue, East 160th Street, a line 100 feet west of Washington Avenue, a line 100 feet west of Third Avenue, East 156th Street, a line 100 feet east of Third Avenue, East 157th Street, Third Avenue, and East 158th Street; and
  - c) a line 100 feet west of Third Avenue, a line 100 feet south of East 163rd Street\*, a line 100 feet southeast of Elton Avenue\*, the northeast street line of former Brook Avenue and its northwesterly prolongation\*, the northeasterly prolongation of Elton Avenue\*, and East 163rd Street\*;
  
8. changing from an R6 District to a C4-4 District property bounded by:
  - a) a line 100 feet west of Third Avenue, a line 100 feet south of East 163rd Street\*, a line 100 feet southeast of Elton Avenue\*,

the northeast street line of former Brook Avenue and its northwesterly prolongation\*, Elton Avenue\*, former East 161st Street\*, former Washington Avenue\*, and former East 162nd Street\*;

- b) a line 150 feet west of Washington Avenue, a line perpendicular to Elton Avenue distant 82.5 feet south of the intersection of East 161st Street and Elton Avenue, Elton Avenue, and East 160th Street;
  - c) Third Avenue, a line midway between the former northeast street line of Washington Avenue and northeast line of former George Meade Plaza, and Washington Avenue; and
  - d) St. Ann's Avenue, a line 100 feet south of the south street line of Third Avenue, Third Avenue, Brook Avenue, and East 159th Street;
9. establishing within a proposed R7-2 District a C1-4 District bounded by:
- a) a line 100 feet east of Melrose Avenue, East 162nd Street, a line 100 feet west of Melrose Avenue, and a line 100 feet north of East 161st Street; and
  - b) a line 100 feet west of Melrose Avenue, a line 100 feet south of East 161st Street, Courtlandt Avenue, and East 160th Street;
10. establishing within a proposed R8 District a C1-4 District bounded by:
- a) a line 100 feet west of Third Avenue, a line 100 feet south of East 163rd Street\*, a line 100 feet southeast of Elton Avenue\*, the northeast street line of former Brook Avenue and its northwesterly prolongation\*, Elton Avenue\*, and East 163rd Street\*;
  - b) Brook Avenue, Third Avenue, Washington Avenue, East 160th Street, a line 100 feet west of Washington Avenue, a line 100 feet west of Third Avenue, East 156th Street, a line 100 feet east of Third Avenue, East 157th Street, Third Avenue, and East 158th Street; and
  - c) Elton Avenue, Melrose Crescent\*, a line 100 feet north of East 161st Street, Courtlandt Avenue, East 161st Street, Park Avenue, East 160th Street, Courtlandt Avenue, a line 100 feet south of East 161st Street, a line 100 feet west of Melrose Avenue, East 157th Street, a line 100 feet east of Melrose Avenue, East 159th Street, Melrose Avenue, East 160th Street and its easterly prolongation\*, a line 100 feet east of Melrose Avenue, and a line

100 feet south of East 161st Street;

as shown on a diagram (for illustrative purposes only) dated November 15, 1993 and subject to the conditions of CEQR Declarations E-52 and E-53.

- \* Refers to streets proposed to be established, realigned or eliminated under related mapping application C 940125 MMX.

(On February 16, 1994, Cal. No. 4, the Commission scheduled March 2, 1994 for a public hearing. On March 2, 1994, Cal. No. 13, the hearing was continued. On March 16, 1994, Cal. No. 21, the hearing was closed.)

**For consideration.**

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No. 5

CD 3,4

C 940228 HUX

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development for an **Amendment to the Morrisania Urban Renewal Plan** for the Morrisania Urban Renewal Area, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The proposed urban renewal plan for the Morrisania Urban Renewal Area provides for the deletion of three parcels, as follows:

- 1) Block 2409, Lot 73 (formerly designated a "Q" parcel)
- 2) Block 2419, Lots 28 & 30 (formerly designated a "Q" parcel)
- 3) Block 2419, Lot 36 (formerly Site 5)

The three parcels are proposed to be included in the Melrose Commons Urban Renewal Plan.

The boundaries of the Morrisania Urban Renewal Area have been modified to reflect these deletions, which comprise property bounded by Park Avenue and its northeasterly prolongation, East 162nd Street, Courtlandt Avenue and East 160th Street.

(On February 16, 1994, Cal. No. 5, the Commission scheduled March 2, 1994 for a public hearing. On March 2, 1994, Cal. No. 14, the hearing was continued. On March 16, 1994, Cal. No. 22, the hearing was closed.)

**For consideration.**

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