

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 26, 1995
10:00 A.M. IN CITY HALL

Lois McDaniel, Calendar Officer
 22 Reade Street, Room 2E
 New York, New York 10007-1216
 (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 950298 HAX	4	Scheduled to be Heard 5/10/95	23	N 950216 ZAM	1	Authorization Approved
2	N 950356 BDM	2	" "	24	C 940090 MMQ	4	Favorable Report Adopted
3	C 950245 ZMQ	10	" "	25	N 920061 ZAR	3	Authorization Disapproved
4	N 950348 ZRY	CW	" "	26			
5	C 940633 PSK	3	Hearing Closed	27			
6	C 940207 PCK	10	" "	28			
7	N 950415 P XK	2	" "	29			
8	N 950416 P XK	2	" "	30			
9	N 950417 P XK	12	" "	31			
10	C 900438 MMM	6	" "	32			
11	C 950255 HAM	7	" "	33			
12	N 950414 P XM	9	" "	34			
13	N 940310 Z RM	1	" "	35			
14	C 940309 Z MM	1	" "	36			
15	C 950039 Z SQ	12	" "	37			
16	N 950418 P XR	1	" "	38			
17	C 950173 P PK	4	Favorable Report Adopted	39			
18	C 950240 P PK	14	" "	40			
19	C 950241 Z SK	14	" "	41			
20	C 950242 P CK	14	" "	42			
21	C 930036 P CK	1	" "	43			
22	C 940449 P QM	1	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB					
		17	18	19	20	21	22	23	24	25							
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Eugenie L. Birch, <i>A.I.C.P.</i>	P																
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Irwin Cantor, <i>P.E.</i>	P	Y	AB	AB	AB	Y	Y	Y	Y	N							
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Anthony I. Giacobbe, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
William Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	AB							
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	AB							
Jacob B. Ward, <i>Esq., Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	N							

MEETING ADJOURNED AT: 4:45 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 26, 1995

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 8]

Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning 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, 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

JOSEPH B. ROSE, *Chairman*
VICTOR G. ALICRA, *Vice-Chairman*
EUGENIE L. BIRCH, A.I.C.P.
AMANDA M. BURDEN, A.I.C.P.
IRWIN G. CANTOR, P.E.
ALEXANDER GARVIN
ANTHONY I. GIACOBBE, *Esq.*
MAXINE GRIFFITH
WILLIAM J. GRINKER
BRENDA LEVIN
EDWARD T. ROGOWSKY
RONALD SHIFFMAN, A.I.C.P.
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, APRIL 26, 1995

Roll Call; approval of minutes	1
I. Scheduling May 10, 1995	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for May 10, 1995, in Spector Hall, 22 Reade Street, 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, APRIL 26, 1995

APPROVAL OF MINUTES OF Regular Meeting of April 12, 1995

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 10, 1995
STARTING AT 10:00 A.M.
IN SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 4

C 950298 HAX

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 New York State General Municipal Law for:
 - a) **The designation of 50-98 East 168th Street, (Block 2480, part of Lot 1) as an Urban Development Action Area;**
 - b) **An Urban Development Action Area Project for such property; and**
- 2) pursuant to Section 197-c of the New York City Charter, for the disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

The project comprises the conversion of the main building of the former Morrisania Hospital to 132 units of rental housing for low-income families and families receiving public assistance, and space for community facility and training facilities, including a day care center.

Resolution for adoption scheduling May 10, 1995 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 2

N 950356 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Concerned Citizens of Broadway, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the amended District Plan for the NOHO New York Business Improvement District. The preparation of the Plan was authorized by the Mayor on March 21, 1994.

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.

Resolution for adoption scheduling May 10, 1995 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 10

C 950245 ZMQ

IN THE MATTER OF an application submitted by Community Board 10 pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18a, changing from a C8-1 District to an R4 District property bounded by Gold Road, a line perpendicular to the northeasterly street line of Desarc Road distant 175 feet northwesterly from the intersection of the westerly street line of Cross Bay Boulevard and the northeasterly street line of Desarc Road, Desarc Road, and a line perpendicular to the southwesterly street line of Gold Road distant 200 feet northwesterly from the intersection of the southwesterly street line of Gold Road and the northerly street line of Linden Boulevard,* as shown on a diagram (for illustrative purposes only) dated January 30, 1995.

*The elimination of Linden Boulevard was the subject of an application for a change in the City Map (C 890861 MMQ), which was approved by the City Council on December 21, 1994 (Res. No. 745).

Resolution for adoption scheduling May 10, 1995 for a public hearing.

CITYWIDE

No. 4

Citywide

N 950348 ZRY

(Amendment of the Zoning Resolution concerning the lapse of an authorization or special permit granted by the City Planning Commission or the Board of Standards and Appeals)

IN THE MATTER OF an amendment of the Zoning Resolution of the City of New York pursuant to Section 200 of the New York City Charter, relating to Sections 11-23, 11-24, 11-26, 11-40, 11-41, 11-42, 11-43, 72-23, 73-70, 74-99, 78-045, 78-07, 79-44 and 86-116, concerning lapse provisions, as follows:

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

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

Matter in *italics* or # # is defined in Section 12-10;

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

11-23

~~Effective Date of Amendments concerning Predominantly Built Up Areas, Floor Area, and Yards to provide a Grace Period for Development Affected by Certain More Restrictive Zoning Amendments.~~

(Delete entire section)

11-24

~~Building Plans Filed Prior to Effective Date of Amendment Establishing Urban Open Space.~~

(Delete entire section)

11-26

~~Building Plans Filed Prior to Effective Date of Amendment Establishing Urban Open Space Design Guidelines.~~

(Delete entire section)

11-40

EXCEPTIONS, VARIANCES, AUTHORIZATIONS OR PERMITS PREVIOUSLY AUTHORIZED

11-41

General Provisions**Exceptions, Variances, or Permits Previously Authorized Pursuant to the 1916 Zoning Resolution**

* * *

11-42

Lapse of Authorization or Special Permit granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution

- (a) Except as otherwise provided in paragraphs (b), (c) or (d) below, any authorization or special permit granted by the City Planning Commission, for a specified #use# or for a modification of #use# or #bulk# regulations granted under the provisions of the 1961 Resolution, shall automatically lapse if substantial construction, in accordance with the plans for which such special permit or authorization was granted, has not been completed within four years from the effective date of such permit or authorization. The term "substantial construction" shall mean in the case of a new #building# or #buildings# the substantial completion of at least one #building#.
- (b) If the #development# is part of an urban renewal area or other government-sponsored or government-assisted project, the special permit or authorization shall automatically lapse within four years from the date of the applicant's possession of the site or sites or the effective date of an authorization or special permit, whichever is later; or
- (c) Upon a showing that a longer time period for substantial construction is required for a phased construction program of a multi-building complex, the City Planning Commission may, at the time of granting an authorization or special permit, extend the period set forth in paragraph (a) of this Section to a period not to exceed ten years; or
- (d) In the event judicial proceedings have been instituted to review the Commission's decision to grant any authorization or special permit, the lapse period set forth in paragraph (a), (b) or (c) above, whichever is applicable, shall commence upon the date of entry of the final order in such proceedings, including appeals.

11-43

Renewal of authorization or special permit

Any authorization or special permit granted by the City Planning Commission, except one granted with a ten year lapse period, that would automatically lapse as set forth in Section 11-42 may be renewed without public hearing, for two additional three year terms, provided that the Commission finds that the facts upon which the authorization or special permit was granted have not substantially changed. However, all special permits or authorizations granted by the Commission shall lapse after a total of ten years from the date of their original granting if substantial construction has not taken place at such time. An application for a renewal of authorization or special permit shall be filed with the Commission before it lapses.

72-23

Lapse of Variance

A variance granted under the provisions of this Resolution shall automatically lapse if substantial construction, in accordance with the plans for which such variance was granted, has not been completed within ~~two~~ **four** years from the date of granting such variance by the Board, or, if judicial proceedings ~~have been instituted~~ to review the Board's decision ~~to grant any special permit, the four-year lapse period shall commence upon shall be instituted,~~ from the date of entry of the final order in such proceedings, including appeals, ~~or if the grant of a variance is appealed to the Board of Estimate, from the date of a decision by the Board of Estimate denying jurisdiction of an appeal or upholding the grant of a variance.~~

73-70

LAPSE OF PERMIT

A special permit for a specified ~~#use#~~ or for a modification of the ~~#use#~~ or ~~#bulk#~~ regulations granted under the provisions of this Resolution shall automatically lapse if substantial construction, in accordance with the plans for which such permit was granted, has not been completed within ~~two~~ **four** years from the date of granting such permit by the Board of Standards and Appeals or, if judicial proceedings ~~have been instituted~~ to review the Board's decision, ~~the four-year lapse period shall commence upon shall be instituted,~~ from the date of entry of the final order in such proceedings, including all appeals. ~~or, if the grant of a special permit is appealed to the Board of Estimate, from the date of a decision of the Board of Estimate denying jurisdiction of an appeal or upholding the grant of a special permit.~~

74-99

Lapse of Permit

(Delete entire section)

~~74-99~~

~~Lapse of Authorization or Special Permit~~

~~Any authorization or special permit granted by the City Planning Commission pursuant to this Chapter shall automatically lapse if substantial construction has not been completed as set forth in Section 11-42. For any renewal of such authorization or special permit, the provisions of Section 11-43 shall apply.~~

78-045

~~Previously granted authorizations and special permits,~~

(Delete entire section)

~~78-07~~

~~Lapse of Authorization or Special Permit~~

(Delete entire section)

~~78-07~~

~~Lapse of Authorization or Special Permit~~

~~Any authorization or special permit granted by the City Planning Commission pursuant to this Chapter shall automatically lapse if substantial construction has not been completed as set forth in Section 11-42. For any renewal of such authorization or special permit, the provisions of Section 11-43 shall apply.~~

~~79-44~~

~~Lapse of Authorization or Special Permit~~

~~Any authorization or special permit granted by the City Planning Commission pursuant to this Chapter shall automatically lapse if substantial construction has not been completed as set forth in Section 11-42. For any renewal of such authorization or special permit, the provisions of Section 11-43 shall apply.~~

86-116

Lapse of authorization, certification or special permit

Such ~~authorizations, certifications or special permits~~ granted under the provisions of this Chapter shall automatically lapse if substantial construction in accordance with the plans for which such approval was granted thereunder has not been completed within two years from the date of granting such ~~authorizations, certifications or permits~~, or, if judicial proceedings to review the decision to make such grant shall ~~have been~~ be instituted, ~~within two years~~ from the date of entry of the final order in such proceedings including all appeals.

Resolution for adoption scheduling May 10, 1995 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 5

CD 3

C 940633 PSK

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 499/509 Green Avenue (Block 1794, Lots 85, 86, 88, 89, 90 and 91) and 500/504 Green Avenue (Block 1798, Lots 11, 12 and 13) for use as a day care center.

(On April 12, 1995, Cal. No. 1, the Commission scheduled April 26, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 6

CD 10

C 940207 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 6802 Fort Hamilton Parkway (Block 5771, Lot 12), for continued use as a public library.

(On April 12, 1995, Cal. No. 2, the Commission scheduled April 26, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 2

N 950415 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter for use of property located at 195 Montague Street (Block 244, Lot 5), (New York State Supreme Court, Appellate Division Offices)

(On April 14, 1995, the Commission duly advertised April 26, 1995 for a public hearing.)

Close the hearing.

No. 8

CD 2

N 950416 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter for use of property located at 195 Montague Street (Block 244, Lot 5), (Department of Environmental Protection Bureau of Water and Energy Conservation and Bureau of Water Supply and Wastewater Collection Offices)

(On April 14, 1995, the Commission duly advertised April 26, 1995 for a public hearing.)

Close the hearing.

No. 9

CD 12

N 950417 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter for use of property located at 1085 McDonald Avenue (Block 6504, Lot 1), (Human Resources Administration Food Stamp Center.)

(On April 14, 1995, the Commission duly advertised April 26, 1995 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 10

CD 6

C 900438 MMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of a portion of East 47th Street between First and Second avenues and the establishment of a park addition to Hammarckjold Plaza and the adjustment of grades and block dimensions and any acquisition or disposition of property related thereto, all in accordance with Map No. 30127, dated December 12, 1994 and signed by the Borough President.

(On April 12, 1995, Cal. No. 3, the Commission scheduled April 26, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 7

C 950255 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 11 West 103rd Street, between Central Park West and Manhattan Avenue, (Block 1839, Lot 24), as an Urban Development Action Area;
 - b) an Urban Development Action Area project for such area.
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to the 11 West 103rd Street Corporation (to be formed).

Approval of this application would facilitate the rehabilitation of a vacant 5-story walk-up building containing 9 dwelling units for 14 homeless, mentally-disabled, single men and women. The proposed project, tentatively known as Park West House II, is sponsored by the Bridge, Inc.

(On April 12, 1995, Cal. No. 4, the Commission scheduled April 26, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 9

N 950414 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter for use of property located at 547 West 110th Street (Block 1882, Lot 1), (Department of Health, Bureau of Tuberculosis Control Field Offices.)

(On April 14, 1995, the Commission duly advertised April 26, 1995 for a public hearing.)

Close the hearing.

Nos. 13 and 14

(Applications for an amendment to the Zoning Resolution to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District, and related amendment of the Zoning Map)

No. 13

(Amendments to the Zoning Resolution to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District in the Borough of Manhattan)

CD 1

N 940310 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for amendment of

the Zoning Resolution of the City of New York, relating to Article XI, Chapter 1, Section 111-00, to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District as follows:

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

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

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

*** * * indicates where unchanged text would appear in the Zoning Resolution.**

**Article XI
Special Purpose Districts (continued)**

**Chapter 1
Special Lower Manhattan Mixed Use District**

**111-00
GENERAL PURPOSES**

The "Special Lower Manhattan Mixed Use 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:

- (a) to retain adequate wage, job producing stable industries within Lower Manhattan;
- (b) to protect light manufacturing and to encourage stability and growth in Lower Manhattan by permitting light manufacturing and controlled residential uses to coexist where such uses are deemed compatible;
- (c) to provide a limited new housing opportunity of a type and at a density appropriate to this ~~industrial mixed use~~ zone;
- (d) to insure the provision of safe and sanitary housing units in converted buildings; and
- (e) to promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

**111-01
Definitions**

* * *

**111-02
General Provisions**

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living-work quarters for artists# are permitted #uses# within the Special District, and are subject to the #bulk# requirements regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists). #Loft dwellings# and #joint living-work quarters for artists# converted under the provisions of this Chapter are not subject to the provisions of Section 12-42 (Location within Buildings).

A #home occupation# may occupy a #loft dwelling# as an #accessory use# in excess of the #floor area# limitations of Section 12-10 (DEFINITIONS), and subject to the following:

- (a) Businesses operated as #home occupations# may have up to three non-#residential# employees.
- (b) In addition to the #uses# listed in Section 12-10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#. It shall not include the sale of merchandise produced elsewhere.
- (c) The Commissioner of Buildings may issue rules and regulations setting forth appropriate standards to implement the intent of this Section.

Museums or non-commercial art galleries are permitted #uses# within the Special District in accordance with the provisions of Section 111-105 (Museums or non-commercial art galleries), and are subject to the #bulk# requirements regulations applicable for to #manufacturing uses# in Areas A-1, B1, and B2, and to the #bulk# requirements regulations of the underlying zoning districts Section 111-104 in Areas A1, A2, and A3 and A4.

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

111-03

District Map

The District Map for the #Special Lower Manhattan Mixed Use District# (Appendix A) identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Lower Manhattan Mixed Use District#. These areas are as follows:

Area A1 — General Mixed Use Area

Area A2 — Limited Mixed Use Area (Commercial and Residential Uses)

Area A3 — Limited Mixed Use Area (Commercial and Residential Uses)

~~Area A4 — General Mixed Use Area~~

Area B1 — Limited Mixed Use Area

Area B2 — Limited Mixed Use Area

111-10

SPECIAL USE REGULATIONS

111-101

Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists.

- ~~(a) Within Area A1, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the second #story#.~~
- ~~(b) Within Areas A2 and A3, #dwelling units# or #loft dwellings# are not permitted below the floor level of the second #story#.~~
- (c) Within Areas B1 and B2, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the third #story#.

111-102

~~Ground floor Use restrictions~~

~~(a) Areas A1 and A4~~

~~Ground floor spaces in separate #buildings# may not be combined for #uses# in Use Groups 3, 4, 5 and 6, except in those #buildings# having frontage on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway.~~

~~(b) Except in Areas A2 and A3 B1 and B2~~

~~(i) Use of the ground floor in #buildings# constructed prior to March 10, 1976 shall be restricted to #uses# listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that where a #use# other than those occupied the ground floor of a #building# prior to March 10, 1976, it shall be permitted in conformance with the underlying district regulations.~~

- (h) In buildings having frontage on Chambers Street, Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor uses shall be permitted in conformance with the underlying districts, except as provided in Section 111-103, paragraph (c).
- (b) ~~where such use occupied the ground floor of a building prior to March 10, 1976, ground floor uses shall be permitted in conformance with the underlying districts.~~

111-103

Additional use restrictions ~~regulations~~

- (a) ~~Within Areas A2 and A3, for all developments or enlargements, extensions, or changes of use, uses located on the ground floor level, or within five feet of curb level, shall be limited to uses in Use Groups five through 12.~~

(a) In Areas A1 and A4

- (1) ~~Uses in Use Groups 16 and 17 shall be permitted, except the following uses are prohibited in all buildings:~~
- (i) ~~within Use Group 16A: crematoriums, poultry or rabbit killing establishments, unenclosed automobile, boat, motorcycle or trailer sales, motorcycle rentals;~~
- (ii) ~~all Use Group 16B uses, except automotive service stations by special permit pursuant to Section 73-21 (Automotive Service Stations);~~
- (iii) ~~all Use Group 16C uses;~~
- (iv) ~~within Use Group 16D: dry cleaning or cleaning or dyeing establishments, with no limitation on type of operation, solvents, floor area, or capacity per establishment;~~
- (v) ~~within Use Group 17B: manufacture of aircraft, automobiles, trucks, trailers, boats, motorcycles or chemicals, and~~
- (vi) ~~all Use Group 17C uses, except agriculture.~~
- (2) ~~The following uses are prohibited in buildings that do not front on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway:~~

~~(f) all Use Group 8A #uses#;~~

~~(g) all Use Group 8D #uses#;~~

~~(h) all Use Group 10A #uses#, except depositories, photographic or motion picture studios, radio or television studios, and~~

~~(i) all Use Group 12A #uses#;~~

- (b) ~~Within in Area B1 and Area B2, #loft dwellings# and #joint living-work quarters for artists# shall be permitted in #buildings# where the #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living-work quarters for artists# shall be permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782 (Special permit) or by minor modification of the Chairman of the City Planning Commission pursuant to Section 111-202, paragraph (d) or (e).~~

~~However, within the Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, #loft dwelling units# or #joint living-work quarters for artists# above the level of the second floor, which the Chairman of the City Planning Commission determines were occupied on March 1, 1984 shall be a permitted #use#, provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than January 12, 1986. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on March 1, 1984 shall be deemed to permit #residential use# as of right for such #loft dwelling units# or #joint living work quarters for artists#.~~

- (c) ~~In all areas of the LMM District, eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, as listed in Use Group 12A, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-244. In Areas A1, A2, A3 and A4, the Board of Standards and Appeals shall additionally find for establishments of any capacity with dancing, as listed in Use Group 12A, that primary ingress and egress for such #uses# may only be located on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, with only fire or emergency egress on side streets, and that no portion of such #use# may be located more than 100 feet, measured perpendicularly, from the above-listed streets. Furthermore, such #uses# are restricted as provided in Section 111-103 paragraph (a)(2).~~

(b) In Areas A1, A2, A3 and A4, the following retail facilities shall be limited to 20,000 square feet of floor area on a zoning lot, including retail cellar space allotted to such uses, except as otherwise provided in Section 111-40:

- (1) all uses in Use Groups 6A and 6C;
- (2) all uses in Use Group 10 with parking categories B or B1; and
- (3) the above uses when listed in other use groups.

111-104

Special provisions for Areas A1, A2, A3, A4 and B2

(a) Area A1

The regulations applicable to a C6-2A District shall apply to all new developments and enlargements, except as set forth herein.

(1) Maximum floor area ratio

The maximum floor area ratio permitted on a zoning lot shall be 5.0.

(2) Location of street walls

The street walls of any development or enlargement shall be located on the street line and extend along the entire street frontage of the zoning lot not occupied by existing buildings, except that to allow articulation of street walls at the intersection of two street lines, the street walls may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection. Recesses, not to exceed three feet in depth from the street line, shall be permitted on the ground floor where required to provide access to the building. At any level above the ground floor, but at least 12 feet above the level of the base plane, recesses shall be permitted in the street walls for outer courts or articulation of street walls at the intersection of two street lines as set forth in this Section. The aggregate width of such recesses shall not exceed 30 percent of the width of the street walls at any level.

(a) Area A2

* * *

(a) Area A3

* * *

Setbacks are required for all portions of buildings that exceed the maximum street wall height as set forth in Section 111-104, paragraph (d)(3). At a height not lower than 60 feet nor higher than 85 feet, or the height of an adjoining building, fronting on the same street line which is less than 85 feet, a setback with a depth of at least 10 feet shall be provided from any street wall fronting on a private street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street, except that such dimensions may include the depth of any permitted recess in the street wall.

(4) Setbacks

Street walls shall rise to at least 60 feet above the base plane of the height of the building, whichever is less. The maximum height of a street wall before setback shall be 85 feet or the height of an adjoining building, fronting on the same street line with a height of at least 60 feet, whichever is less.

(3) Height of street walls

The street wall of any development or arrangement shall be located on the street line and extend along the entire street frontage of the zoning lot not occupied by existing buildings, except that to allow articulation of street walls at the intersection of two street lines, the street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection. Recesses, not to exceed three feet in depth from the street line, shall be permitted on the ground floor where required to provide access to the building. At any level above the ground floor, but at least 12 feet above the level of the base plane, recesses shall be permitted in the street wall for tower courts or articulation of street walls at the intersection of two street lines as set forth in this Section. The aggregate width of such recesses shall not exceed 50 percent of the width of the street wall at any level.

(2) Location of street walls

The maximum floor area ratio permitted on a zoning lot shall be 7.57.

(1) Maximum floor area ratio

The regulations applicable to a C-3A District shall apply to all new development and arrangements, except as set forth herein.

(b) Area M

~~(5) Maximum building height~~~~No building or other structure shall exceed a height of 135 feet above the base plane.~~~~(6) Dormers~~~~Dormers shall not be a permitted obstruction.~~~~(e) In a Area B2~~

In area B2 except as modified by the express provisions of this Chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2-4 Districts.

111-105

Museums or non-commercial art galleries

~~(a) As of right:~~

In any building, a museum or non-commercial art gallery is permitted on the ground floor where a use in Use Group 6 is permitted pursuant to the provisions of Section 111-102, 111-103, or 111-201 (b), and above the ground floor where joint living-work quarters for artists or loft dwellings are permitted pursuant to the provisions of Sections 111-101, 111-103, or 111-201 (a).

~~(b) By authorization of the City Planning Commission:~~

~~In Area A1, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as of right, provided that the Commission finds that:~~

~~(1) the use of such space as a museum or non-commercial art gallery will not harm manufacturing uses in the LMM District or the industrial sector of the City's economy; and~~

~~(2) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessor in title to remain in the spaces at fair market rentals, and the property owner or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value.~~

~~The Commission shall refer a copy of any application for authorization pursuant to this Section to the #Industrial Loft Advisory Council#, the Office for Economic Development, and to the Department of Cultural Affairs, each of which shall have thirty days to comment upon such application. The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.~~

111-11

Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists

~~#Joint living-work quarters for artists# located within the district shall comply with all the #bulk# regulations of this Section applicable to #loft dwellings#.~~

111-111

Loft dwelling requirements

* * *

- (i) ~~for which a determination of #residential# occupancy on September 1, 1980 has been made pursuant to Section 111-201(a); or~~

* * *

111-112

Open space equivalent

* * *

111-20

MINOR MODIFICATIONS

~~111-201—~~

- ~~(a) The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living-work quarters for artists# below the floor level of the third #story# of a #building# may be modified provided that the Chairman of the City Planning Commission determines that such #floor area#:~~

~~—(1) has been vacant since March 10, 1976; or~~

~~—(2) was occupied as a #loft dwelling# or #joint living-work quarters for artists# on September 1, 1980.~~

~~A complete application for minor modification under this provision shall be filed not later than June 21, 1983. Such application may be filed by the owner of the #building# or the occupant of the #floor area# for which such modification is requested. For the purposes of Article 7C of the New York Multiple Dwelling Law, such determination of occupancy shall be deemed to permit #residential use# as of right for such #loft dwelling# or #joint living work quarters for artists#.~~

~~(b) The requirements of Section 111-102 relating to #use# restrictions for #floor area# on the ground floor may be modified provided that the Chairman of the City Planning Commission determines that such #floor area#:~~

~~(1) has been vacant since March 10, 1976; or~~

~~(2) was occupied on September 1, 1980 by a #use# permitted in the underlying district but not otherwise permitted pursuant to the provisions of Section 111-102.~~

~~A complete application for minor modification under this provision shall be filed not later than June 21, 1983.~~

111-202

On application, Chairman of the City Planning Commission may grant minor modifications to the following provisions of this Chapter:

(a) The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living-work quarters for artists# below the floor level of the third #story# of a #building# in Areas B1 and B2, and Section 111-102, paragraph (b), relating to #use# restrictions in #floor area# on the ground floor may be modified provided that the Chairman of the Commission finds that the owner of the space has made a good faith effort to rent such space to a mandated #use# at fair market rentals.

Such efforts shall include but not be limited to:

advertising in local and city-wide press;

listing the space with brokers;

notifying the New York City Office of Economic Development; and

informing local and city-wide industry groups.

Such efforts shall have been actively pursued for a period of no less than six months for #buildings# under 3600 square feet and one year for #buildings# over 3600 square feet prior to the date of the application.

* * *

- ~~(e) The requirements of Section 111-103(b) relating to #loft dwellings# and #joint living-work quarters for artists# in #buildings# having #lot coverage# of 5000 square feet or more within Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District may be modified provided that:~~
- ~~— (1) such #floor area# was occupied on March 1, 1984 as #loft dwellings# or #joint living-work quarters for artists#, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law;~~
 - ~~— (2) such #building# consisted, on January 12, 1986, of two or more contiguous sections separated structurally by load bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the #building#, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy or separate utilities or systems for the entirety of each section of the #building#; and~~
 - ~~— (3) the section within which such #floor area# is located has a #lot coverage# of less than 5000 square feet of #lot area.#~~

A developer must send a copy of any request for modification pursuant to this Section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 30 days of such notification.

111-21

Notice of Filing to Create Loft Dwellings or Joint Living-Work Quarters for Artists

* * *

111-22

Conversion Contribution

* * *

111-30

ENVIRONMENTAL CONDITIONS FOR AREAS A2 AND A3

* * *

111-40

SPECIAL PERMIT FOR CERTAIN LARGE RETAIL FACILITIES

The City Planning Commission may permit the total #floor area# of large retail facilities subject to Section 111-103 paragraph (d) to exceed 20,000 square feet of #floor area#, including retail cellar space allotted to such #uses#.

As a condition of granting a special permit for such large retail establishments, the Commission shall find that:

(a) such #development#, #enlargement#, #extension#, or change of #use# is so located as not to impair the essential character or the future use of or development of the surrounding area; and

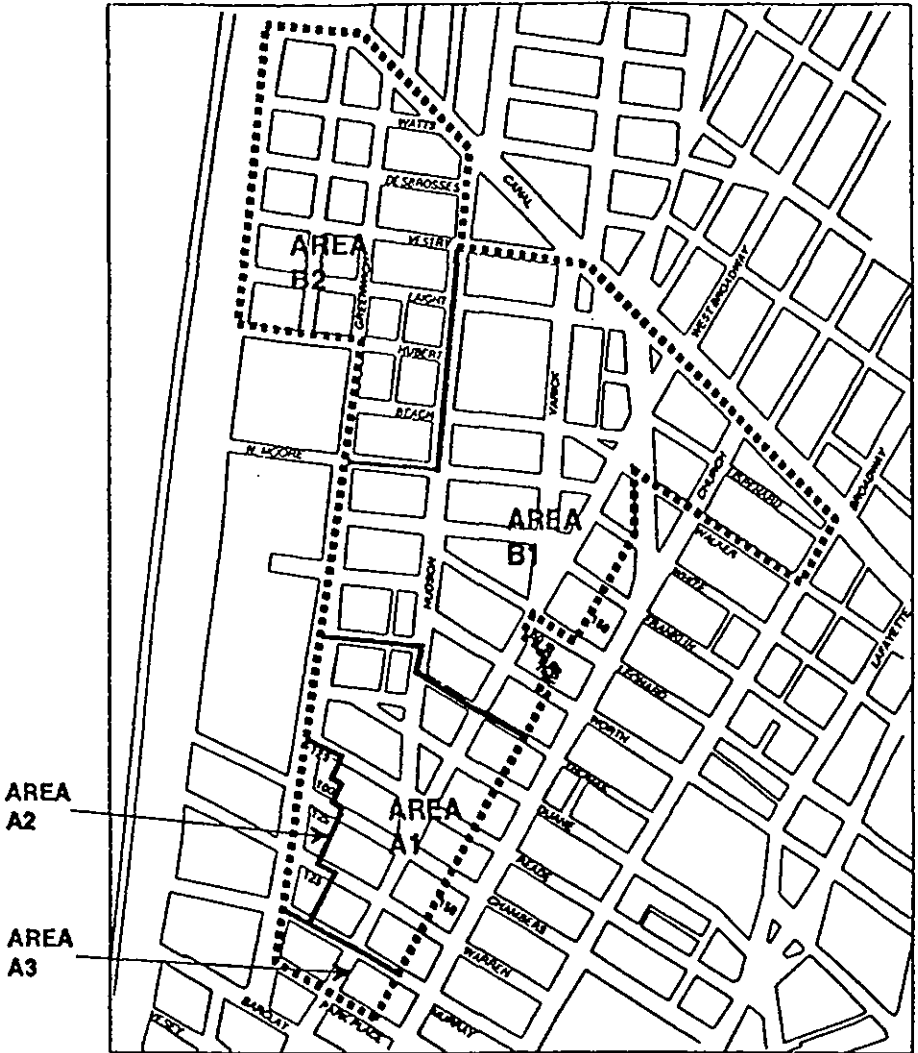
(b) the #streets# providing access to the facility will be adequate to handle the traffic generated by such #use#.

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

APPENDIX A

Special Lower Manhattan Mixed Use District Map

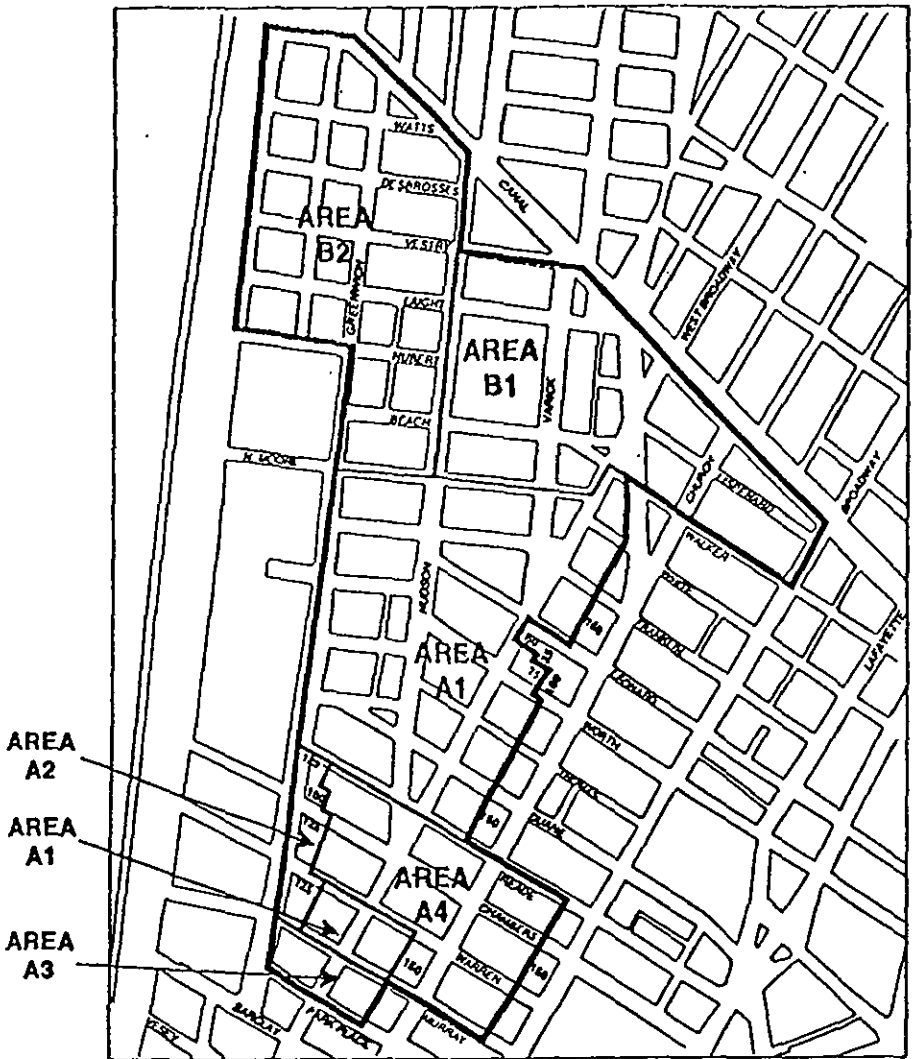
Existing map to be deleted:



- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

Special Lower Manhattan Mixed Use District Map

New map to be added:



- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area A4: General Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

— District Boundary
 — Area Boundary

(On April 12, 1995, Cal. No. 5, the Commission scheduled April 26, 1995 for a public hearing which has been advertised.)

Close the hearing.

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 Nos. 12a and 12b:

1. changing from a C6-4 District to a C6-2A District property bounded by:
 - a) Walker Street, Broadway, White Street, Franklin Place, Franklin Street, a line 150 feet west of Broadway, Worth Street, Church Street, Leonard Street, a line 150 feet west of Church Street, White Street, and Avenue of the Americas; and
 - b) Thomas Street, Church Street, Duane Street, a line 150 feet west of Broadway, Reade Street, and a line 150 feet west of Church Street;
2. changing from a C6-4 District to a C6-3A District property bounded by Reade Street, a line 150 feet west of Broadway, Murray Street, and a line 150 feet west of Church Street;
3. changing from a C6-4 District to a C6-4A District property bounded by White Street, Lafayette Street, Worth Street, Broadway, Chambers Street, a line 150 west of Broadway, Franklin Street, and Franklin Place;
4. changing from an M1-5 District to a C6-2A District property bounded by:
 - a) Warren Street, a line 150 feet west of Church Street, Murray Street, and a line perpendicular to the south street line of Warren Street distant 125 feet east of the intersection of the south street line of Warren Street and the east street line of Greenwich Street; and
 - b) North Moore Street, West Broadway, Walker Street, Avenue of the Americas, White Street, a line 150 feet west of Church Street, Leonard Street, West Broadway, a line 125 feet north of Worth Street, a line 50 feet east of West Broadway, a line 100 feet north of Worth Street, a line 125 feet east of West Broadway, Worth Street, a line 150 feet west of Church Street, Reade Street, and Greenwich Street;
5. changing from an M1-5 District to a C6-3A District property bounded by Reade Street, a line 150 feet west of Church Street, Warren Street, a line perpendicular to the south street line of Chambers Street distant 125 feet east of the intersection of the south street line of Chambers Street and the east street line of Greenwich Street, Chambers Street, a line perpendicular to the north street line of Chambers

Street distant 100 feet east of the intersection of the north street line of Chambers Street and the east street line of Greenwich Street, a line midway between Chambers Street and Reade Street, and a line perpendicular to the south street line of Reade Street distant 125 feet east of the intersection of the south street line of Reade Street and the east street line of Greenwich Street; and

6. establishing a Special Lower Manhattan Mixed Use District bounded by Reade Street, a line 150 feet west of Broadway, Murray Street, and a line 150 feet west of Church Street;

within the Special Lower Manhattan Mixed Use District, as shown on a diagram (for illustrative purposes only) dated December 19, 1994 and subject to the conditions of CEQR Declarations E-60 and E-61.

(On April 12, 1995, Cal. No. 6, the Commission scheduled April 26, 1995 for public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 15

CD 12

C 950039 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Springfield Norse Realty Corporation 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 allow a food store in excess of 10,000 square feet within an M1-1 District, located southwest of the intersection of Springfield Boulevard and Merrick Boulevard (Block 12999, part of Lot 201).

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

(On April 12, 1995, Cal. No. 7, the Commission scheduled April 26, 1995 for public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 16

CD 1

N 950418 PXR

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter for use of property located at 543 Bay Street (Block 490, Lot 1), (Human Resources Administration Food Stamp Center)

(On April 14, 1995 the Commission duly advertised April 26, 1995 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 17

CD 4

C 950173 PPK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
3166	10	384 Melrose Street
3166	26	428 Melrose Street

(On March 15, 1995, Cal. No. 1, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 7, the hearing was closed.)

For consideration.

Nos. 18, 19 and 20

(Applications for the disposition of property, the grant of a special permit and site selection and acquisition of property for use as an unattended public parking facility)

No. 18

CD 14

C 950240 PPK

IN THE MATTER OF an application submitted by the Economic Development Corporation, the Department of Housing Preservation and Development and the Department of General Services pursuant to Section 197-c of the New York City Charter for disposition of property generally bounded by Flatbush Avenue, Albermarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 1, 62 and part of Lot 40; Block 5132, Lots 12, 17 and part of Lot 18; Block 5133, Lots 1, 3, 8, 50, and 65, and the bed of former Tilden Avenue from Flatbush Avenue to Bedford Avenue), for use as a public parking facility.

(On March 15, 1995, Cal. No. 3, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 8, the hearing was closed.)

For consideration.

No. 19

CD 14

C 950241 ZSK

IN THE MATTER OF an application submitted by the Economic Development Corporation, the Department of Housing Preservation and Development and Forest City Tilden Associates L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to permit an unattended public parking facility with a maximum capacity of 779 including 304 spaces on the roof of a public parking garage (of which 232 spaces will be required accessory parking for a development on the same zoning lot) and 475 spaces in a public parking lot on a zoning lot generally bounded by Flatbush Avenue, Albermarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 1, 40 and 62, Block 5132, Lots 12, 17, part of Lot 18 and part of Lot 70, Block 5133, Lots 1, 3, 8, 50, 65 and part of Lot 14, and the beds of Tilden Avenue* and East 22nd Street*), in a C4-2 district.

Note: *The elimination of Tilden Avenue from Flatbush Avenue to Bedford Avenue and East 22 Street from Duryea Place to Tilden Avenue (Block 5132, part of Lots 12, 17 and 18 and Block 5133, part of Lots 1, 14 and 50) was the subject of an application for a change in the City Map (C 861226 MMK), which was approved by the City Planning Commission on September 21, 1992.

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

(On March 15, 1995, Cal. No. 4, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 9, the hearing was closed.)

For consideration.

No. 20

CD 14

C 950242 PCK

IN THE MATTER OF an application submitted by the Economic Development Corporation, the Department of Housing Preservation and Development and the 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 Flatbush Avenue, Albermarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 1, 62 and part of lot 40), for use as a public parking facility.

(On March 15, 1995, Cal. No. 5, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

No. 21

CD 1

C 930036 PCK

IN THE MATTER OF an application submitted by the Fire Department and the Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 59 Paidge Avenue (Block 2491, Lot 51), for use as a garage.

(On March 15, 1995, Cal. No. 6, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 22

CD 1

C 940449 PQM

IN THE MATTER OF an application submitted by the Office of Comptroller and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 156 William Street (Block 93, Lot 20), for use as storage and management of records.

(On March 15, 1995, Cal. No. 7, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 12, the hearing was closed.)

For consideration.

No. 23

(Request for the grant of an authorization to allow an attended public parking lot with a maximum capacity of 35 spaces in an M1-5 District)

CD 1

N 950216 ZAM

IN THE MATTER OF an application submitted by Chinatown Parking Corp. for the grant of an authorization pursuant to Section 13-452 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 35 spaces, on property located at 88-90 Walker Street (Block 196, Lot 24), in an M1-5 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.

For consideration.

BOROUGH OF QUEENS

No. 24

CD 4

C 940090 MMQ

IN THE MATTER OF an application submitted by the School Construction Authority pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change of legal grade in 57th Avenue from 92nd Street to 94th Street, and in 94th Street from 57th Avenue to 58th Avenue, and the adjustment of street treatment dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4910 dated July 20, 1994 and signed by the Borough President.

(On March 15, 1995, Cal. No. 8, the Commission scheduled March 29, 1995 for a public hearing. On March 29, 1995, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 25

(Request for the grant of an authorization for tree removal, modification of topography and an exception to the height regulations to facilitate the construction of a four (4) story dwelling with 120 units for seniors within the South Richmond Special District)

CD 3

N 920061 ZAR

IN THE MATTER OF an application submitted by Albert Melniker for D & L Properties/Mark Luria pursuant to Sections 107-64, 107-65 and 23-631 of the Zoning Resolution for the grant of an authorization for tree removal, modification of topography and an exception to the height regulations in an R3-2 zoning district on property located at Joline Avenue and Joline Lane (Block 7826, Lot 91) within the South Richmond Special District.

Plans for this proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, NY 10301.

For consideration.
