

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 9, 1997
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, N. Y. 10007**

**Rosa R. Romero, 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 970425 DMX	6	Scheduled to be Heard 8/6/97	19	N 970738 HGQ	12	Scheduled to be Heard 8/6/97
2	C 970463 ZMX	1,4	" "	20	C 970739 HUQ	12	" "
3	C 970201 PPX	8	" "	21	C 970740 HDQ	12	" "
4	C 900440 MMK	3	" "	22	C 970741 PCQ	12	" "
5	C 950181 GFK	12	" "	23	C 970742 ZMQ	12	" "
6	C 970287 HUK	2	" "		N O T I C E	12	" "
7	C 960610 MMK	2	" "	24	N 970630 ZRQ	2	" "
8	C 970288 ZMK	2	" "	25	C 970271 ZMR	1	" "
9	C 970289 HDK	2	" "	26	N 970654 ZRY	cw	" "
10	C 970379 HAK	2	" "	27	N 970629 ZRY	cw	" "
11	C 970445 PPK	3	" "	28	C 970329 PPX	2	Hearing Closed
12	C 970331 PPM	10	" "	29	C 920143 MMX	4	" "
13	C 970206 ZSM	6	" "	30	C 920145 MMX	4	" "
14	C 970450 PPQ	14	" "	31	C 970254 PPK	3	" "
15	C 960601 ZMQ	1	" "	32	C 970346 PPK	3	" "
16	C 970187 MMQ	1	" "	33	C 970252 HAK	5	" "
17	C 970188 PSQ	1	" "	34	C 970435 PPK	5	" "
18	C 960476 ZMQ	1	" "	35	C 970297 HAK	5	" "

COMMISSION ATTENDANCE: Present (P) Absent (A) Calendar Numbers:	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R
---	--

Joseph B. Rose, Chairman	P	
Victor G. Alicea, Vice Chairman	P	
Albert Abney	P	
Angela M. Battaglia	P	
Amanda M. Burden, A.I.C.P.	P	
Irwin Cantor, P.E.	A	
Kathy Hirata Chin, Esq.	P	
Alexander Garvin	P	
Anthony I. Giacobbe, Esq.	P	
William J. Grinker	P	
Brenda Levin	P	
Edward Rogowsky	P	
Jacob B. Ward, Esq., Commissioners	P	

MEETING ADJOURNED AT: 11:12 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 9, 1997
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, N. Y. 10007**

**Rosa R. Romero, 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
36	N 970500 ZRK	15	Hearing Closed	54	C 970352 PPQ	11	Favorable Report Adopted
37	C 970224 ZSK	15	" "	55	C 970186 ZSR	3	" "
38	C 970324 PPM	12	" "	56	N 970737 PXR	3	" "
39	C 970325 ZSM	12	" "		Supplemental Cal		
40	C 970207 ZSM	5	" "	1	N 970580 ZAR	2	Authorization Approved
41	C 970403 PPM	7	" "		N 970581 ZAR	2	" "
42	C 970274 ZMQ	3	" "		N 970696 ZAR	2	" "
43	C 970501 PPQ	1	" "		N 970697 ZAR	2	" "
44	C 970402 PSQ	12	" "		N 970698 ZAR	2	" "
45	C 970278 ZMR	2	" "		N 970699 ZAR	2	" "
46	C 970358 DMK	8	Favorable Report Adopted		N 970700 ZAR	2	" "
47	C 970357 PPK	5	" "	2	N 970579 ZAR	2	" "
48	C 970343 HAM	10	" "	3	N 970694 ZAR	2	" "
49	C 960576 ZMM	11	" "		N 970695 ZAR	2	" "
50	N 960636 ZAM	4	Authorization Approved		N 970701 ZAR	2	" "
51	N 970521 ZAM	4	" "				
52	C 970313 PPQ	12	Favorable Report Adopted				
53	C 970375 PPQ	12	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		46	47	48	49	50	51	52	53	54	55	56	1	2	3	
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	AB	Y	Y	Y	Y	
Irwin Cantor, P.E.	A															
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

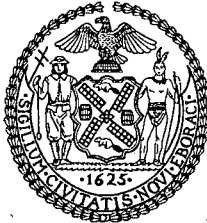
MEETING ADJOURNED AT: 11:12 A.M.

SUPPLEMENTAL
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 9, 1997

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 14]

Prepared by Rosa R. Romero, Calendar Officer

CITY PLANNING COMMISSION

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

JOSEPH B. ROSE, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
ALBERT ABNEY
ANGELA M. BATTAGLIA
AMANDA M. BURDEN, A.I.C.P.
IRWIN G. CANTOR, *P.E.*
KATHY HIRATA CHIN, *Esq.*
ALEXANDER GARVIN
ANTHONY I. GIACOBBE, *Esq.*
WILLIAM J. GRINKER
BRENDA LEVIN
EDWARD T. ROGOWSKY
JACOB B. WARD, *Esq.*, *Commissioners*
ROSA R. ROMERO, *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.

REPORTS

No. 1

(Request for the grant of authorizations and certification of compliance with special review provisions to allow the development of single-family dwellings within the Special Natural Area District)

CD 2

**N 970580 ZAR
N 970581 ZAR
N 970696 ZAR
N 970697 ZAR
N 970698 ZAR
N 970699 ZAR
N 970700 ZAR**

IN THE MATTER OF seven applications submitted by Hadi Shalchi for the grant of authorizations pursuant to Sections 105-423 and 105-45 involving the removal of trees and compliance with special review provisions (landscape restoration plan) to allow the construction of previously approved single family houses on properties located as follows:

N 970580 ZAR	29 Lyman Place	(Block 835, Tentative Lot 435)
N 970581 ZAR	25 Lyman Place	(Block 835, Tentative Lot 440)
N 970696 ZAR	10 Lyman Place	(Block 835, Lot 381)
N 970697 ZAR	15 Lyman Place	(Block 835, Lot 445)
N 970698 ZAR	20 Lyman Place	(Block 835, Lot 386)
N 970699 ZAR	28 Lyman Place	(Block 835, Lot 390)
N 970700 ZAR	55 Lyman Place	(Block 835, Lot 430)

within the Special Natural Area District (NA-1).

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 2

(Request for the grant of authorizations to allow the development of a single-family dwelling within the Special Natural Area District)

CB 2

N 970579 ZAR

IN THE MATTER OF an application submitted by Hadi Shalchi **for the grant of authorizations** pursuant to Sections 105-421, 105-423 and 105-424 involving modification of topography, removal of trees and alteration of other natural features (steep slope) **to allow the construction of a single family house on property located at 50 Lyman Place,(Block 835, Tentative Lot 395) within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 3

(REQUEST FOR THE GRANT OF AUTHORIZATIONS TO ALLOW THE DEVELOPMENT OF SINGLE-FAMILY DWELLINGS WITHIN THE SPECIAL NATURAL AREA DISTRICT)

CB 2

N 970694 ZAR
N 970695 ZAR
N 970701 ZAR

IN THE MATTER OF three applications submitted by Hadi Shalchi **for the grant of authorizations** pursuant to Section 105-423 involving removal of trees to allow the construction of single family houses on properties located at

N 970694 ZAR	76 Douglas Road	(Block 835, Lot 420)
N 970695 ZAR	60 Lyman Place	(Block 835, Lot 135)
N 970701 ZAR	80 Lyman Place	(Block 835, Lot 125)

within the Special Natural Area District (NA-1).

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th Floor, Staten Island, New York 10301.

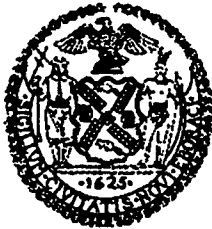
For consideration.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 9, 1997

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 14]

Prepared by Rosa R. Romero, 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

JOSEPH B. ROSE, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
ALBERT ABNEY
ANGELA M. BATTAGLIA
AMANDA M. BURDEN, A.I.C.P.
IRWIN G. CANTOR, P.E.
KATHY HIRATA CHIN, *Esq.*
ALEXANDER GARVIN
ANTHONY I. GIACOBBE, *Esq.*
WILLIAM J. GRINKER
BRENDA LEVIN
EDWARD T. ROGOWSKY
JACOB B. WARD, *Esq.*, *Commissioners*
ROSA R. ROMERO, *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, JULY 9, 1997

Roll Call; approval of minutes	2
I. Scheduling August 6, 1997	2
II. Public Hearings	46
III. Reports	57

**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 August 6, 1997 in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

C

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 call 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: _____

To view the Planning Commission Calendar on the World Wide Web, visit the Department of City Planning (DCP) home page at:

<http://www.ci.nyc.ny.us/html/dcp/home.html>

NOTICE

PLEASE NOTE THAT APPLICATIONS AND INSTRUCTIONS FOR LAND

USE ACTIONS HAVE BEEN REVISED. THE NEW APPLICATION

PACKAGE IS AVAILABLE AT THE DCP MAIN OFFICE MAP AND

BOOK STORE AT 22 READE STREET, GROUND FLOOR

NEW FORMS MAY BE FILED EFFECTIVE IMMEDIATELY.

OLD FORMS WILL

NO LONGER BE ACCEPTED

WEDNESDAY, JULY 9, 1997

APPROVAL OF MINUTES OF Regular Meeting of June 25, 1997

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 6, 1997
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 6

C 970425 DMX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 739 Crotona Park North (Block 2948, Lot 55), pursuant to zoning.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 2

CD 1,4

C 970463 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. changing from an M1-2 District to a C4-4 District property bounded by:

- a. Gerard Avenue, a line 100 feet southerly of East 149th Street, Walton Avenue, a northerly boundary line of a playground and its westerly prolongation, an easterly boundary line of a playground, a northerly boundary line of a playground and its easterly prolongation, Grand Concourse, a line 50 feet northerly of East 144th Street, a line 100 feet easterly of Grand Concourse, a line 120 feet southerly of East 144th Street, Grand Concourse, East 144th Street, Walton Avenue, and a line bisecting an angle formed by the westerly prolongations of the northerly street line of East 144th Street and the southerly street line of East 146th Street (between Gerard Avenue and Walton Avenue); and
 - b. East 149th Street, a line bisecting an angle formed by the northerly prolongations of the easterly street line of Gerard Avenue and the westerly street line of Walton Avenue (between East 149th Street and East 150th Street), a line 100 feet northerly of East 149th Street, Cedar Lane and its southerly and northerly prolongations, the northerly boundary line of the Metro-North Railroad (Hudson Division) Right of Way, Spencer Place and its northerly prolongation, East 150th Street, and Grand Concourse;
2. changing from an M1-2 District to an R6 District property bounded by a line 100 feet northerly of East 149th Street, a line bisecting an angle formed by the northerly prolongations of the easterly street line of Gerard Avenue and the westerly street line of Walton Avenue (between East 149th Street and East 150th Street), a line bisecting an angle formed by the southerly prolongations of the easterly street line of Gerard Avenue and the westerly street line of Walton Avenue (between East 150th Street and East 151st Street) and its northerly prolongation, the northerly boundary line of the Metro-North Railroad (Hudson Division) Right of Way, and Cedar Lane and its northerly and southerly prolongations; and
 3. changing from a C8-3 District to a C4-4 District property bounded by East 150th Street, Spencer Place and its northerly prolongation, the northerly boundary line of the Metro-North Railroad (Hudson Division) Right of Way, and Anthony J. Griffin Place and its the northerly prolongation;

as shown on a diagram (for illustrative purposes only) dated March 31, 1997 and subject to the conditions of CEQR Declaration E-81.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 3

CD 8

C 970201 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 147 Summit Place (Block 3257, Lot 100) pursuant to zoning.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CD 3

C 900440 MMK

IN THE MATTER OF an application submitted by Department of Parks and Recreation pursuant to Sections 197-c and 199 of the City Charter and Section 5-430 et seq. of the New York City Administrative Code involving the discontinuance and closing of Delmonico Place between Hopkins Street and Ellery Street and the Establishment of a Park within the Broadway Triangle Urban Renewal Area, and any acquisition or disposition of real property related thereto, all in accordance with Map No. V-2558 dated February 25, 1997 and signed by the Borough President.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 5

CD 12

C 950181 GFK

IN THE MATTER OF an application submitted by Church Avenue Venture pursuant to Section 197-c of the New York City Charter, for a revocable consent to construct, maintain and use a parking area upon a portion of the southwesterly sidewalk of 36th Street between Old New Utrecht Road and 13th Avenue (Block 5301 Lot 1).

Resolution for adoption scheduling August 6, 1997 for a public hearing.

Nos. 6, 7, 8 and 9

(Applications for the 9th Amendment to the Atlantic Terminal Urban Renewal Plan for the Atlantic Terminal Urban Renewal Area, zoning map amendments, City map amendments, and the disposition of city-owned property located within Site 3 of the Atlantic Terminal Urban Renewal Area)

No. 6

CD 2

C 970287 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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, for the 9th amendment to the Atlantic Terminal Urban Renewal Plan for the Atlantic Terminal Urban Renewal Area.

The proposed amendment would:

1. Revise the Land Use map to reflect changes in the City Map.
2. Revise Section G, "Modification of Plan", to allow mergers and subdivision without approval of the City Planning Commission, if the site plan complies with the intent and provisions of the Plan and all applicable laws.
3. Change the definitions of "Residential" and "Commercial" to include open space and deletion of the sentence "No new hotel or other structure for transient residential use is permitted within the project area."
4. Remove the "Note" for Parcel 3 regarding automobile parking and vehicle storage that allowed an interim parking use for the site.
5. Reorganize, consolidate and eliminate objectives of the plan. Two objectives have been eliminated:
 - a. Reorganizing the presently inefficient street pattern.
 - b. Provision of a substantial number of housing units of low and moderate cost on land to be disposed for residential purposes built to high standards of design, privacy, light, air and open spaces.
6. Update the language of the plan to conform to current standards.

The proposed amendment would facilitate the construction of a third phase of housing for moderate income families, including 20,000 square feet of park like open space and a 20,000 square foot commercial pad.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 7

CD 2

C 960610 MMK

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 a change in the City Map involving a change in the lines and grades within the area bounded by Hanson Place, Fulton Street, Carlton Avenue, Atlantic Avenue and South Portland Avenue and the discontinuance and closing of a portion of Atlantic Commons between Cumberland Street and South Oxford Street and any acquisition or disposition of property related thereto, all in accordance with map Nos. X-2682 and X-2683, both dated February 14, 1997 and signed by the Borough President.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 8

CD 2

C 970288 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

- 1) eliminating from an existing R7-2 District a C2-3 District bounded by Carlton Avenue, a line 100 feet northerly of Atlantic Avenue, Cumberland Street, and a line perpendicular to the westerly street line of Carlton Avenue distant 550 feet northerly of the former point of intersection of the westerly street line of Carlton Avenue and the northerly street line of Atlantic Avenue;
- 2) changing from a C6-1 District to an R7-2 District property bounded by Carlton Avenue, Atlantic Avenue, South Oxford Street, and a line 100 feet northerly of Atlantic Avenue;

- 3) changing from an R7-2 District to a C6-1 District property bounded by a line midway between South Oxford Street and South Portland Avenue, a line 100 feet northerly of Atlantic Avenue, South Portland Avenue, and a line perpendicular to the easterly street line of South Portland Avenue distant 200 feet northerly of the intersection of the easterly street line of South Portland Avenue and the northerly street line of Atlantic Avenue;
- 4) establishing within the proposed R7-2 District a C2-3 District bounded by Cumberland Street, Atlantic Avenue, South Oxford Street, and a line 100 feet northerly of Atlantic Avenue; and
- 5) establishing within the existing R7-2 District a C2-3 District bounded by Atlantic Commons, Cumberland Street, the prolongation of a line perpendicular to the westerly street line of Carlton Avenue distant 550 feet northerly of the former point of intersection of the westerly street line of Carlton Avenue and the northerly street line of Atlantic Avenue, the easterly street line of South Oxford Street, a line 100 feet northerly of Atlantic Avenue, and South Oxford Street,

as shown on a diagram (for illustrative purposes only) dated March 31, 1997.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 9

CD 2

C 970289 HDK

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located within Site 3 of the Atlantic Terminal Urban Renewal Area.

The properties are to be disposed to a developer selected by HPD for development in accordance with the Ninth Amended Atlantic Terminal Urban Renewal Plan.

A list of the specific properties proposed for disposition may be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, NY 11241.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 10

CD 2

C 970379 HAK

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 407 - 425 Cumberland Street, 176 and 178 Carlton Avenue and 713 - 735 Atlantic Avenue (Block 2006, Lots 1 - 9, part of lots 10, 87, 88, 89, 94, 96 and 97), 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 for the disposition of such property to the New York Foundation for Senior Citizens.

to facilitate construction of a Federal Section 202 Housing for the Elderly development, tentatively known as Cumberland Gardens, containing 104 units of rental housing for elderly persons of low income (plus one unit for a superintendent), in a seven story building.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 11

CD 3

C 970445 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of fifteen (15) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

BOROUGH OF MANHATTAN

No. 12

CD 10

C 970331 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 144 West 113th Street (Block 1822, Lot 59) pursuant to zoning.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 13

CD 6

C 970206 ZSM

IN THE MATTER OF an application submitted by the Townsway Garage Co. c/o Algin Management Co. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an increase in the capacity of an existing attended accessory parking garage from 39 spaces to a maximum capacity of 48 spaces in the cellar of a mixed-use building on property located at 145 East 27th Street (Block 883, Lot 34), in an R8B 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.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

BOROUGH OF QUEENS

No. 14

CD 14

C 970450 PPQ

IN THE MATTER OF an application submitted by the Department of City-wide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of seventy-seven (77) city-owned properties in Broad Channel, subject to certain restrictions.

A list and description of the properties and the disposition restrictions can be seen at the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, NY 11101.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 15

CD 1

C 960601 ZMQ

IN THE MATTER OF an application submitted by Steeltex Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

- a) changing from an M1-1 District to an R4 District property bounded by Ditmars Boulevard, 46th Street, a line 525 feet southwest of Ditmars Boulevard, and 45th Street; and
- b) establishing within the proposed R4 District a C1-4 District bounded by Ditmars Boulevard, 46th Street, a line 100 feet southwest of Ditmars Boulevard, and 45th Street;

as shown on a diagram (for illustrative purposes only) dated May 19, 1997.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

Nos. 16 and 17

(Site Selection and Change in City Map to facilitate construction of the East River Branch of the Queens Borough Public Library)

No. 16

CD 1

C 970187 MMQ

IN THE MATTER OF an application submitted by Queens Borough Public Library and the Department of City-wide Administrative Services, 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

- o the elimination, discontinuance and closing of a portion of 14th Avenue between 37th Avenue and 38th Avenue;
- o the establishment of street treatment in the vicinity thereof;
- o the modification of legal grade necessitated thereby, and
- o the delineation of a sewer corridor in the former street bed,

and any acquisition or disposition of real property related thereto, in accordance with Map No. 4935 dated March 3, 1997 and signed by the Borough President.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 17

CD 1

C 970188 PSQ

IN THE MATTER OF an application submitted by the Queens Borough Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for **site selection of property located at the northwest corner of 14th Street and 38th Avenue (Block 363, part of Lot 1), for use as a public library.**

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 18

CD 1

C 960476 ZMQ

IN THE MATTER OF an application submitted by Elias Sidiroglou pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 9a, establishing within an existing R5 District a C1-4 District bounded by 24th Avenue, 31st Street, a line 100 feet southwesterly of 24th Avenue, and a line 200 feet northerly of 31st Street, as shown on a diagram (for illustrative purposes only) dated June 16, 1997.**

Resolution for adoption scheduling August 6, 1997 for a public hearing.

Nos. 19, 20, 21, 22 and 23

(Applications to facilitate construction of a new Queens Family Court within the Jamaica Center II Urban Renewal Area.)

No. 19

CD 12

N 970738 HGQ

IN THE MATTER OF an amendment of the site designation of the Jamaica Center II Urban Renewal Area pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State by eliminating Block 10092, Lot 6 from the Urban Renewal Area.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 20

CD 12

C 970739 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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, for the first amendment to the Jamaica Center II Urban Renewal Plan for the Jamaica Center II Urban Renewal Area.

The 1st Amendment to the Jamaica Center Urban Renewal Plan proposes the following changes:

1. Sites 1 and 2 are now created, as shown on maps 1 & 2.
2. The maximum floor area permitted on site 1 has been limited to 331,604 square feet.
3. The objective of attracting office development has been deleted.
4. The objective of providing a subway connection to the IND subway line has been deleted.
5. The objective of organizational participation has been deleted.
6. The language and format of the plan have been changed to the current standard from and the time schedule for effectuation of the plan has been updated.

7. The amended plan clarifies that the properties within the project boundary that are not designated for acquisition are not part of the designated urban renewal area.

The proposed amended urban renewal plan would facilitate the development of a courthouse on Site 1 of the Urban Renewal Plan and an accessory parking facility with ground floor retail uses on Site 2.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 21

CD 12

C 970740 HDQ

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 150-02/12, 151-02 and 152-02 Jamaica Avenue (Block 10092, Lot 1, Block 10093, Lot 1 and Block 10097, part of Lot 1), Sites 1 and 2, within the Jamaica Center II Urban Renewal Area, to the Dormitory Authority of the State of New York.

The disposition would facilitate the development of a courthouse and an accessory parking facility with ground floor retail uses.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 22

CD 12

C 970741 PCQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Mayor's Office of the Criminal Justice Coordinator, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 151-02 and 152-02 Jamaica Avenue (Block 10093, Lot 1 and Block 10097, part of Lot 1) and 150-02/12 Jamaica Avenue (Block 10092, Lot 1), for use as a courthouse and accessory parking garage.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

No. 23

CD 12

C 970742 ZMQ

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Dormitory Authority of the State of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.14d changing from a C6-1A District to a C6-1 District property bounded by Jamaica Avenue, 153rd Street, Archer Avenue, and 150th Street, as shown on a diagram (for illustrative purposes only) dated June 16, 1997.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

NOTICE

On Wednesday, August 6, 1997 at 10:00 a.m. in City Hall, a public hearing is being held by the Dormitory Authority of the State of New York (DASNY) in conjunction with the above ULURP hearings to receive comments related to the Draft Environmental Impact Statement (DEIS) concerning the proposed Jamaica Family Court, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Act (CEQR).

No. 24

CD 2

N 970630 ZRQ

(Amendment of the Zoning Resolution concerning provisions of Article VI, Chapter 2, Section 62-80, to establish a Waterfront Access Plan at the Northern Hunter's Point Waterfront which would modify the general requirements for waterfront public access and visual corridors)

IN THE MATTER OF an amendment of the Zoning Resolution of the City of New York, pursuant to Section 201 of the New York City Charter, relating to the establishment of a Waterfront Access Plan in the Northern Hunter's Point Waterfront concerning Section 62-85.

Matter within # # is defined in Section 12-10 or 62-11.

[N.B.: All text under Section 62-85 is new text.]

62-85 Borough of Queens

The following Waterfront Access Plans are hereby established within the Borough of Queens. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans.

Q-1: Northern Hunters Point, as set forth in Section 62-851**62-851 Waterfront Access Plan Q-1: Northern Hunters Point**

Maps Q-1a through Q-1c show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on [the effective date of this amendment], as follows:

Parcel 1:	Block 477, Lot 7
Parcel 2:	Block 477, Lots 13, 15 and 20
Parcel 3:	Block 477, Lot 24
Parcel 4:	Forty-third Avenue between Vernon Boulevard and the East River
Parcel 5:	Block 488, Lot 114
Parcel 6:	Block 488, Lot 1
Parcel 7:	Block 488, Lots 15 and 35; Block 489, Lots 23 and 46
Parcel 8:	Block 25, Lot 15
Parcel 9:	Block 25, Lots 1, 9 and 11
Parcel 10:	Block 26, Lot 10
Parcel 11:	Block 26, Lots 1, 2, 3, 4 and 8
Parcel 12:	Block 26, Lots 17 and 21

(a) Special waterfront yard requirements

The #yard# regulations of Section 62-34 shall be applicable. In addition, for #developments# not required to provide a #waterfront yard# pursuant to Section 62-34, #yards# meeting the dimensional requirements of Section 62-34 shall be provided in connection with any #development#, in accordance with the provisions of Section 62-812, paragraph (f).

(b) Area wide modifications

The following provisions shall apply to #developments# required to provide public access pursuant to Section 62-40:

- (1) Paragraph (a) of Section 62-415 (Requirements for supplemental public access areas) shall be inapplicable except where specifically stated otherwise in this Plan.
- (2) Paragraph (b) of Section 62-415 shall be inapplicable. In lieu thereof, for #developments# listed in 62-40, paragraph (a), required public access shall be provided in accordance with Sections 62-411, 62-412, 62-413 and 62-414, as modified by this Plan.

However, for #developments# that include WD #uses# and would otherwise be permitted to provide public access pursuant to Section 62-415, paragraph (b), the location of the public access areas specified in this Plan may be moved upland from the #shoreline# the minimum distance required to accommodate the upland water-dependent functions of such #developments#, provided the relocation allows for a continuous public walkway connecting to #shore public walkways# on all adjoining #zoning lots#.

(c) Special public access and visual corridor provisions applying on Anable Basin

The following provisions shall apply to certain #developments# on Parcels 8, 9, 10, 11 and 12:

- (1) In the event that a #building or other structure#, existing at the time that a public access area is required, is located so that the minimum dimensional provisions of Sections 62-411 and 62-412 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a public access area shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be twelve feet. In no case shall a #shore public walkway# have a width less than ten feet for a continuous distance of more than 300 feet.
- (2) In the event that a #building or other structure#, existing at the time a public access area is required, is located so that the minimum dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all public access requirements for such #development# shall be waived.

- (3) In addition to the Public Access Area Design Prototypes permitted pursuant to Section 62-61 (Design Options and Methodology), a #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, may be improved pursuant to Section 62-633 (Shore public walkway - Prototype III: Low-intensity walkway).
- (4) Within any portion of a #shore public walkway# having a width of less than ten feet the minimum width of the circulation path shall be six feet and all planting requirements shall be waived.

(d) Special public access provisions by parcel

The provisions of Section 62-41 (Requirements for waterfront public access) and Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are shown in the Plan map, Q-1b:

(1) Parcel 1

No #upland connection# shall be required within Parcel 1 and all provisions relating to #upland connections# shall be inapplicable; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

(2) Parcel 2

An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on the Plan map, Q-1b, which is the westerly prolongation of Queens Plaza South either 1) along the northerly tax lot line of lot 15, block 477, and its extension to Vernon Boulevard if such tax lot is developed as a #zoning lot# separate from lot 13, block 477 or 2) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3

No #upland connection# shall be required within Parcel 3 and all provisions relating to #upland connections# shall be inapplicable; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

(4) Parcel 4 [N.B. Parcel 4 is a mapped #street#.]

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such public access area shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section 62-632, paragraphs (a) and (c)(1), for a Moderate-intensity walkway. Landscaped screening shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the public access area. Fencing may be provided to assure physical control of non-publicly accessible upland areas.
- (ii) The remaining portion of Parcel 4 shall provide pedestrian access from Vernon Boulevard to the public access area designated in paragraph (4)(i). The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the intersection of any pedestrian access area with Vernon Boulevard.
- (iii) In the event that 43rd Avenue is demapped as a #street# within Parcel 4 a #shore public walkway# and #upland connection# shall be provided on Parcel 4 pursuant to Sections 62-40 and 62-60 within the westerly prolongation of 43rd Avenue.

Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) shall be inapplicable.

(5) Parcel 5

- (i) #Shore public walkway#

In addition to the Public Access Area Design Prototypes permitted pursuant to Section 62-61 (Design Options and Methodology), a #shore public walkway# required in conjunction with a #development# which involves only an #enlargement, extension or change of use#, may be improved pursuant to Section 62-634 (Shore public walkway - Prototype IV: Open-recreation walkway).

- (ii) #Upland connection#

A single #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either 1) the flexible location zone indicated on the Plan map, Q-1b, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary or 2) a raised pedestrian sidewalk immediately adjoining a #building# provided

both the sidewalk and #building# were existing on [the effective date of this amendment]. In the latter case, the requirements of Section 62-414, paragraph (b), 62-622 (Upland connections) and 62-641 (Design requirements for upland connections) shall be inapplicable, however, any vehicular way interrupting the raised sidewalk shall be marked as a pedestrian crosswalk by paint striping or other visually distinctive method. A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.

(iii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section and the locational requirements of Section 62-63 (Specific Design Requirements for Public Access Area Prototypes), a #supplemental public access area# shall be provided pursuant to Section 62-415, paragraph (a), that shall be located within the flexible location zone described in paragraph (ii) above, and immediately adjacent to the intersection of the #shore public walkway# and any #upland connection# if the #upland connection# is located therein. The #supplemental public access area# shall be improved as a single #supplemental public access area#; however, residual public access area, not exceeding the quantity permitted by Section 62-61 (Design Options and Methodology), may also be provided.

(6) Parcel 6

Sections 62-40 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, as such may be modified pursuant to the terms of the Declaration and in accordance with Section 62-12 (Applicability to Developments within the Waterfront Area). If public access is not provided pursuant to the Declaration, as such may be modified, then public access shall be provided in accordance with Sections 62-40 and 62-60 as modified by paragraph (b) of this Section.

(7) Parcel 7

(i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on the Plan map, Q-1b, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #streetline# of 44th Drive 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway#

shall be subject to the provisions of Section 62-342 (Rear yards and waterfront yards).

For #developments# on a #zoning lot# having a #building or other structure#, existing on [the effective date of this amendment] and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to Section 62-633 (Shore public walkway - Prototype III: Low-intensity walkway). In addition, any portion of the #shore public walkway# located on a #platform# existing on [the effective date of this amendment] shall be exempt from the planting requirements of Section 62-63 (Specific Design Requirements for Public Access Design Prototypes) except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 7 and all provisions relating to #upland connections# shall be inapplicable, however, a direct connection shall be provided between the #shore public walkway# and 44th Drive.

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on the Plan map, Q-1b, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street the #upland connection# may be located anywhere within the zone, otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street. In addition, a direct connection shall be provided between the #shore public walkway# and 44th Drive at the northwesterly termination of the #shore public walkway#.

(9) Parcels 9, 10 and 11

(i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any

#zoning lot# existing [on the effective date of this amendment] having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a ten foot wide pedestrian circulation zone and six foot wide buffer zone. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on the Plan map, Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not been provided prior to such #development# of Parcels 10 and 11 the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-414 (Requirements for upland connections), on any #zoning lot# having a #shoreline# length of less than 150 feet the required width of an #upland connection# may be reduced to 16 feet consisting of a ten foot wide pedestrian circulation zone and two three foot wide buffer zones. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No #upland connection# shall be required within Parcel 12 and all provisions relating to #upland connections# shall be inapplicable; however, a direct connection shall be provided between the #shore public walkway# and 5th Street.

(e) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on the Plan map, Q-1c:

(1) Parcels 1 and 2

A #visual corridor# shall be provided through Parcels 1 and 2 to the pierhead line as the westerly prolongation of Queens Plaza South. In the event that tax lot 13, block 477 is #developed# as a single #zoning lot# all #visual corridor# requirements on that lot shall be waived.

(2) Parcel 3

The requirement for #visual corridors# on Parcel 3 is waived.

(3) Parcel 4 [N.B. Parcel 4 is a mapped #street#.]

Forty-third Avenue shall be provided as a visual corridor.

(4) Parcel 5

A #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone described in paragraph (d)(5)(ii) of this Section and coincident with any #upland connection# provided therein.

(5) Parcel 6

Sections 62-42 (Requirements for Visual Corridors) and 62-642 (Design requirements for visual corridors) shall be inapplicable if a visual corridor is provided pursuant to restrictive declaration number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the Declaration and in accordance with Section 62-12 (Applicability to Developments within the Waterfront Area). If the visual corridor is not provided pursuant to the Declaration, as such may be modified, then a #visual corridor# shall be provided in accordance with Sections 62-40 and 62-60.

(6) Parcel 7

The requirement for #visual corridors# on Parcel 7 is waived.

(7) Parcel 8

A #visual corridor# shall be provided through Parcel 8 as the southerly prolongation of 5th Street.

(8) Parcels 9, 10 and 11

A #visual corridor#, if required pursuant to Section 62-40, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.





(9) Parcel 12

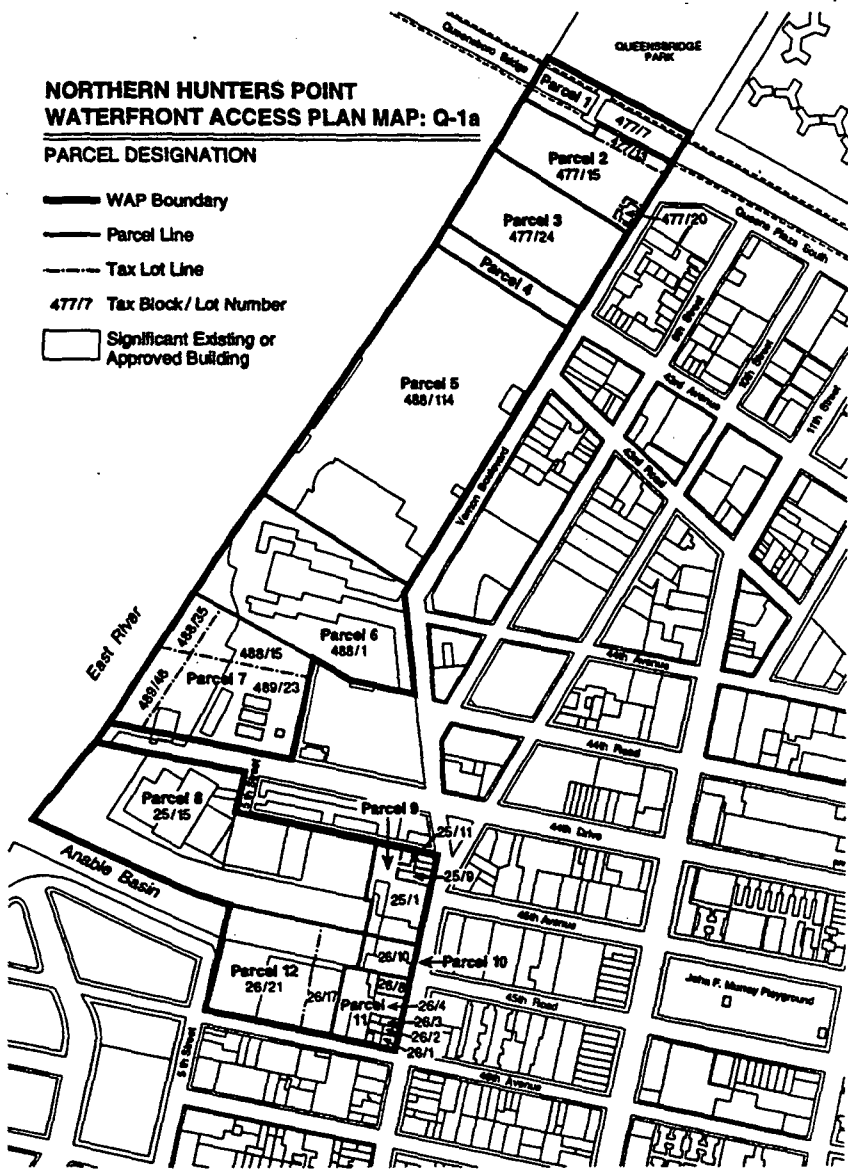
The requirement for #visual corridors# on Parcel 12 is waived.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

NORTHERN HUNTERS POINT WATERFRONT ACCESS PLAN MAP: Q-1a

PARCEL DESIGNATION

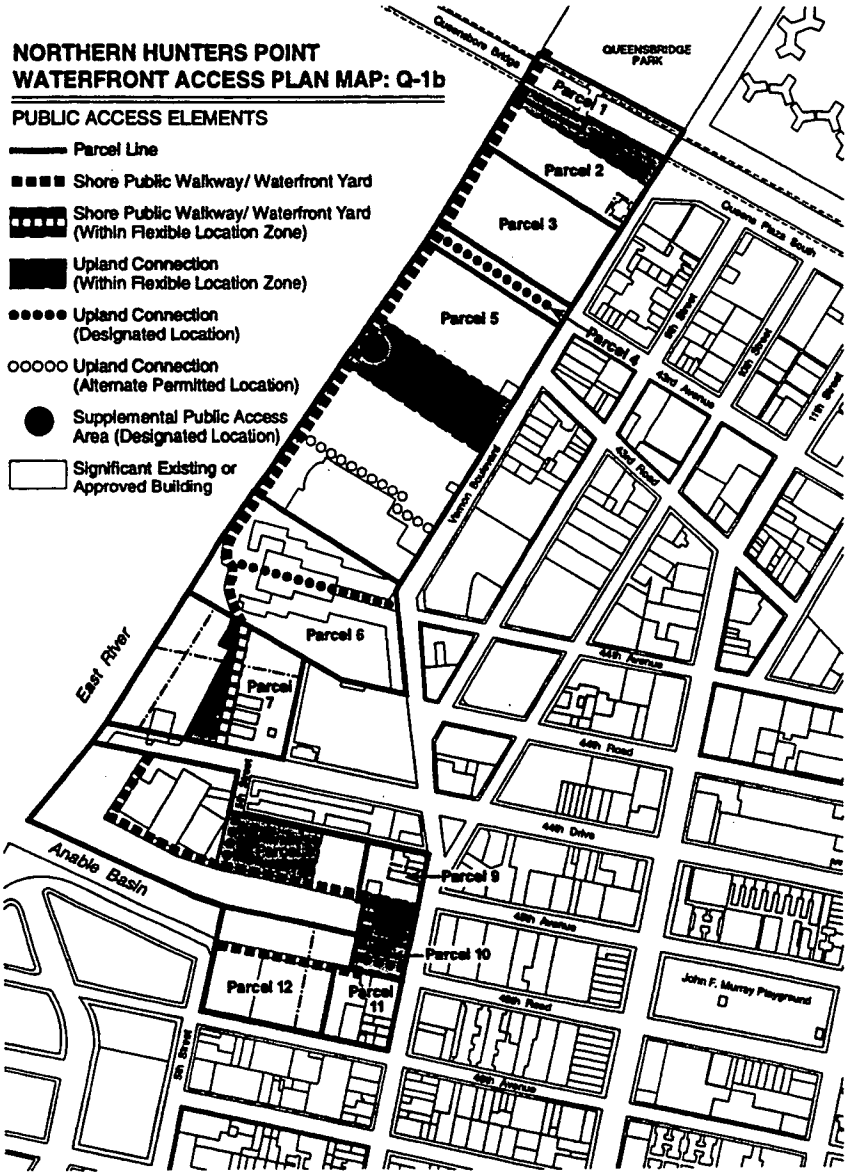
-  WAP Boundary
-  Parcel Line
-  Tax Lot Line
- 477/7 Tax Block / Lot Number
-  Significant Existing or Approved Building



**NORTHERN HUNTERS POINT
WATERFRONT ACCESS PLAN MAP: Q-1b**

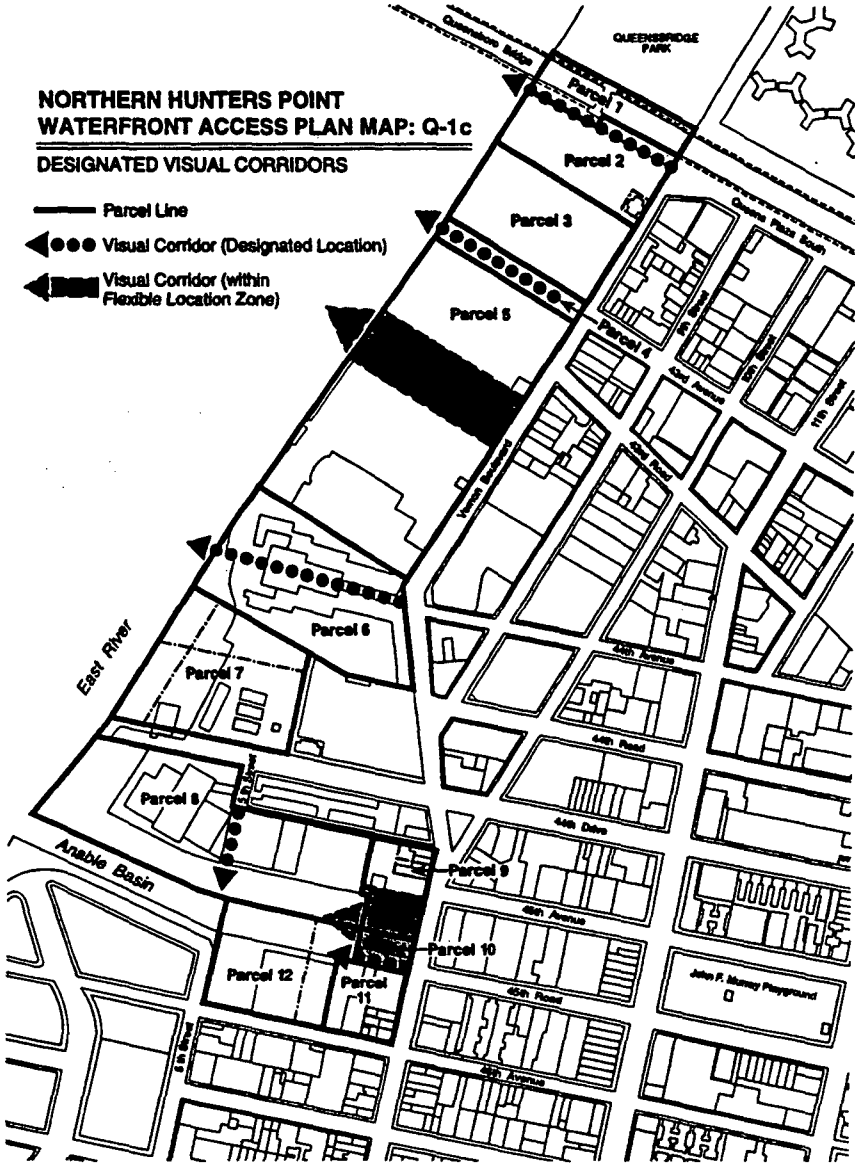
PUBLIC ACCESS ELEMENTS

- Parcel Line
- ■ ■ ■ Shore Public Walkway/ Waterfront Yard
- ▣ ■ ■ ■ Shore Public Walkway/ Waterfront Yard
(Within Flexible Location Zone)
- Upland Connection
(Within Flexible Location Zone)
- ● ● ● Upland Connection
(Designated Location)
- ○ ○ ○ Upland Connection
(Alternate Permitted Location)
- Supplemental Public Access
Area (Designated Location)
- Significant Existing or
Approved Building



**NORTHERN HUNTERS POINT
WATERFRONT ACCESS PLAN MAP: Q-1c**
DESIGNATED VISUAL CORRIDORS

- Parcel Line
- ◀●●● Visual Corridor (Designated Location)
- ◀■■■ Visual Corridor (Within Flexible Location Zone)



BOROUGH OF STATEN ISLAND

No. 25

CD 1

C 970271 ZMR

IN THE MATTER OF an application submitted by the New Brighton Citizens Committee, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 21a and 21c:**

- 1) changing from an R4 District to an R3X District property bounded by Richmond Terrace, a line equidistant between Jersey Street and York Avenue, Carlyle Street, York Avenue, Eadie Place and its easterly prolongation, Franklin Avenue, Cassidy Place, Henderson Avenue, Lafayette Avenue, a line 100 feet southerly of Fillmore Street, a line 175 feet westerly of Lafayette Avenue, Fillmore Street, Franklin Avenue, Fillmore Street, and York Avenue;
- 2) changing from an R5 District to an R3X District property bounded by Carlyle Street, a line bisecting an angle formed by the southerly prolongations of the easterly street line of York Avenue and the westerly street line of Jersey Street (between Carlyle Street and Pauw Street), Pauw Street, and York Avenue;
- 3) changing from an R4 District to an R2 District property bounded by Eadie Place and its easterly prolongation, York Avenue, East Buchanan Street, and Franklin Avenue; and
- 4) changing from an R3-2 District to an R2 District property bounded by East Buchanan Street, York Avenue, Prospect Avenue, Clinton Avenue, Henderson Avenue, Cassidy Place, and Franklin Avenue;

within the Special Hillside Preservation District, as shown on a diagram (for illustrative purposes only) dated April 28, 1997.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

CITYWIDE

No. 26

Citywide

N970654ZRY

(Amendment of the Zoning Resolution concerning the modification of special permit, authorization and other provisions relating to landmark buildings and buildings and zoning lots within Historic Districts designated by the Landmarks Preservation Commission.)

IN THE MATTER of an amendment of the Zoning Resolution of the City of New York, pursuant to Section 201 of the New York City Charter, relating to various sections concerning landmark buildings and Historic Districts designated by the Landmarks Preservation Commission.

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

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

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

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

15-20

REGULATIONS GOVERNING CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL BUILDINGS IN C6-2M, C6-4M, M1-5M and M1-6M DISTRICTS

(a) The #lot area# requirements of the following sections are hereby superseded and replaced with the requirements of Sections 15-21 and 15-22 for the conversion of non-#residential buildings# to #dwelling units#:

Sections 23-20 through 23-28 (DENSITY REGULATIONS-REQUIRED LOT AREA PER DWELLING UNIT, LOT AREA PER ROOM, OR FLOOR AREA PER ROOM);

Section 24-20 (LOT AREA REQUIREMENTS FOR BUILDINGS USED PARTLY FOR RESIDENTIAL USE);

Sections 35-40 through 35-43 (APPLICABILITY OF THE LOT AREA REQUIREMENTS TO MIXED BUILDINGS); and

Section 54-31 (Enlargements or Conversions).

In addition, the #open space ratio#, #yard#, minimum distance between two or more #buildings# on a single #zoning lot# and minimum distance between windows and

walls or #lot lines# requirements are hereby superseded and replaced by the requirements of Sections 15-23 and 15-24.

(b) In C6-2M, C6-4M, M1-5M and M1-6M Districts, the requirements of SECTION 15-21 (USE REGULATIONS - TRANSFER OF PRESERVATION OBLIGATIONS AND CONVERSION RIGHTS) MAY BE WAIVED BY AUTHORIZATION OF THE CITY PLANNING COMMISSION IN CONNECTION WITH THE CONVERSION OF ALL OR ANY PORTION OF A NON-#RESIDENTIAL BUILDING# TO A #RESIDENTIAL USE#, provided that:

(1) such non-#residential building# is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;

(2) any alterations to the subject #building#, required in connection with such conversion to #residential use#, have received a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission;

(3) a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings# as evidenced by a report from the Landmarks Preservation Commission; and

(4) such non-#residential buildings#, or portions thereof, being converted to #residential use#, shall comply with the #residential floor area per room# requirements set forth in Section 74-711 paragraph (a)(3), (Landmark preservation in all districts).

In order to grant an authorization the City Planning Commission shall find that such waiver shall have minimal adverse effects on the conforming #uses# located within the #building# and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

23-45

Minimum Required Front Yards

* * *

R1 R2 R3 R4 R5

(d) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the provisions of paragraphs (a) and (b) of this Section are modified as follows:

The depth of the #front# yard may vary between the requirements of paragraph (a) of this Section, or as modified in any applicable Special District, and the depth of the #front yard# of any adjacent #zoning lot#.

23-633

Street wall location and height and setback regulations in certain districts

* * *

R6A R6B R7A R7B R7X R8A R8B R8X R9A R9X R10A R10X

(d) Additional regulations

In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the following additional regulations shall apply:

* * *

(4) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and #street wall# location regulations of this Section, or as modified in any applicable Special District, shall be modified as follows:

(i) The minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, IF SUCH HEIGHT IS LOWER THAN THE MINIMUM BASE HEIGHT REQUIRED, UP TO THE MINIMUM BASE HEIGHT REQUIREMENTS OF THIS SECTION, or as modified in any applicable Special District.

(ii) The location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Section, or as modified in any applicable Special District, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

* * *

35-25

Special Street Wall Location and Height and Setback Regulations in Certain Districts

* * *

(e) Additional regulations

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

* * *

(4) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and #street wall# location regulations of this Section, or as modified in any applicable Special District, shall be modified as follows:

(i) The minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, IF SUCH HEIGHT IS LOWER THAN THE MINIMUM BASE HEIGHT REQUIRED, UP TO THE MINIMUM BASE HEIGHT REQUIREMENTS OF THIS SECTION, or as modified in any applicable Special District.

(ii) The location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Section, OR AS MODIFIED IN ANY APPLICABLE SPECIAL DISTRICT, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

* * *

42-14
Use Group 17

* * *

D. Special #uses# in M1-5A and M1-5B Districts

M1-5A M1-5B

(1) #Joint living-work quarters for artists# in #buildings# in M1-5A and M1-5B Districts provided:

(a) Such #building# was erected prior to December 15, 1961.

(b) The #lot coverage# of such #building# does not exceed 5,000 square feet except that in #buildings# with frontage along Broadway the #lot coverage# shall not exceed 3,600 square feet. However, such quarters may also be located in a #building# occupying more than 5,000 square feet of #lot area# if the entire #building# was held in cooperative ownership by #artists# on September 15, 1970. #Joint living-work quarters for artists# are permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782, or by minor modification of the Chairperson of the City Planning Commission pursuant to Section 42-141 paragraph (e), or by authorization of the City Planning Commission pursuant to Section 42-142, (Modification BY AUTHORIZATION OF THE CITY PLANNING COMMISSION OF use regulations in M1-5A and M1-5B Districts).

- (c) In M1-5B Districts in #buildings# occupying less than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts) or Section 74-781 (Modification by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142, (MODIFICATION BY AUTHORIZATION OF THE CITY PLANNING COMMISSION OF USE REGULATIONS IN M1-5A AND M1-5B DISTRICTS).
- (d) In #buildings# occupying more than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts) or Section 74-781 (Modification by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142, (Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts).

42-142

Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts

In M1-5A and M1-5B Districts, the requirements of Section 42-14 D.(1)(b),(c), and (d), (Use Group 17), may be modified by authorization of the City Planning Commission provided that:

- (a) such non-#residential building# is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;
- (b) any alterations to the subject #building# required in connection with such conversion to #residential use# have received a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission, and
- (c) a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings# as evidenced by a report from the Landmarks Preservation Commission.

In order to grant an authorization the City Planning Commission shall find that such modification of #use# requirements shall have minimal adverse effects on the conforming #uses# located within the #building# and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

74-71

Landmark Preservation

74-711

Landmark preservation in all districts

In all districts, upon application of the Landmarks Preservation Commission, for #zoning lots# containing a landmark designated by the Landmarks Preservation Commission, or for #zoning lots# with existing #buildings# located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the #use# and #bulk# regulations, except #floor area ratio# regulations, applicable to #zoning lots# with existing #buildings# provided that the following findings are made :

(a) that the said #zoning lot# contains a landmark designated by the Landmarks Preservation Commission, or that said #zoning lot# lies within a Historic District designated by the Landmarks Preservation Commission;

(a) The following conditions are met:

(1) Any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating (b) that a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings#, and that such #use# or #bulk# modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;

(2) Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating (c) that such #bulk# modifications relate harmoniously to all structures or #open space# in the vicinity in terms of scale, location and access to light and air in the area, as determined by the City Planning Commission the subject landmark #building# or #buildings# in the Historic District, as applicable ; and

Before applying to the City Planning Commission for such modification of #bulk# and #use# regulations, the Landmarks Preservation Commission shall obtain a report from the Department of Buildings and the Fire Department.

(3) For such existing #buildings#, or portions thereof, being converted to #residential use# , the City Planning Commission shall make the following findings :

~~(1) that (i) the gross #residential floor area per room# shall be at least equal to the requirement set forth herein:~~

Total Existing FAR	Required Gross #Floor Area per Room# (S.F.)
below 3.4	215
between 3.4 and 7.5	240
above 7.5	300

~~(2) that for #buildings# with a total existing FAR above 7.5, there shall be at least 12 square feet of social or recreational space for each #residential room# except where the Landmarks Preservation Commission certifies that the provision of such space will adversely affect the landmark;~~

~~(3) that (ii) the gross #floor area# of any mezzanine constructed within a #dwelling unit# shall not exceed 33 and 1/3 percent of the #floor area# contained within the #residential# unit. The #floor area# of such mezzanine shall not be included in gross #residential floor area# for purposes of determining the minimum required number of #residential rooms# stated in paragraph (1) (a)(3)(i) of this Section; and~~

~~(4) that the design of #building# interiors will result in interior useable space of high quality and amenity in terms of such elements as dwelling size, privacy, ventilation and storage facilities.~~

When such conversions involve the relocation of non-#residential# tenants, the Commission shall require the payment of a conversion contribution in accordance with the provisions of Section 15-50 through Section 15-58.

~~(b) In order to grant a special permit the City Planning Commission shall find that:~~

~~(1) such #bulk# modifications shall have minimal adverse effects on THE structures or #open space# in the vicinity in terms of scale, location and access to light and air; and~~

~~(d) that the (2) such #use# modifications of #use# regulations will shall have minimal adverse effects on the conforming #uses# within the #building# and in the surrounding area.~~

The City Planning Commission may prescribe appropriate additional conditions and safeguards which will enhance the character of the #development# of said #zoning lot#.

74-712

~~Developments or enlargements on landmark sites in certain districts~~

(Contents of this Section will be deleted.)

74-712

~~Developments in Historic Districts~~

~~In all districts, FOR ANY #DEVELOPMENT# ON A #ZONING LOT# THAT IS VACANT OR IS #LAND WITH MINOR IMPROVEMENTS#, THAT LIES WITHIN A HISTORIC DISTRICT DESIGNATED BY THE LANDMARKS PRESERVATION COMMISSION, the City Planning Commission may permit the modification of #bulk# regulations, except #floor area ratio# regulations, provided that:~~

~~(a) such #bulk# modifications shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and~~

~~(b) such #bulk# modifications relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.~~

~~The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.~~

* * *

Article VIII, Chapter 1 - Special Midtown District

* * *

81-062

Applicability of Chapter 4 of Article VII

* * *

Within the #Special Midtown District#, the following provisions regarding special permits by the City Planning Commission shall only be applicable as modified below:

Section 74-71 (Landmark Preservation) shall be applicable subject to ~~modification of the provisions in Section 74-712 relating to the~~ height and setback modifications of ~~(see Sections 81-067, 81-254, 81-266 and 81-277).~~

* * *

81-067

Modification of provisions for required front yards, minimum base height and street wall location in Historic Districts

Within the Special Midtown District, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, any applicable provisions relating to minimum required #front yards#, minimum base height and #street wall# location requirements as modified by this Chapter in Sections 81-43 (Street Wall Continuity Along Designated Streets); 81-621 (Special Street Wall Requirements) pertaining to the Grand Central Subdistrict; 81-75 (Special Street Wall and Setback Requirements) pertaining to the Theater Subdistrict; 81-83 (Special Street Wall Requirements) pertaining to the Fifth Avenue Subdistrict; and 81-90 (Special Regulations for Preservation Subdistrict), paragraph (1) (Mandatory #street walls#) may be modified pursuant to Sections 23-45 (Minimum Required Front Yards), 23-633 (Street wall location and height and setback regulations in certain districts), and 35-25 (Street Wall Location and Height and Setback Regulations in Certain Districts).

81-211

Maximum floor area ratio for non-residential or mixed buildings

* * *

~~J. Maximum FAR of a lot containing bonusable landmark (Section 74-712)~~

~~18.0~~

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

~~8.0³ 10.0³ 13.0³ 14.0³ 16.0³ 12.0 15.0~~

~~L. Maximum amount of transferable development rights (FAR) from landmark #zoning lot# that may be utilized on:~~

(a) an "adjacent lot"³ (Section 74-79)

	No	No	No	
1.6	2.0	2.4	Limit	Limit
			2.4	Limit

(b) a "receiving lot" within Grand Central Subdistrict (Section 81-634)

- - - - - 1.0 1.0

(c) a "receiving lot" within Grand Central Subdistrict (Section 81-635)

- - - - - 9.6 6.6

M L. Maximum total FAR of a lot with transferred development rights from landmark #zoning lot#, Theater Subdistrict incentives, District-Wide Incentives and As-Of-Right incentives:

	No	No	No ⁶
9.6	14.4	14.4	Limit Limit 21.6 Limit

~~81-213~~

~~Developments or enlargements on landmark sites~~

~~The provision of Section 74-712 (Developments or enlargements on landmark sites in certain districts), are applicable in C5-3, C6-6, and C6-7 Districts where such districts are located within the #Special Midtown District# and within the area bounded by 59th Street, Lexington Avenue, 40th Street and Eighth Avenue, provided, however, that any modification of the front height and setback regulations shall be permitted only in accordance with the provisions of Section 74-712 as modified by Section 81-266 (Special permit for height and setback modifications) or Section 81-277 (Special permit for height and setback modifications). Subject to the findings set forth in Section 74-712, the #floor area ratio# for a #development# or #enlargement# on a #zoning lot# to which the provisions of Section 74-712 apply may be increased in a C5-3, C6-6 or C6-7 underlying district from 15.0 to a maximum of 18.0. No #floor area# bonus provisions other than those set forth in Section 71-712 shall be applicable to the #zoning lot#.~~

~~If a #zoning lot# within the Theater Subdistrict contains a theater listed in Table A of Section 81-742 (Restrictions on demolition of theaters) which is to be retained as part of a #development# or #enlargement# and if the #lot area# occupied by the structure of such theater is at least 50 percent of the #lot area# of the #zoning lot#, and if all the following requirements have been met prior to April 28, 1988:~~

- ~~(a) the Landmarks Preservation Commission has designated the listed theater as an interior or exterior landmark;~~
- ~~(b) the Landmarks Preservation Commission has issued a Certificate of Appropriateness, or a Certificate of No Effect with respect to the #development# or #enlargement#; and~~
- ~~(c) a building permit has been issued for the #development# or #enlargement#, then the date of termination of the zoning districts applicable on the #zoning lot# prior to April 28, 1988 shall be extended by one year beyond such effective date.~~

81-277

Special permit for height and setback modifications

* * *

(b) The Commission shall make the following findings in addition to any required under the applicable provisions of Sections 74-71-2 or Section 74-79:

* * *

Article IX, Chapter 9
Special Madison Avenue Preservation District

99-051

Location, height and setback of street wall

* * *

(c) **Street walls in Historic Districts**

For any zoning lot located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and street wall location regulations of this Section shall be modified as follows:

(1) The minimum base height of a street wall may vary between the height of the street wall of an adjacent building before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Section.

(2) The location of the street wall of any building may vary between the street wall location requirements of this Section, and the location of the street wall of an adjacent building fronting on the same street line.

* * *

Article XI, Chapter 1
Special Lower Manhattan Mixed-Use District

111-101

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

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, except as provided in Section 111-20 paragraph (a), (MINOR MODIFICATIONS), and Section 111-23 (MODIFICATION OF LOCATION AND ADDITIONAL USE REGULATIONS BY AUTHORIZATION OF THE CITY PLANNING COMMISSION).

111-103

Additional use regulations

* * *

(b) Areas B1 and 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 Chairperson of the City Planning Commission pursuant to Section 111-20, paragraph (d), or by authorization of the City Planning Commission, pursuant to Section 111-23 (MODIFICATION OF LOCATION AND ADDITIONAL USE REGULATIONS BY AUTHORIZATION OF THE CITY PLANNING COMMISSION).

111-104

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

* * *

(b) Area A2

* * *

(5) #Height factor#, front height and setback regulations

* * *

For #residential# and community facility #developments# or #enlargements#, recesses shall comply with the applicable #outer court# provisions of Sections 23-84 and 24-63.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, IF SUCH HEIGHT IS LOWER THAN THE MINIMUM BASE HEIGHT REQUIRED, UP TO THE MINIMUM BASE HEIGHT REQUIREMENTS OF THIS CHAPTER.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Chapter, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

(6) Curb cuts

* * *

111-23

Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission

The provisions of Section 111-101, (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), relating to the prohibition of #loft dwellings# or #joint living-work quarters for artists# below the level of the third #story# of a #building# in areas B1 and B2, and Section 111-103, paragraph (b), (Additional use regulations), relating to #loft dwellings# and #joint living-work quarters for artists# in #buildings# within Areas B1 and B2 where the #lot coverage# is 5,000 square feet or more, may be modified by authorization of the City Planning Commission, provided that:

- (a) such #building# is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;
- (b) ANY ALTERATIONS TO THE SUBJECT #BUILDING# REQUIRED IN CONNECTION WITH SUCH CONVERSION TO #RESIDENTIAL USE# HAVE RECEIVED A CERTIFICATE OF APPROPRIATENESS OR OTHER PERMIT FROM THE LANDMARKS PRESERVATION COMMISSION; AND
- (c) a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings# AS EVIDENCED BY A REPORT FROM THE LANDMARKS PRESERVATION COMMISSION.

In order to grant an authorization the City Planning Commission shall find that such modification shall have minimal adverse effects on the conforming #USES# located within the #building# and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

Resolution for adoption scheduling August 6, 1997 for a public hearing.

Citywide

N 970629 ZRY

(Amendment of the Zoning Resolution concerning the modification of Article VI, Chapter 2 relating to yard regulations and public access and visual corridor requirements, including provisions relating to the adoption of Waterfront Access Plans, for developments in the Waterfront Area)

IN THE MATTER OF an amendment of the Zoning Resolution of the City of New York, pursuant to Section 201 of the New York City Charter, relating to various sections in Article VI, Chapter 2 concerning yard; public access and visual corridor requirements, including design standards; and Waterfront Access Plans.

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

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

Matter within # # is defined in Section 12-10 or 62-11.

Article VI, Chapter 2 Special Regulations Applying in the Waterfront Area

*

*

*

62-34 Special Yard Regulations on Waterfront Blocks

~~#Yard# regulations for #zoning lots# within #waterfront blocks# shall be governed by the provisions of this Section. However, the provisions of Sections 62-341 and 62-342 shall not apply to WD #uses# or, in C8 or #Manufacturing Districts#, to #developments# comprised #predominantly# of #uses# in Use Groups 16, 17 or 18. For #developments# containing WD #uses# or, in C8 or #manufacturing Districts#, #developments# comprised predominantly of #uses# in Use Group 16, 17 or 18, #yards# shall be provided in accordance with applicable district regulations. For all other #developments#, #yards# shall be provided in accordance with the provisions of Sections 62-341 and 62-341, except that no #yard regulations shall be applicable on #piers# or #floating structures# nor may #piers# or #floating structures# be uses to satisfy any #yard# requirements.~~

*

*

*

62-676 Paving

Paving in waterfront public access areas shall comply with the following:

(a) Paving shall consist of unit pavers or wood decking, except as follows:

* * *

(2) In ~~#shore public walkways#~~ (Prototype III: Low-intensity walkway and Prototype IV: Open-recreation walkway), ~~crushed stone, woodchips or asphalt~~ may be used in lieu of unit pavers or wood decking.

* * *

62-722 Modification of waterfront ~~yard~~, public access and visual corridor requirements

The City Planning Commission may:

(a) authorize modification of the requirements of ~~Section 62-342 (Rear yards and waterfront yards), Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS), AND A WATERFRONT ACCESS PLAN ADOPTED PURSUANT TO SECTION 62-80 (WATERFRONT ACCESS PLANS) in conjunction therewith, Section 62-342 (Rear yards and waterfront yards).~~ The Commission may also authorize a portion or all of the required waterfront public access to be provided off-site on an adjoining public property.

* * *

As a condition to the granting of such authorization the Commission shall find that:

- (1) the regulations would result in an unfeasible ~~#development#~~ due to the presence of existing ~~#buildings or other structures#~~ or unique ~~#shoreline#~~ conditions such as wetlands; or
- (2) strict adherence to the regulations would adversely affect existing topography, vegetation or views having environmental, historic or aesthetic value to the public; or
- (3) for a commercial, ~~or community facility or manufacturing~~ ~~#development#~~ it would be impractical to satisfy the ~~#development's#~~ programmatic requirements while adhering to the regulations.

* * *

(b) authorize modifications of the requirements of Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) and a ~~Waterfront Access Plan adopted pursuant to Section 62-80 (WATERFRONT ACCESS PLANS).~~

As a condition to the granting of such authorization, the Commission shall find that:

- (1) such modifications are necessary to accommodate modifications pursuant to paragraph (a) of this Section; or
- (2) such modifications would result in a layout or design of the public access areas that is functionally equivalent or superior to the design prescribed by strict adherence to the provisions of Section 62-60 or the Waterfront Access Plan.

* * *

62-80 WATERFRONT ACCESS PLANS

* * *

62-811 Establishment of Waterfront Access Plans

The City Planning Commission and City Council may adopt a Waterfront Access Plan as an amendment to this Resolution pursuant to Section 200 or 201 of the City Charter and in accordance with the provisions of Sections 62-812 (Elements of a Waterfront Access Plan), 62-813 (Conditions for the adoption of a Waterfront Access Plan) and this Section in order to adjust the waterfront public access and #visual corridor# requirements of Sections 62-40 and 62-60, or retain the #waterfront block bulk# regulations of Section 62-30 on newly-created non-#waterfront blocks# within a specifically defined portion of the #waterfront area# or establish #waterfront yard# requirements for #developments# otherwise exempt from the requirements of Section 62-34 (Special Yard Regulations on Waterfront Blocks). ~~To adopt such Waterfront Access Plans after November 1, 1997, this Resolution must be amended, pursuant to Sections 200 or 201 of the City Charter, to provide for an extension of such date.~~

* * *

62-812 Elements of a Waterfront Access Plan

A Waterfront Access Plan may:

* * *

- (f) for #developments# where a #waterfront yard# is not otherwise required by Section 62-34, establish requirements for a #waterfront yard# provided such plan does not impose a requirement greater than would be required by the provisions of Section 62-341 or 62-342 as modified by the further provisions of this paragraph FOR SUCH OTHER #DEVELOPMENTS#. #Enlargements# of #buildings or other structures# existing

on the effective date of the Waterfront Access Plan shall be permitted within such #waterfront yard# provided that the #enlargement# is for WD or Use Group 16, 17 or 18 #uses# and no portion of the #enlargement#, OTHER THAN PERMITTED OBSTRUCTIONS, is within 20 feet of the seaward edge of the #waterfront yard#. In addition, obstructions shall be permitted within such #waterfront yard# pursuant to applicable district #yard# regulations, except that no #building# or portion of a #building# shall be permitted within 10 feet of the seaward edge of such #waterfront yard#.

* * *

62-813 Conditions for adoption of a Waterfront Access Plan

As a condition precedent to its approval of a Waterfront Access Plan, the City Planning Commission shall find, in its report to the City Council for adoption, that such plan 1) would improve public use and enjoyment of the waterfront, thereby serving to implement the goals set forth in Section 62-00, and 2) meets any one of the following:

- ~~(a) would improve public use and enjoyment of the waterfront, thereby serving to implement the goals set forth in Section 62-00; and~~
- (b) (a) is necessary to link #public parks# or other public areas along the waterfront or to the waterfront, and such linkage would not necessarily be achieved solely by the provisions of Sections 62-34, 62-40 and 62-60; or
- (c) (b) is necessary to accommodate unique shore conditions or the retention of existing #buildings or other structures#, including the existence of bridges, viaducts or railways, that would not be adequately accommodated addressed by the provisions of Sections 62-34, 62-40 and 62-60; or
- (d) (c) is necessary to accommodate unique topography or natural features such as wetlands conditions, significant grade changes, geologic formations, natural vegetation or wildlife habitats, which natural features or topography would not be adequately accommodated by the provisions of Sections 62-34, 62-40 and 62-60; or
- (e) (d) is necessary to create a better physical or visual relationship of the waterfront to significant upland #streets# or to preserve significant views of the water or historic structures from such #streets#, which would not necessarily be achieved by the provisions of Sections 62-34, 62-40 and 62-60; or
- (f) (e) is necessary to achieve public access to the waterfront in an area characterized by large undeveloped tracts of land with a limited number of public #streets# leading to the shore; or

- (g) (1) is necessary to maintain #visual corridors# that would be extinguished by a #street# de-mapping after October 25, 1993 or to maintain #visual corridors# from certain upland #streets# that would be exempted from such requirements as the result of an intervening #street# mapping after October 25, 1993; or
- (h) (2) is necessary to retain the #bulk# regulations of Section 62-30 on certain #blocks# that would be exempted from such requirements as the result of an intervening #street# mapping after October 25, 1993.

*

*

*

Resolution for adoption scheduling August 6, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 28

CD 2

C 970329 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of ten (10) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Bronx Office of the Department of City Planning, One Fordham Plaza, 5th floor, Bronx, N.Y. 10458.

(On June 25, 1997, Cal. No. 1, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 4

C 920143 MMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change of grade in River Avenue between East 151st Street and East 153rd Street in connection with the reconstruction of the River Avenue Bridge over the Metro North (Hudson River Line) Railroad right-of-way, all in accordance with Map No. 13066 dated September 11, 1995 and signed by the Borough President.

(On June 25, 1997, Cal. No. 2, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

CD 4

C 920145 MMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change of grade in Gerard Avenue between East 151st Street and East 153rd Street in connection with the reconstruction of the Gerard Avenue Bridge over the Metro North (Hudson River Line) Railroad right-of-way, all in accordance with Map No. 13056 dated September 23, 1993 and signed by the Borough President.

(On June 25, 1997, Cal. No. 3, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 31

CD 3

C 970254 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

(On June 25, 1997, Cal. No. 4, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 3

C 970346 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of twenty-five (25) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

(On June 25, 1997, Cal. No. 5, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 5

C 970252 HAK

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 363 Jerome Street and 2326-2338 Pitkin Avenue (Block 4014, Lots 9, 12 - 17), 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 for the disposition of such property to North Core Associates, L.P.

to facilitate construction of a four story building with 56 units (plus one for a superintendent) of rental housing, tentatively known as North Core Studios, for low income single persons and formally homeless individuals.

(On June 25, 1997, Cal. No. 6, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 5

C 970435 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of seventeen (17) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

(On June 25, 1997, Cal. No. 7, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CD 5

C 970297 HAK

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 339, 341, 345, 347, 349, 351 and 353 Hendrix Street and 2259 and 2261 Pitkin Avenue (Block 3995, Lots 1 - 7, 33, 34), 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 for the disposition of such property, not including Block 3995, Lot 6, to a sponsor selected by HPD

to facilitate construction of a four story building with 53 units of rental housing for elderly persons of low income, plus one unit for a superintendent. The project, tentatively known as Marjorie Richardson Court, will be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

(On June 25, 1997, Cal. No. 8, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 36 and 37

(Amendment of the Zoning Resolution concerning the modification of special permit regulations in the Special Sheepshead Bay District, and a request for the grant of a special permit to allow an ice skating rink in the Special Sheepshead Bay District.)

No. 36

CD 15

N 970500 ZRK

PUBLIC HEARING:

IN THE MATTER OF an amendment of the Zoning Resolution of the City of New York, pursuant to Section 201 of the New York City Charter, relating to Section 94-063 concerning uses permitted by special permit in the Special Sheepshead Bay District.

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

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

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

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

Article IX: SPECIAL PURPOSE DISTRICTS

* * *

Chapter 4: Special Sheepshead Bay District

* * *

94-063

Uses permitted by special permit

The City Planning Commission, by special permit after public notice and hearing and subject to Board of Estimate action, may authorize the #uses# listed in Tables 1 and 2 in Areas A, B, C, D and E and the #uses# listed in Table 2 only in Area H, provided that the following findings are made:

- (a) that the #use# is so located as not to impair the character of the surrounding area or its future #development# or cause any environmental hazards;
- (b) that the principal vehicular access for such #use# is not located on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue or Bedford Avenue, ~~except where no access is available from another street,~~ and that such #use# will not cause undue congestion in local #streets#;
- (c) that the #uses# listed under manufacturing establishments in Table 1 are #accessory# to the retail sales on the same #zoning lot# and such #uses# occupy not more than 50 percent of the #floor area# of the establishment and that such #uses# do not create objectionable noise, vibration, smoke, dust or odor; and
- (d) that any public parking facilities provide adequate reservoir space at vehicular entrances, and that sufficient vehicular entrances and exits are provided to prevent traffic congestion.

The Commission may prescribe appropriate conditions or safeguards to minimize the adverse effect of any #use# permitted under this Section on the character of the surrounding area.

(On June 25, 1997, Cal. No. 9, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

CD 15

C 970224 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by TNE Holding, Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 94-063* of the Zoning Resolution to allow an ice skating rink (enclosed in winter) on property located at 3136 Emmons Avenue (Block 8815, Lots 86, 97, 98, 99, 100, 509, 510, 513, 514, 515, 516, 518, 519, 520 and part of 101), within Area H of the Special Sheepshead Bay District.

The plan for this proposed ice skating rink is on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

*Note An amendment to Section 94-063 of the Zoning Resolution is proposed under related application N 970500 ZRK.

(On June 25, 1997, Cal. No. 10, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 38 and 39

(Application for disposition by the Department of Citywide Administrative Services and a request for the grant of a special permit to allow a public parking garage with approximately 375 spaces)

No. 38

CD 12

C 970324 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition to the Economic Development Corporation of one (1) city-owned property located at 4324 Broadway (Block 2167, Lot 1), pursuant to zoning.

(On June 25, 1997, Cal. No. 11, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 12

C 970325 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and The Seavey Organization 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 allow an attended public parking garage with roof parking and with a maximum capacity of 375 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), in the C8-3 portion of property located at 4324 Broadway (Block 2167, Lot 1), between West 184th Street and West 185th Street, in C8-3 and R7-2 Districts.

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 June 25, 1997, Cal. No. 12, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 5

C 970207 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Murray Park Garage Co. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 13-561 of the Zoning Resolution to allow an increase in the capacity of an existing attended accessory parking garage from 90 spaces to a maximum capacity of 123 spaces in the cellar and subcellar of a mixed-use building on property located at 120 East 34th Street a.k.a. 232 Lexington Avenue (Block 889, Lot 68), in C1-9 and C6-1 Districts.

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 June 25, 1997, Cal. No. 13, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CD 7

C 970403 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 2724 Broadway (Block 1876, Lot 20), pursuant to zoning.

(On June 25, 1997, Cal. No. 14, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 42

CD 3

C 970274 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sheldon Lobel, PC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

- 1) eliminating from an existing R4 District a C1-2 District bounded by 79th Street, Northern Boulevard, 77th Street, and a line 150 feet north of Northern Boulevard; and
- 2) changing from an R4 District to a C8-1 District property bounded by 79th Street, Northern Boulevard, 77th Street, and a line 100 feet north of Northern Boulevard, as shown on a diagram (for illustrative purposes only) dated March 17, 1997.

(On June 25, 1997, Cal. No. 15, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

CD 1

C 970501 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City-wide Administrative 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>
513	30	11-14 Main Avenue
1007	6	75-10 Ditmars Boulevard

(On June 25, 1997, Cal. No. 16, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing

No. 44

CD 12

C 970402 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Police Department and the Department of Citywide Administrative Services for site selection of city-owned property located at 150-14 Jamaica Avenue (Block 10092, Lot 6), for use as a laboratory.

(On June 25, 1997, Cal. No. 17, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 45

CD 2

C 970278 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Rothkrug & Rothkrug for the International Christian Center pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d, by establishing within an existing R3-2 District a C1-2 District bounded by Richmond Avenue, Akron Street, the southerly prolongation of the easterly street line of Saybrook Street, and Morani Street, as shown on a diagram (for illustrative purposes only) dated March 31, 1997.

(On June 25, 1997, Cal. No. 18, the Commission scheduled July 9, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 46

CD 8

C 970358 DMK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative 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</u>
1125	9	996 Atlantic Avenue
1133	78	883 Dean Street

(On May 28, 1997, Cal. No. 1, the Commission scheduled June 11, 1997 for a public hearing. On June 11, 1997, Cal. No. 11, the hearing was closed.)

For consideration.

No. 47

CD 5

C 970357 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the disposition of twelve (12) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, New York 11241.

(On May 14, 1997, Cal. No. 7, the Commission scheduled May 28, 1997 for a public hearing. On May 28, 1997, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**No. 48****CD 10****C 970343 HAM**

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 3, 5, 7, 9 and 11 W. 118th Street (Block 1717, Lots 28-32) and 1460, 1462, 1464, 1466, 1468, 1470, 1472 and 1474 Fifth Avenue (Block 1717, Lots 33-40), 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 for the disposition of such property to a sponsor selected by HPD.

to facilitate construction of a Federal Section 202 Supportive Housing for the Elderly development, tentatively known as Victory One, containing 109 apartments for elderly persons of low income plus one unit for a superintendent, in an eight story building.

(On May 28, 1997, Cal. No. 2, the Commission scheduled June 11, 1997 for a public hearing. On June 11, 1997, Cal. No. 12, the hearing was closed.)

For consideration.

No. 49**CD 11****C 960576 ZMM**

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

- 1) eliminating from an existing R7-2 District a C1-5 District bounded by East 98th Street, a line 100 feet east of Lexington Avenue, a line midway between East 96th Street and East 97th Street, and a line 100 feet west of Lexington Avenue; and

- 2) changing from an R7-2 District to a C1-8X District property bounded by East 98th Street, a line 100 feet east of Lexington Avenue, a line midway between East 96th Street and East 97th Street, and a line 100 feet west of Lexington Avenue,

as shown on a diagram (for illustrative purposes only) dated February 10, 1997 and subject to the conditions of CEQR Declaration E-80.

(On May 14, 1997, Cal. No 10, the Commission scheduled May 28, 1997 for a public hearing. On May 28, 1997, Cal. No. 13, the hearing was closed. On June 25, 1997, Cal. No. 39, the hearing was laid over.)

For consideration.

No. 50

CD 4

N 960636 ZAM

IN THE MATTER OF an application submitted by Jack Resnick & Sons, Inc. on behalf of Broadway and 56th Street Associates for the grant of an authorization pursuant to Section 37-06 of the Zoning Resolution to allow the closing of the urban plaza during certain nighttime hours for a previously certified urban plaza on property located at 235-249 West 56th Street a.k.a. 948-954 Eighth Avenue a.k.a. 1751-1763 Broadway (Block 1028, Lots 1001, 1002 and 1003), in C6-6 and C5-3 Districts within the Special Midtown 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.

No. 51

CD 4

N 970521 ZAM

IN THE MATTER OF an application submitted by Jack Resnick & Sons, Inc. on behalf of Broadway and 56th Street Associates for the grant of an authorization pursuant to Section 37-043(g) of the Zoning Resolution to allow certain obstructions along 56th Street and along Eighth Avenue to be located in the urban plaza within 20 feet of the street line for a previously certified urban plaza on property located at 235-249 West 56th Street a.k.a. 948-954 Eighth Avenue a.k.a. 1751-1763 Broadway (Block 1028, Lots 1001, 1002 and 1003), in C6-6 and C5-3 Districts within the Special Midtown 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. 52

CD 12

C 970313 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of thirteen (13) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, New York 11101.

(On May 14, 1997, Cal. No. 12, the Commission scheduled May 28, 1997 for a public hearing. On May 28, 1997, Cal. No. 15, the hearing was closed.)

For consideration.

No. 53

CD 12

C 970375 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of fourteen (14) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, New York 11101.

(On May 14, 1997, Cal. No. 13, the Commission scheduled May 28, 1997 for a public hearing. On May 28, 1997, Cal. No. 16, the hearing was closed.)

For consideration.

No. 54

CD 11

C 970352 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 35-19 215th Street (Block 6179, Lot 39), pursuant to zoning.

(On May 28, 1997, Cal. No. 3, the Commission scheduled June 11, 1997 for a public hearing. On June 11, 1997, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 55

CD 3

C 970186 ZSR

IN THE MATTER OF an application submitted by Smart SMR of New York, Inc., d/b/a/ Nextel Communications, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 107-73 of the Zoning Resolution to modify the height regulations of Section 107-43 to allow a monopole and antenna located at 6767 Amboy Road (Block 7561, Lot 108), in an M1-1 district, within the Special South Richmond Development (SRD) District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office, Department of City Planning, 56 Bay Street, 6th Floor, Staten Island, NY 10301.

(On May 14, 1997, Cal. No. 14, the Commission scheduled May 28, 1997 for a public hearing. On May 28, 1997, Cal. No. 17, the hearing was closed.)

For consideration.

CD 3

N 970737 PXR

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at **4434 Amboy Road** (Block 5495, Lots 81 and 92). (Department of Design and Construction Field Offices)

(On June 11, 1997, the Commission duly advertised June 25, 1997 for a public hearing. On June 25, 1997, Cal. No. 29, the hearing was closed.)

For consideration.
