

CITY PLANNING COMMISSION

Minutes of Meeting of the City Planning Commission Held in Room 16, City Hall, Wednesday, January 6, 1965.

Present—William F. R. Ballard, Chairman; Francis J. Bloustein, Vice-Chairman; James Felt, Harmon H. Goldstone, Elinor C. Guggenheimer, Lawrence M. Orton, and James G. Sweeney, Commissioners.

The Commission met pursuant to adjournment.

(Roll Call at 10 A. M.)

No. 1

APPROVAL OF MINUTES of Meeting of December 9, 1964, as printed in THE CITY RECORD of December 15, 1964.

On motion, unanimously approved.

I REPORTS

ACQUISITIONS

BOROUGH OF MANHATTAN

No. 2

(CP-17358)

COMMUNICATION dated April 16, 1962, from the Board of Education, requesting approval of the acquisition of property on West 92d Street between Columbus and Amsterdam Avenues (Block 1223. Lots 120, 21, 22, 23, 123 and 24) for playground expansion for Junior High School 118, Borough of Manhattan.

(On May 10, 1962, Cal. No. 195, the Board of Estimate referred this matter to the Commission.)

On motion, filed.

No. 3

(CP-17971)

COMMUNICATION, dated June 5, 1963, from the Board of Education, requesting the reassignment of the site of former Junior High School 30 on Second Avenue and East 88th Street (Block 1533, Lot 32) which was surrendered in 1956, Borough of Manhattan.

(On June 19, 1963, Cal. No. 158, the Committee on Acquisition and Disposition of City Property of the Board of Estimate referred this matter to the Commission.)

On motion, filed.

BOROUGH OF BROOKLYN

No. 4

(CP-18727)

COMMUNICATION, dated November 19, 1964, from the Board of Education, requesting the assignment of heretofore unassigned portions of the sites of Public Schools 46, 201, 213, 224, 251, 256, 262, 269, 270, 273, 274, 279, 288, 289, 297, 299, 304, 305; Junior High Schools 61, 68, 166, 211, 230, 258, 271, 294, 296, Borough of Brooklyn.

(On December 9, 1964, Cal. No. 186, the Committee on Acquisition and Disposition of City Property of the Board of Estimate referred this matter to the Commission.)

On motion, the following favorable report was unanimously adopted:

(CP-18727)

January 6, 1965.

Committee on Acquisition and Disposition of City Property, Board of Estimate:

Gentlemen:—At a meeting of the Committee on Acquisition and Disposition of City Property held on December 9, 1964, Cal. No. 186, there was referred to the City Plan-

ning Commission a communication, dated November 19, 1964, from the Board of Education, requesting assignment of full jurisdiction over heretofore unassigned portions of sites of the following schools in the Borough of Brooklyn:

Public School 46	Public School 270
Junior High School 61	Junior High School 271
Junior High School 68	Public School 273
Junior High School 166	Public School 274
Public School 201	Public School 279
Junior High School 211	Public School 288
Public School 213	Public School 289
Public School 224	Junior High School 294
Junior High School 230	Junior High School 296
Public School 251	Public School 297
Public School 256	Public School 299
Junior High School 258	Public School 304
Public School 262	Public School 305
Public School 269	

At the time the above school sites were acquired for school and recreational purposes, portions of the approved sites were temporarily placed under the jurisdiction of the Board of Estimate. The schools and playgrounds, however, are operated and maintained by the Board of Education.

The Department of Real Estate has requested that the Board of Estimate take the necessary steps to end such temporary custody by transferring jurisdiction from the Board of Estimate to the Board of Education over those portions of these 27 school and recreational sites which were not heretofore fully assigned to the Board of Education.

The assignment to the Board of Education of the properties under consideration will have the effect of consolidating the properties in each site under one jurisdiction.

The City Planning Commission recommends approval of the transfer of jurisdiction from the Board of Estimate to the Board of Education over such portions of the school sites under consideration which have not been heretofore assigned to the Board of Education.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

CITY MAP CHANGES

BOROUGH OF RICHMOND

No. 5 (CP-18603)

IN THE MATTER OF communication dated August 3, 1964, from the President, Borough of Richmond, submitting Map No. 3452, **establishing changes in grades within the territory bounded by Richmond Avenue, Petrus Avenue, Annadale Road and Leverett Avenue**; establishing changes in lines of Mott Street from Moffett Street to Annadale Road and Lovelace Avenue at Leverett Avenue and showing a 30-foot sewer easement between Petrus Avenue and Lamoka Avenue, Borough of Richmond.

(On August 20, 1964, Cal. No. 247, the Board of Estimate referred this matter to the Commission; on October 14, 1964, Cal. No. 35, the Commission fixed October 28, 1964 for a hearing; on October 28, 1964, Cal. No. 35, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on August 20, 1964, Cal. No. 247, there was referred to the City Planning Commission a communication dated August 3, 1964, from the President of the Borough of Richmond, submitting a proposed change in the City Map by modifying the lines and grades of the street system within the territory bounded approximately by Richmond Avenue, Petrus Avenue, Annadale Road and Leverett Avenue, Borough of Richmond, in accordance with a map (No. 3452) signed by the Borough President and dated July 24, 1964.

The map relates to about 250 acres of partially developed residential property in the Eltingville section of the Borough. It provides primarily for modifying the grades of one to 11 blocks of 18 streets varying from about 8.1 feet below to about 5.7 feet above the grades heretofore adopted in order to more nearly conform to existing conditions. In a few instances the grade treatment results in gradients in excess of those ordinarily

considered desirable. These gradients are unavoidable due to the precipitous topography of the area. Gradients below the allowable minimum occur in Pompey Avenue from Katan Avenue to Laredo Avenue and in a portion of Laredo Avenue about 210 feet easterly of Pompey Avenue. This condition which affects surface drainage will require special gutter construction. In addition, it should be noted that a drainage pocket occurs in Serrell Avenue about 225 feet easterly of Wainwright Avenue and will require special treatment.

The map also provides for relocating a portion of Mott Street at a width of 60 feet and for establishing grades therein in order to achieve a better block arrangement at the location as well as to improve the conformity of the new grades with the existing ground surface.

Mott Street is neither in use nor in City-ownership. The 1964-1965 pro-rated assessed valuation of private property, which consists only of vacant land, to be acquired for the relocated portion of Mott Street, is estimated at about \$2,140.

Approximately 35 per cent of the streets within the area under consideration are in use and partially improved. Leverett Avenue, Genesee Avenue, Katan Avenue, Wainwright Avenue and Pompey Avenue have been mapped at a width of 70 feet. Annadale Road, Richmond Avenue and Lamoka Avenue have been mapped at a width of 80 feet each. The remaining streets are 60 feet in width. The streets in use include Richmond Avenue, Annadale Road and portions of the remaining streets with the exception of Lovelace Avenue, Pompey Avenue, Katan Avenue, Laredo Avenue, Lamoka Avenue and Mott Avenue. Except for previous dedications of one block each of Genesee Avenue and Augusta Avenue to public use for street purposes, the City has no form of title in the remaining streets.

Properties abutting the open streets are generally developed with one- and two-story dwellings, accessory garages, and a public school. They do not appear to be adversely affected by the proposed grade treatment which meets sewerage and surface drainage requirements.

In addition, the map delineates a permanent sewer easement 30 feet in width within private property opposite Chesebrough Street from Petrus Avenue to Lamoka Avenue, which is designed to accommodate future storm and sanitary trunk sewers.

The map change was the subject of a public hearing duly held by the Commission on October 28, 1964, Cal. No. 35. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 5, at which time it was determined that the proposed map change is designed to modify the grades of a local street system to conform more closely with existing surface conditions and as a prerequisite to the advancement of drainage plans. It is an appropriate modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

No. 6

(CP-18604)

IN THE MATTER OF communication dated July 30, 1964, from the President, Borough of Richmond, submitting Map No. 3466, **establishing lines and grades within the territory bounded by Forest Avenue, South Avenue and Garbo Avenue**, Borough of Richmond.

(On August 20, 1964, Cal. No. 248, the Board of Estimate referred this matter to the Commission; on October 14, 1964, Cal. No. 36, the Commission fixed October 28, 1964 for a hearing; on October 28, 1964, Cal. No. 36, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir:—At the meeting of the Board of Estimate held on August 20, 1964, Cal. No. 248, there was referred to the City Planning Commission a communication dated July 30, 1964, from the President of the Borough of Richmond, submitting a proposed change in the City Map by establishing the lines and grades of the street system within the territory bounded approximately by Forest Avenue, South Avenue and Goethals Road North, Borough of Richmond, in accordance with a map (No. 3466) signed by the Borough President and dated July 29, 1964.

The map relates to a sparsely developed area of about 84 acres in the Castleton Corners section of the Borough and provides for the establishment of the lines and grades of one to three blocks of seven streets as a basis for industrial development.

Amador Street between Morrow Street and South Avenue and Albany Avenue between Goethals Road North and Morrow Street are proposed to be mapped at a width of 70 feet. South Avenue between Goethals Road North and Amador Street is proposed to be mapped at a width of 80 feet, Garrick Street between Goethals Road North and Wemple Street is proposed to be mapped at 60 feet. Morrow Street, an L-shaped street with outlets at two points on Forest Avenue is proposed to be reduced in width from 100 feet to 70 feet. Wemple Street between Northfield Avenue and South Avenue is proposed to be reduced in width from 100 feet to 70 feet. Wemple Street between Northfield Avenue and South Avenue is proposed to be widened from 50 feet to 60 feet by the inclusion within the street area of a 10-foot strip on the southerly side of the street. In general, the proposed street widths conform with those shown on a tentative map of the area and appear to be adequate to meet traffic requirements.

The grades proposed to be established in the newly mapped streets conform generally with the existing surface conditions and with the adopted grades of the adjoining mapped streets. Sewerage and surface drainage requirements will not be adversely affected by the proposed street grades.

The area under consideration is zoned M1-1 and M2-1 and is vacant except for a few dwellings along Lilac Court. A substantial portion of the territory is City-owned and the super block arrangement of street system will provide a suitable basis for development of large industrial sites.

This matter was the subject of a public hearing duly held by the Commission on October 28, 1964, Cal. No. 36. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 6.

The map provides a suitable street system for the area involved, designed to meet the needs of future industrial development.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

No. 7

(CP-18644)

IN THE MATTER OF communication dated September 9, 1964, from the President, Borough of Richmond, submitting Map. No. 3459 **establishing the lines and grades of the street system within the territory bounded by Denyse Avenue, Victory Boulevard, Trailway Lane, Eton Place and Richmond Avenue**, establishing an easement between Croft Place and Eton Place, and establishing a change in the lines of Willowbrook Park, Brough of Richmond.

(On September 24, 1964, Cal. No. 214, the Board of Estimate referred this matter to the Commission; on October 28, 1964, Cal. No. 16, the Commission fixed November 10, 1964 for a hearing; on November 10, 1964, Cal. No. 36, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on September 24, 1964, Cal. No. 214, there was referred to the City Planning Commission a communication dated September 9, 1964, from the President of the Borough of Richmond, transmitting a proposed change in the City Map by establishing the lines and grades of the street system within the territory bounded by Denyse Avenue, Victory Boulevard, Trailway Lane, Eton Place and Richmond Avenue; and by modifying the lines of Willowbrook Park, Borough of Richmond, in accordance with a map (No. 3459) in two sheets signed by the Borough President and Commissioner of Parks and dated September 8, 1964.

The map relates to an area of about 70 acres of generally undeveloped property in the New Springville section of the Borough and provides primarily for laying out a street system which conforms generally to adopted subdivision plans and streets as in use. The streets as proposed to be mapped will provide for future residential development of the area and will permit the design and eventual installation of drainage facilities.

Richmond Avenue, the westerly bounding street, is presently mapped at 100 feet. It is in use at that width north of Victory Boulevard, and at a much narrower width south of that street. Victory Boulevard, the major east-west street traversing this area, is laid out at 100 feet although it is in use at a narrower width. Denyse Avenue, the northeasterly bounding street, in the southerly frontage road of Staten Island Expressway and was built in connection therewith. Trailway Lane and Eton Place, the southeasterly and southerly bounding streets, are to be laid out at a width of 70 feet so as to provide a street wide enough to carry the anticipated traffic generated by the local area and the

adjacent park. In connection with the laying out of Trailway Lane, the lines of Willowbrook Park are to be modified so as to conform to the proposed street lines. This results in the elimination of two small portions of park land and the layout of a small park addition. None of these changes adversely affect the park.

Merrill Avenue between Richmond Avenue and Denyse Avenue is to be laid out at 70 feet in continuation of the previously mapped portion to the west. All other streets are being laid out at a width of 60 feet so as to provide the proper capacity for pedestrian and local vehicular traffic in and through the area. A short cul-de-sac street (Dea Court) north of Croft Place extending westwardly from Saybrook Street is being laid out in order to permit a more economical subdivision of the property and a suitable turnaround is being laid out at its terminus.

Sewer easements are delineated in portions of Saybrook Street, Yona Avenue, Merrill Avenue and Topo Street. These easements have been previously laid out and contain built sewers and at such time as the streets are acquired by the City for street purposes, the easements can be extinguished.

The map also provides for establishing appropriate grades in the streets proposed to be laid out and also makes minor changes in grades previously established. The proposed grades appear to meet sewerage and surface drainage requirements and will not adversely affect abutting buildings.

The map change was the subject of a public hearing duly held by the Commission on November 10, 1964, Cal. No. 36. After hearing two statements in opposition, the hearing was closed.

The Commission is also in receipt of a communication from a representative of two property owners objecting to the widths proposed to be assigned to two of the streets shown on the map.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 7, at which time it was determined that the map change, designed to provide a street system which will accommodate present and future development of the territory involved, is an appropriate modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

No. 8 (CP-18688)

IN THE MATTER OF communication dated October 9, 1964, from the President, Borough of Richmond, transmitting Map No. 3487 **establishing the lines and grades of Osgood Avenue from Targee Street to Vanderbilt Avenue** and Wiederer Place from Osgood Avenue to Waverly Place, Borough of Richmond.

(On October 22, 1964, Cal. No. 127, the Board of Estimate referred this matter to the Commission; on November 10, 1964, Cal. No. 24, the Commission fixed November 25, 1964 for a hearing; on November 25, 1964, Cal. No. 26, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on October 22, 1964, Cal. No. 127, there was referred to the City Planning Commission a communication dated October 9, 1964, from the President of the Borough of Richmond, submitting a proposed change in the City Map by establishing the lines and grades of Osgood Avenue from Targee Street to Vanderbilt Avenue and of Wiederer Place between Osgood Avenue and Waverly Place, Borough of Richmond, in accordance with a map (No. 3487) signed by the Borough President and dated September 30, 1964.

The map relates to three blocks of Osgood Avenue and two blocks of Wiederer Place in the Clifton section of the Borough. It provides for establishing the lines and grades of these streets to facilitate the installation of sewerage facilities.

The streets are proposed to be mapped at widths of 60 feet, which appear adequate to meet the traffic requirements of a local street system.

The streets under consideration are in use and partially improved. The abutting frontages are generally developed with dwellings except the westerly frontage of Wiederer Place, which is vacant. Wiederer Place is dedicated to public use for street purposes at a narrow width.

The map also provides for establishing grades in the streets to be laid out and for minor changes in grades previously established in intersecting streets. The proposed grades conform closely with existing surface conditions and abutting building development and will meet sewerage and surface drainage requirements.

The map change was the subject of a public hearing duly held by the Commission on November 25, 1964, Cal. No. 26. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 8, at which time it was determined that the map change, establishing the lines and grades of a local street system, is an acceptable modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

No. 9 (CP-18699)

IN THE MATTER OF communication dated October 26, 1964, from the President, Borough of Richmond, submitting Map No. 3489 establishing a **change in the grades of Richmond Terrace from Franklin Avenue to Jersey Street** and Bank Street from Richmond Terrace to a line 136 feet northerly therefrom, Borough of Richmond.

(On November 6, 1964, Cal. No. 56, the Board of Estimate referred this matter to the Commission; on November 25, 1964, Cal. No. 15, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 27, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on November 6, 1964, Cal. No. 56, there was referred to the City Planning Commission a communication dated October 26, 1964, from the President of the Borough of Richmond submitting a proposed change in the City Map by modifying the grades of Richmond Terrace from Franklin Avenue to Jersey Street and of Bank Street from Richmond Terrace to a line about 136 feet northerly therefrom, Borough of Richmond, in accordance with a map (No. 3489) signed by the Borough President and dated October 26, 1964.

The map relates to a limited area in the New Brighton section of the Borough and provides for raising the grades of a 365 foot section of Richmond Terrace between Franklin Avenue and York Avenue and a short section of Bank Street north of Richmond Terrace, a maximum of 2.5 feet above the heretofore established grades. The modifications are designed to conform more closely with existing surface conditions and to avoid damage to the Bank Street overpass.

The streets affected are in use and improved. The frontages abutting the streets under consideration are fully developed with small dwellings and miscellaneous commercial buildings which have been erected in general conformity with the proposed grades.

The matter was the subject of a public hearing duly held by the Commission on December 9, 1964, Cal. No. 27. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 9, at which time it was determined that the map change, designed to introduce desirable adjustments in the grade treatment of a local street system, constitutes an appropriate modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF MANHATTAN

No. 10 (CP-18325)

IN THE MATTER OF communication dated February 3, 1964, from the President, Borough of Manhattan, submitting map showing the **widening of Clinton Street** on its easterly side **between Madison Street and East Broadway** and establishing grades and roadway treatment therefor, Borough of Manhattan.

(On February 20, 1964, Cal. No. 144, the Board of Estimate referred this matter to the Commission; on November 25, 1964, Cal. No. 16, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 28, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on February 20, 1964, Cal. No. 144, there was referred to the City Planning Commission a communication dated February 3, 1964, from the President of the Borough of Manhattan, submitting a proposed change in the City Map by modifying the lines and grades of the street system within the territory bounded by Clinton Street, East Broadway, Montgomery Street, and Madison Street, Borough of Manhattan, in accordance with a map signed by the Borough President and dated February 3, 1964.

The map relates to a fully-developed area on the Lower East Side of Manhattan and provides for the widening of two blocks of Clinton Street on its easterly side from 50 to 80 feet, in order to conform with the width of continuing sections of the street to the north and south.

The map change also provides for slight grade modifications which conform in general to existing conditions and do not adversely affect sewerage or surface drainage requirements.

Clinton Street is fully improved and in use at a width of 50 feet.

On January 29, 1953, Cal. No. 115, the Board of Estimate approved a map change which provided for the widening of Clinton Street between Madison Street and Cherry Street, from 50 to 80 feet in connection with the site of La Guardia Houses, a low-rent, Federally-aided project. Subsequently, on February 13, 1959, Cal. No. 377-B, the Board of Estimate approved a map change which provided, among other things, for the widening of Clinton Street from 50 to 80 feet, northerly of East Broadway, in connection with the development of Seward Park Houses.

Title to the property in the block bounded by Henry Street, Montgomery Street, Madison Street, and Clinton Street, was vested in the City on October 31, 1963, and subsequently transferred to the jurisdiction of the Board of Education as the site for Junior High School 56. The 30-foot strip required for the street widening will be released by the Board of Education for subsequent assignment to Department of Highways for street purposes.

The remaining 30-foot strip in the block between East Broadway and Henry Street will be acquired by condemnation. The 1964 prorated assessed valuation of the land and its improvements is estimated at about \$136,000.

The map change was the subject of a public hearing duly held by the Commission on December 9, 1964, Cal. No. 28. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 10, at which time it was determined that the map change, designed to eliminate a vehicular bottleneck, is an acceptable modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF BROOKLYN

No. 11

(CP-18326)

COMMUNICATION, dated February 10, 1964, from the President, Borough of Brooklyn, transmitting, Map No. Y-1735 showing a **change of the grades within the area bounded by Ralph Avenue, Avenue K, Bergen 3d Street**, Bergen Avenue, Avenue U, Royce Street, Avenue T and Veterans Avenue, Borough of Brooklyn.

(On February 20, 1964, Cal. No. 146, the Board of Estimate referred this matter to the Commission.)

On motion, filed.

No. 12

(CP-18696)

IN THE MATTER OF communication dated October 28, 1964, from the President, Borough of Brooklyn, submitting Map No. 1759 **establishing the lines of a park within the territory bounded by New York Avenue, Kings Highway, East 34th Street and Avenue N** and adjusting the grades therefor, Borough of Brooklyn.

(On November 6, 1964, Cal. No. 53, the Board of Estimate referred this matter to the Commission; on November 25, 1964, Cal. No. 17, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 29, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on November 6, 1964, Cal. No. 53, there was referred to the City Planning Commission a communication dated October 28, 1964, from the President of the Borough of Brooklyn, submitting a proposed change in the City Map by laying out a park within the block bounded by New York Avenue, Kings Highway, East 34th Street and Avenue N and by adjusting the grades of the bounding streets, Borough of Brooklyn, in accordance with a map (N-1759) signed by the Borough President and Commissioner of Parks and dated October 27, 1964.

The map provides for laying out a 0.73 acre park, on vacant land, in the Flatlands section of the Borough. This park will be developed for children of all age groups as well as adults.

The proposed park will have frontages of about 278 feet on Kings Highway, about 260 feet on East 34th Street and about 58 feet on New York Avenue. Facilities to be provided will include a comfort station, a shower basin, an apparatus area, handball and basketball courts, table games and a sitting area.

The cost of construction of this park is estimated at \$129,750 and the annual cost of maintenance and operation is estimated at \$13,500.

The proposed minor grade modifications vary from 0.18 feet to 0.40 feet above the elevations previously established. The proposed grade treatment will, in general, meet sewerage and surface drainage requirements. However, special gutter construction will be required in New York Avenue, East 34th Street and Avenue N to meet minimum drainage requirements.

The immediate vicinity is a residential district consisting primarily of two-family homes, a six-story apartment house and a hospital and the present park facilities in this locality are extremely limited.

Property required for the park is in City-ownership and under the jurisdiction of the Department of Real Estate. It may be assigned, after approval of this map, to the jurisdiction of the Department of Parks.

The map also provides for a minor adjustment in the lines of the streets at the intersection of Kings Highway and East 34th Street.

The map change was the subject of a public hearing duly held by the Commission on December 9, 1964, Cal. No. 29. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 12, at which it was determined that the map change, designed to lay out a small park to serve a local residential population in an area lacking in public recreational facilities is an appropriate modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF QUEENS

No. 13

(CP-18599)

JOINT COMMUNICATION, dated August 7, 1964, from the President, Borough of Queens and the Chairman, Triborough Bridge and Tunnel Authority, transmitting a **map establishing temporary easements required for the construction of Nassau Expressway, Section 2, between Van Wyck Expressway and 150th Street**, Borough of Queens.

(On August 20, 1964, Cal. No. 243, the Board of Estimate referred this matter to the Commission.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on August 20, 1964, Cal. No. 243, there was referred to the City Planning Commission a communication dated August 12, 1964, from the President of the Borough of Queens and the Chairman of the Triborough Bridge and Tunnel Authority submitting a map (No. 4358) showing the location of four temporary easements for the purpose of grading adjacent to the north line of North Conduit Avenue and the west line of Inwood Street between 140th Street and 135th Avenue, Borough of Queens. The map is signed by the Borough President and the Chairman of the Triborough Bridge and Tunnel Authority and dated August 12, 1964.

The map delineates four temporary easements required for the construction of Nassau Expressway (Section 2) between Van Wyck Expressway and 150th Street.

The easements cover an aggregate surface area of about 23,026 square feet. The pro-rated assessed valuation of the land within which the easements are to be acquired is estimated at about \$11,930.

This section of the expressway is part of the Interstate Highway Program and the cost of acquiring these easements will be borne by the State with Federal-aid. Construction will be carried out by the State with Federal-aid at no cost to the City.

The map under consideration will provide a satisfactory basis for the acquisition by the City of the necessary rights to permit the construction of this section of Nassau Expressway.

The City Planning Commission recommends that the easement map under consideration be approved.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

ZONING

No. 14 (CP-18634)

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to various sections concerning the establishment of, and regulations for new districts.

(On September 30, 1964, Cal. No. 31, the Commission fixed October 14, 1964 for a hearing; on October 14, 1964, Cal. No. 67, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on September 30, 1964, Cal. No. 31, authorized a public hearing on amendments of the Zoning Resolution of The City of New York, relating to various sections concerning the establishment of, and regulations for, new districts as follows:

Matter in Bold Type is new; Matter in brackets [] is old, to be omitted.

11-12

- Establishment of Districts
 - * * *
 - Commercial Districts
 - * * *
 - C5-4 Restricted Central Commercial District
 - C5-5 Restricted Central Commercial District**
 - C6-1 General Central Commercial District
 - * * *
 - C6-7 General Central Commercial District
 - C6-8 General Central Commercial District**
 - C6-9 General Central Commercial District**
 - C7 Commercial Amusement District
 - * * *

32-412

- In other Commercial Districts
 - C6-1
 - C6-2
 - C6-3
 - C6-4
 - C6-6
 - C6-8**
- In the districts indicated
 - * * *
 - C2 C3 C4 **C6-9** C8

32-642

- Non-illuminated signs
 - * * *

MAXIMUM SURFACE AREA (in square feet)

Three times the street frontage of the zoning lot (in feet), but in no event more than 200 for C5-1 C5-2

interior or through lots or 200 on each frontage for *corner lots*. C5-3
C5-5

Five times the *street* frontage of the *zoning lot* (in feet), but in no event more than 500 for *interior or through lots* or 500 on each frontage for *corner lots*. C6-1
C6-2
C6-3
C6-4
C6-6
C6-8
C4 C5-4 C6-9

* * *

32-644
Illuminated or flashing signs in C4, C5-4, C6, or C7 Districts

* * *

MAXIMUM SURFACE AREA
(in square feet)

Five times the *street* frontage of the *zoning lot* (in feet), but in no event more than 500 for *interior or through lots* or 500 on each frontage for *corner lots*. C6-1
C6-2
C6-3
C6-4
C6-6
C6-8
C4 C5-4 C6-9

* * *

32-652
Permitted projection in all other Commercial Districts

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8

In the districts indicated, C1 C C3 C4 C5 C6-9 C8

* * *

32-655
Height of signs in all other Commercial Districts

* * *

MAXIMUM HEIGHT
(in feet)

25 C5-1
C5-2
C5-3
C1 C2 C3 C5-5

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8

40 C4 C5-4 C6-9

* * *

32-656
Height of signs above roof

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8

In the districts indicated, C1 C2 C3 C4 C5 C6-9

* * *

33-122

Commercial buildings in all other
Commercial Districts

* * *

MAXIMUM FLOOR AREA RATIO

* * *

	C6-4
	C5-2 C6-5
10.00	C4-7 C5-4 C6-8

	C6-6
	C5-3 C6-7
15.00	C5-5 C6-9

* * *

33-123

Community facility buildings or buildings used
for both community facility and commercial uses
in all other Commercial Districts

* * *

MAXIMUM FLOOR AREA RATIO

* * *

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

	C6-6
	C5-3 C6-7
15.00	C5-5 C6-9

* * *

33-13

Floor Area Bonus for a Plaza

33-131

Commercial buildings in certain specified
Commercial Districts

In the districts indicated

* * *

Floor Area Bonus
Permitted additional *floor area*
per square foot of *plaza*
(in square feet)

C5-2
C5-3
C5-4
C4-7 **C5-5** C6

	C6-6
	C5-3 C6-7
10	C5-5 C6-9

	C6-4
	C5-2 C6-5
6	C4-7 C5-4 C6-8

* * *

33-133

Community facility buildings in certain other
specified Commercial Districts

* * *

Floor Area Bonus
Permitted additional *floor area*
per square foot of *plaza*
(in square feet)

C6-6
C5-3 C6-7
C5-5 C6-9

10	

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

6

* * *

33-14
Floor area Bonus for a Plaza-Connected
Open Area
33-141
Commercial buildings in certain specified
Commercial Districts

C5-2
C5-3
C5-4
C4-7 C5-5 C6

In the districts indicated

* * *

33-15
Floor Area Bonus for Arcades
33-151
Commercial buildings in certain specified
Commercial Districts

C5-2
C5-3
C5-4
C4-7 C5-5 C6

In the districts indicated

* * *

33-151
FLOOR AREA BONUS
Permitted additional *floor area*
per square foot of *arcade*
(in square feet)

C6-4
C6-5
C5-2 C6-6
C5-3 C6-7
C5-4 **C6-8**
C4-7 C5-5 **C6-9**

3

* * *

33-153
Community facility buildings in certain other
Specified Commercial Districts

FLOOR AREA BONUS
Permitted additional *floor area*
per square foot of *arcade*
(in square feet)

C6-3
C6-4
C6-5
C6-6
C6-7
C1-8 C2-7 C4-6 **C6-8**
C1-9 C2-8 C4-7 C5 **C6-9**

3

* * *

33-32

Modifications of Yard Regulations
In the districts indicated, in specified situations,
the Board of Standards and Appeals may modify
the regulations set forth in Sections 33-27 to
33-30 inclusive, relating to *Rear Yards* Regula-
tions, in accordance with the provisions of
Section 73-68 (Height and Setback and Yard
Modifications).

C6-8
C5-5 **C6-9**

* * *

33-45

Tower Regulations

33-451

In certain specified Commercial Districts

C5-2
C5-3
C5-4

In the districts indicated,

C4-7 **C5-5** C6

* * *

33-455

Alternate regulations for towers on lots bounded by two or more streets

C6-6
C5-3 C6-7
C5-5 C6-9

In the districts indicated,

* * *

33-456

Alternate setback regulations on lots bounded by two or more streets

C6-6
C5-3 C6-7
C5-5 C6-9

In the districts indicated,

* * *

33-457

Towers on narrow blocks

C6-6
C5-3 C6-7
C5-5 C6-9

In the districts indicated,

* * *

33-471

Commercial and Community Facility Uses

C6-8
C5-5 C6-9

In the districts indicated, for commercial or community facility uses in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 33-41 to 33-45, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-68 (Height and Setback and Yard Modifications).

33-472

Community Facility Uses

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for certain community facility uses in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 33-41 to 33-45, inclusive, relating to Height and Setback regulations in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

* * *

34-112

Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5, C6, or C7 Districts

* * *

APPLICABLE RESIDENCE DISTRICT

* * *

C6-4
C6-5
C6-6
C6-7

C4-6 **C6-8**
C1-9 C2-8 C4-7 C5 **C6-9**

R10

* * *

35-23

Residential Bulk Regulations in Other C1 or C2
Districts or in C3, C4, C5, C6, or C7 Districts

* * *
APPLICABLE RESIDENCE DISTRICT
* * *

	C6-4
	C6-5
	C6-6
	C6-7
R10	C4-6 C6-8
	C1-9 C2-8 C4-7 C5 C6-9

* * *

35-412

In other C1 or C2 Districts or in C3, C4, C5, C6,
or C7 Districts

* * *

REQUIRED LOT AREA
PER 100 SQUARE FEET OF
FLOOR AREA IN COMMERCIAL
OR COMMUNITY FACILITY USES
(in square feet)

Commercial use *Community facility use*

* * *

		C5-1 C6-4
		C4-6 C5-2 C6-5
10	10	C6-8

		C6-6
		C5-3 C6-7
6.5	6.5	C5-5 C6-9

* * *

36-332

In other C1 or C2 Districts, or in C3, C4, C5, C6,
or C7 Districts

* * *

REQUIRED PARKING SPACES AS A
PERCENT OF TOTAL DWELLING UNITS

* * *

	C6-2
	C6-3
	C6-4
	C6-5
	C6-6
	C6-7
40	C1-7 C6-8
	C1-8 C2-7 C4-6 C6-8
	C1-9 C2-8 C4-7 C5 C6-9

* * *

36-342

Reduced requirements in other C1 or C2 Districts
or in C4, C5, or C6 Districts

* * *

REDUCED REQUIREMENTS FOR SMALL
ZONING LOTS

Parking spaces
required as a
percent of total

Lot area *dwelling units*

* * *

									C6-2
									C6-3
									C6-4
									C6-5
									C6-6
									C6-7
									C6-8
10,001 to 15,000									C6-9
square feet	20								
* * *									
36-352									
In other C1 or C2 Districts or in C3, C4, C5, C6, or C7 Districts									
* * *									
PARKING SPACES INITIALLY REQUIRED FOR PUBLIC HOUSING DEVELOPMENTS									
Percent of total dwelling units									
* * *									
									C6-2
									C6-3
									C6-4
									C6-5
									C6-6
									C6-7
									C6-8
									C6-9
	12								

* * *
ZONING MAPS
* * *

* * *
DISTRICT SYMBOLS AND TITLES
* * *

District	Maximum Floor Area Ratio
COMMERCIAL DISTRICT*	
C5-4	10.00
C5-5	15.00
	* * *
C6-7	15.00
C6-8	10.00
C6-9	15.00

73-68

Height and Setback and Yard Modifications
In C5-5, C6-8, and C6-9 districts, the Board may permit modifications of the applicable regulations in Sections 33-27 to 33-30, inclusive, relating to *Rear Yard* Regulations or in Sections 33-41 to 33-45, inclusive, relating to Height and Setback Regulations.

The Board may grant such modifications upon consideration that the applicable height and setback or rear yard regulations cannot be complied with by some method feasible for the applicant to pursue because of irregular size and shape of the lot, irregular size and shape of the block, and width of streets. The Board shall also consider the characteristics of surrounding development.

The Board shall require where appropriate, sufficient safeguards to insure the free flow of pedestrian and vehicular traffic in the general area. The Board may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

The proposed amendments were the subject of a public hearing duly held by the Commission on October 14, 1964, Cal. No. 67. There were appearances representing The New York Chapter of American Institute of Architects, Architects Council of New York City, Investing Builders Association and Downtown-Lower Manhattan Association.

No opposition to the proposed amendments developed and the hearing was closed.

The Commission is in receipt of communications from Downtown-Lower Manhattan Association in favor of the amendments.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 14.

The proposed amendment would permit modifications of the height and setback and rear yard regulations by the Board of Standards and Appeals under stated conditions in new districts to be established and mapped as required in specific areas. In all other respects, the regulations which presently apply in the C5-3 Districts would apply in the new C5-5 Districts, the regulations which presently apply in the C6-4 Districts would apply in the new C6-8 Districts, and the regulations which presently apply in the C6-6 Districts would apply in the new C6-9 Districts.

The physical irregularities of street and block layout found throughout certain districts with the peculiar sizes and shapes of many of the building sites often make strict compliance with the yard and height regulations difficult or impossible. In addition to these circumstances, the character of existing development in some areas is such that in many cases it would be unreasonable to require the same building setbacks for new construction therein that are required for new construction elsewhere. The massiveness of existing development in some areas is largely explained by the fact that such development, predated the original zoning resolution, or resulted from liberal height restrictions in effect prior to the comprehensive amendment of 1961. These conditions justify special provisions which would not apply elsewhere.

Narrowness of streets in combination with such conditions require a special review procedure whereby relief can be tailored to the particular situation, so as to achieve the most effective allocation of open space and the best relationship of buildings to one another and to the streets on which they front.

Minor changes in wording in Section 73-68 were deemed appropriate in order to clarify the intent of the provisions and correct an error. The phrase "irregular size and shape" was changed to read "size or irregular shape." The reference to Sections 33-27 to 33-30, inclusive was corrected to read "Sections 33-26 to 33-30 inclusive."

Consequently, it was determined that the amendments under consideration as modified, would provide appropriate modifications of the Zoning Resolution and they were thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter.

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changes relating to various sections concerning the establishment of, and regulations for, new districts as follows:

Matter in **Bold Type is new;**
Matter in brackets [] is old, to be omitted.

11-12

Establishment of Districts

* * *

Commercial Districts

* * *

C5-4 Restricted Central Commercial District

C5-5 Restricted Central Commercial District

C6-1 General Central Commercial District

* * *

C6-7 General Central Commercial District

C6-8 General Central Commercial District

C6-9 General Central Commercial District

C7 Commercial Amusement District

* * *

32-412

In other Commercial Districts

- C6-1
- C6-2
- C6-3
- C6-4
- C6-6
- C6-8**

In the districts indicated

C2 C3 C4 **C6-9** C8

* * *

32-642

Non-illuminated signs

* * *

MAXIMUM SURFACE AREA

(in square feet)

Three times the *street* frontage of the *zoning lot* (in feet), but in no event more than 200 for *interior* or *through lots* or 200 on each frontage for *corner lots*.

C5-1
C5-2
C5-3
C5-5

Five times the *street* frontage of the *zoning lot* (in feet), but in no event more than 500 for *interior* or *through lots* or 500 on each frontage for *corner lots*.

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8
C4 C5-4 **C6-9**

* * *

32-644

Illuminated or flashing signs in C4, C5-4, C6, or C7 Districts

* * *

MAXIMUM SURFACE AREA

(in square feet)

Five times the *street* frontage of the *zoning lot* (in feet), but in no event more than 500 for *interior* or *through lots* or 500 on each frontage for *corner lots*.

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8
C4 C5-4 **C6-9**

* * *

32-652

Permitted projection in all other Commercial Districts

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8

In the districts indicated,

C1 C C3 C4 C5 **C6-9** C8

* * *

32-655

Height of signs in all other Commercial Districts

* * *

MAXIMUM HEIGHT

(in feet)

25

C5-1
C5-2
C5-3
C1 C2 C3 **C5-5**

40

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8
C4 C5-4 **C6-9**

* * *

32-656

Height of signs above roof

C6-1
C6-2
C6-3
C6-4
C6-6
C6-8

In the districts indicated,

* * *

C1 C2 C3 C4 C5 **C6-9**

33-122

Commercial buildings in all other
Commercial Districts

* * *

MAXIMUM FLOOR AREA RATIO

* * *

10.00

C6-4
C5-2 C6-5
C4-7 C5-4 **C6-8**

15.00

C6-6
C5-3 C6-7
C5-5 C6-9

* * *

33-123

Community facility buildings or buildings used
for both community facility and commercial uses
in all other Commercial Districts

* * *

MAXIMUM FLOOR AREA RATIO

* * *

10.00

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

15.00

C6-6
C5-3 C6-7
C5-5 C6-9

* * *

33-13

Floor Area Bonus for a Plaza

33-131

Commercial buildings in certain specified
Commercial Districts

C5-2
C5-3
C5-4

In the districts indicated

* * *

C4-7 **C5-5** C6

Floor Area Bonus
Permitted additional *floor area*
per square foot of *plaza*
(in square feet)

10

C6-6
C5-3 C6-7
C5-5 C6-9

6

C6-4
C5-2 C6-5
C4-7 C5-4 **C6-8**

* * *

33-133
Community facility buildings in certain other
specified Commercial Districts * * *

Floor Area Bonus
Permitted additional *floor area*
per square foot of *plaza*
(in square feet)

10

C6-6
C5-3 C6-7
C5-5 C6-9

6

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

* * *

33-14
Floor area Bonus for a Plaza-Connected
Open Area

33-141
Commercial buildings in certain specified
Commercial Districts

In the districts indicated

* * *

C5-2
C5-3
C5-4
C4-7 C5-5 C6

33-15
Floor Area Bonus for Arcades

33-151
Commercial buildings in certain specified
Commercial Districts

In the districts indicated

* * *

C5-2
C5-3
C5-4
C4-7 C5-5 C6

33-151
FLOOR AREA BONUS
Permitted additional *floor area*
per square foot of *arcade*
(in square feet)

3

C6-4
C6-5
C5-2 C6-6
C5-3 C6-7
C5-4 C6-8
C4-7 C5-5 C6-9

* * *

33-153
Community facility buildings in certain other
Specified Commercial Districts * * *

FLOOR AREA BONUS
Permitted additional *floor area*
per square foot of *arcade*
(in square feet)

3

C6-3
C6-4
C6-5
C6-6
C6-7
C1-8 C2-7 C4-6 C6-8
C1-9 C2-8 C4-7 C5 C6-9

* * *

33-32

Modifications of Yard Regulations C6-8
In the districts indicated, in specified situations, C5-5 C6-9
the Board of Standards and Appeals may modify
the regulations set forth in Sections 33-27 to
33-30 inclusive, relating to Rear Yards Regula-
tions, in accordance with the provisions of
Section 73-68 (Height and Setback and Yard
Modifications).

* * *

33-45

Tower Regulations

33-451

In certain specified Commercial Districts

C5-2
C5-3
C5-4

In the districts indicated,

C4-7 C5-5 C6

* * *

33-455

Alternate regulations for towers on lots bounded
by two or more streets

C6-6
C5-3 C6-7
C5-5 C6-9

In the districts indicated,

* * *

33-456

Alternate setback regulations on lots bounded by
two or more streets

C6-6
C5-3 C6-7
C5-5 C6-9

In the districts indicated,

* * *

33-457

Towers on narrow blocks

C6-6
C5-3 C6-7
C5-5 C6-9

In the districts indicated,

* * *

33-471

Commercial and Community Facility Uses

In the districts indicated, for commercial or C6-8
community facility uses in specified situations, C5-5 C6-9
the Board of Standards and Appeals may modify
the regulations set forth in Sections
33-41 to 33-45, inclusive, relating to Height and
Setback Regulations, in accordance with the
provisions of Section 73-68 (Height and Set-
back and Yard Modifications).

33-472

Community Facility Uses

In all districts, as indicated, for certain community C1 C2 C3 C4 C5 C6 C7 C8
facility uses in specified situations, the Board of
Standards and Appeals may modify the regula-
tions set forth in Sections 33-41 to 33-45, inclu-
sive, relating to Height and Setback regulations in
accordance with the provisions of Section 73-64
(Modifications for Community Facility Uses).

* * *

34-112

Residential bulk regulations in other C1 or C2
Districts or in C3, C4, C5, C6, or C7 Districts

* * *

APPLICABLE RESIDENCE DISTRICT

* * *

					C6-4
					C6-5
					C6-6
					C6-7
				C4-6	C6-8
R10	C1-9	C2-8	C4-7	C5	C6-9

* * *

35-23
 Residential Bulk Regulations in Other C1 or C2
 Districts or in C3, C4, C5, C6, or C7 Districts

* * *

APPLICABLE RESIDENCE DISTRICT

* * *

					C6-4
					C6-5
					C6-6
					C6-7
				C4-6	C6-8
R10	C1-9	C2-8	C4-7	C5	C6-9

* * *

35-412
 In other C1 or C2 Districts or in C3, C4, C5, C6,
 or C7 Districts

* * *

REQUIRED LOT AREA
 PER 100 SQUARE FEET OF
 FLOOR AREA IN COMMERCIAL
 OR COMMUNITY FACILITY USES
 (in square feet)

Commercial use *Community facility use*

* * *

					C5-1 C6-4
					C4-6 C5-2 C6-5
10	10	C1-9	C2-8	C4-7	C5-4 C6-8

					C6-6
					C5-3 C6-7
6.5	6.5				C5-5 C6-9

* * *

36-332
 In other C1 or C2 Districts, or in C3, C4, C5, C6,
 or C7 Districts

* * *

REQUIRED PARKING SPACES AS A
 PERCENT OF TOTAL DWELLING UNITS

* * *

					C6-2
					C6-3
					C6-4
					C6-5
					C6-6
				C1-7	C6-7
				C1-8 C2-7	C4-6 C6-8
40	C1-9	C2-8	C4-7	C5	C6-9

* * *

36-342
 Reduced requirements in other C1 or C2 Districts
 or in C4, C5, or C6 Districts

* * *

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

Lot area	Parking spaces required as a percent of total dwelling units	
		* * *
10,001 to 15,000 square feet	20	C6-2 C6-3 C6-4 C6-5 C6-6 C1-7 C1-8 C2-7 C4-6 C1-9 C2-8 C4-7 C5 C6-8 C6-9

36-352
In other C1 or C2 Districts or in C3, C4, C5, C6, or C7 Districts

PARKING SPACES INITIALLY REQUIRED FOR PUBLIC HOUSING DEVELOPMENTS
Percent of total dwelling units

		* * *
	12	C6-2 C6-3 C6-4 C6-5 C6-6 C1-7 C1-8 C2-7 C4-6 C1-9 C2-8 C4-7 C5 C6-8 C6-9

ZONING MAPS

DISTRICT SYMBOLS AND TITLES

District	Maximum Floor Area Ratio
COMMERCIAL DISTRICT ⁴	
C5-4	10.00
C5-5	15.00
C6-7	15.00
C6-8	10.00
C6-9	15.00

73-68

Height and Setback and Yard Modifications
In C5-5, C6-8, and C6-9 districts, the Board may permit modifications of the applicable regulations in Sections 33-27 to 33-30, inclusive, relating to *Rear Yard* Regulations or in Sections 33-41 to 33-45, inclusive, relating to Height and Setback Regulations.

The Board may grant such modifications upon consideration that the applicable height and setback or rear yard regulations cannot be complied with by some method feasible for

the applicant to pursue because of size or irregular shape of the lot, size or irregular shape of the block, and width of streets. The Board shall also consider the characteristics of surrounding development.

The Board shall require where appropriate, sufficient safeguards to insure the free flow of pedestrian and vehicular traffic in the general area. The Board may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

No. 15

(CP-18693)

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Section 61-42, concerning extension of runways at LaGuardia Airport.

(On November 10, 1964, Cal. No. 34, the Commission fixed November 25, 1964 for a hearing; on November 25, 1964, Cal. No. 36, the hearing was continued to December 9, 1964; on December 9, 1964, Cal. No. 37, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

(CP-18693)

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on November 10, 1964, Cal. No. 34, authorized a public hearing on an amendment of the Zoning Resolution of The City of New York, relating to Section 61-42 concerning extension of runways at LaGuardia Airport, as follows:

61-42

Runways for Major Airports

The runways for each such major airport shall be the runways set forth in the following diagrams:

(For diagrams, see following page.)

The amendment was requested by the Port of New York Authority to conform the height regulations around airports with the physical extension of the runways under construction.

The proposed amendment was the subject of a public hearing duly held by the Commission on November 25, 1964, Cal. No. 36. A representative of the North Queens Homeowners Civic Association of Jackson Heights appeared in opposition to the amendment.

A representative of the President of the Borough of Queens requested that the hearing be continued to December 9, 1964.

A representative of the Port of New York Authority appeared in favor of the amendment but, in addition, suggested that the hearing be continued in accordance with the request of the President of the Borough of Queens.

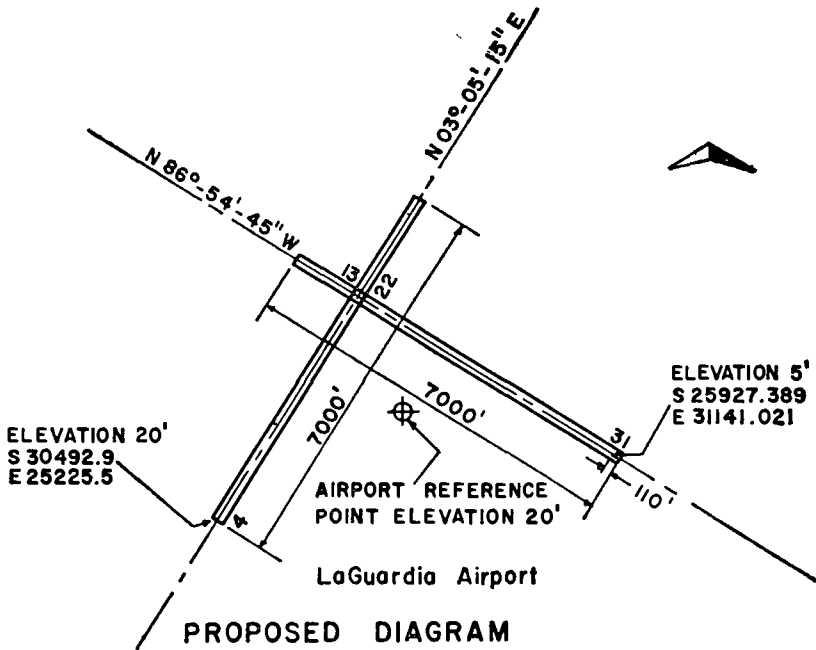
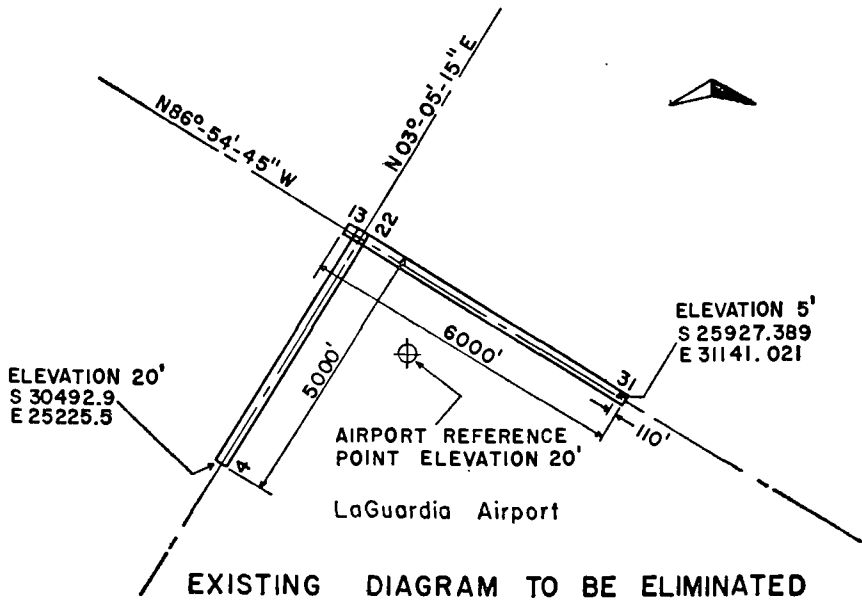
The hearing was continued on December 9, 1964, Cal. No. 37. A representative of the Port of New York Authority appeared in favor. The President of the Borough of Queens appeared in opposition to the amendment but stated that in the event the amendment was approved, suitable conditions should be attached thereto. The hearing was closed.

In compliance with the Commission's request the Port of New York Authority has stated in a letter dated December 9, 1964; that "Our monitoring of actual operations of the Boeing 727 from Runway 13 at LaGuardia Airport shows that this aircraft creates an average sound level of 106 perceived noise decibels (PNdb) at a point in Flushing 2.7 statute miles from start of take-off roll. The Port Authority's terms and conditions for the operation of jet aircraft at LaGuardia require take-offs be conducted in such a way so that 112 PNdb are not exceeded at the monitoring point."

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 15.

The zoning resolution regulates the maximum height of buildings or other structures to preclude the development of obstructions to air navigation in the vicinity of major airports in order to protect the lives and property of persons residing within such vicinity and of persons in airplanes which are approaching, taking off from, or circling such airports, thereby promoting public health, safety and general welfare.

(For diagrams, see following page.)



The extension of the runways to the northeast and northwest requires that this protection be extended accordingly in order to preclude the development of obstructions in the paths of aircraft using these runways.

Consequently, it was determined that the amendment under consideration would provide an appropriate modification of the Zoning Resolution and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changes relating to Section 61-42, concerning extension of runways at LaGuardia Airport, as follows:

61-42

Runways for Major Airports

The runways for each such major airport shall be the runways set forth in the following diagrams:

(See diagram on preceding page.)

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF MANHATTAN

No. 16

(CP-18497)

IN THE MATTER OF an application dated May 21, 1964, pursuant to Section 74-31 (f) of the Zoning Resolution, from **Galaxy Realty Corp.**, owner, for approval of a proposed enlargement of an existing public parking lot on property bounded by **Second Avenue, East 58th Street, Queensboro Bridge approach and East 57th Street**, Borough of Manhattan.

Plans for this proposed enlargement of an existing public parking lot are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, New York.

(On June 17, 1964, Cal. No. 38, the Commission fixed July 15, 1964 for a hearing; on July 15, 1964, Cal. No. 79, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

On May 22, 1964, **Galaxy Realty Corp.**, owner, filed an application pursuant to Section 74-31(f) of the Zoning Resolution, for approval of a proposed enlargement of an existing parking lot on property bounded by 2d Avenue, East 58th Street, Queensboro Bridge approach and East 57th Street, Borough of Manhattan.

The applicant contemplates the enlargement of an existing 98 car parking lot by the addition of about 25,000 square feet of adjoining property to accommodate a total of 158 cars. Existing curb cuts on 2d Avenue near the intersection of East 58th Street will be relocated on 2d Avenue to mid-block between East 57th Street and East 58th Street.

The matter was the subject of a public hearing duly held by the Commission on July 15, 1964, Cal. No. 79.

A representative of the applicant appeared in favor of the proposal. No opposition to the proposed enlargement developed and the hearing was closed.

The Commission is in receipt of a communication from the Department of Public Works stating that it has no objection to the proposed enlargement. The Department of Traffic in a communication dated June 19, 1964 voiced qualified approval of the enlargement but objected to the retention of an entrance on 2d Avenue.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 16.

The enlarged portion of the site is vacant with the exception of a rundown tenement structure. Opposite properties are developed with a mixture of residential and commercial uses. The Queensboro Bridge Approach adjoins the site to the east. The entire site is zoned as a C5-2 District.

The Commission is of the opinion that advantages gained by the elimination of entrance-exits on East 58th Street, the relocation of the entrance-exit on 2d Avenue and the provision of reservoir parking far outweigh the possible disadvantage of retaining an entrance on 2d Avenue as cited by the Traffic Commissioner.

As a result of investigation and study the Commission has determined that the proposed enlargement conforms with the findings as required under Section 74-31(f) of the Zoning Resolution as follows:

(a) That such use will not be incompatible with, or adversely affect the growth and development of, uses comprising vital and essential functions in the general area within which such use is to be located.

(b) That such use will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow.

(c) That such use is so located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas.

(d) That such use has adequate reservoir space at the vehicular entrance.

(e) That the streets providing access to such use will be adequate to handle the traffic generated thereby; and that the application warrants approval subject to the conditions enumerated in the following resolution:

Resolved, By the City Planning Commission, that the application dated May 21, 1964 of Galaxy Realty Corp., for approval of a proposed enlargement of an existing public parking lot on property bounded by 2d Avenue, East 58th Street, Queensboro Bridge approach and East 57th Street, Borough of Manhattan, be and hereby is approved pursuant to Section 74-31(f) of the Zoning Resolution, for a term of five years from the effective date of approval of this application, subject to the following conditions:

1. The premises shall be developed in size and arrangement substantially as proposed and as indicated on the plans filed with this application;

2. Signs shall be restricted to one non-illuminated business sign at the entrance. Such sign shall not extend beyond the building line or exceed 25 square feet in area;

3. No facilities shall be provided for gasoline service or oil selling or for the repairing of motor vehicles;

4. All incidental handling and maneuvering of motor vehicles necessary for parking vehicles shall be carried on within the site and not, in any way, upon the abutting streets.

5. There shall be no vehicular entrances or exits on East 58th Street.

6. Such portable fire-fighting appliances shall be maintained on the site as the Fire Commissioner shall direct;

7. The enlarged parking lot shall be attendant-operated at all times;

8. If for any reason the size or location of the curb cuts or vehicular entrance or exit, as indicated on the plans filed with this application is changed, then the approval herein shall be immediately discontinued, unless such change is approved by the City Planning Commission.

9. A new face brick wall not less than 5 feet in height shall be erected along the East 57th Street frontage and where indicated on the plans filed with this application.

10. In all other respects the public parking lot as authorized under Section 74-31(f) shall conform to all applicable laws and regulations relating to construction, operation and maintenance as a parking facility;

11. That the approval herein granted is not transferable prior to the effectuation of the project by the applicant without permission by the City Planning Commission; and

12. The approval herein granted shall lapse after the expiration of one year from the effective date of such approval if no substantial construction has taken place in accordance with the plans for which such approval was granted.

The above resolution duly adopted by the City Planning Commission on January 6, 1965, Cal. No. 16, is herewith filed with the Secretary of the Board of Estimate, together with a copy of the application and site plans of the proposed enlargement, pursuant to Section 74-10 of the Zoning Resolution.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF BROOKLYN

No. 17

(CP-18674)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 23c, establishing within an existing R5 District, a C1-2 District bounded by Rockaway Parkway, a line 100 feet south of Schenck Avenue, a line 215 feet west of Rockaway Parkway and Schenck Avenue, Borough of Brooklyn.

(On October 28, 1964, Cal. No. 26, the Commission fixed November 10, 1964

for a hearing; on November 10, 1964, Cal. No. 46, the hearing was continued to December 9, 1964; on December 9, 1964, Cal. No. 33, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on October 28, 1964, Cal. No. 26, authorized a public hearing on an amendment of the Zoning Map, Section No. 23c, establishing within an existing R5 District, a C1-2 District bounded by Rockaway Parkway, a line 100 feet south of Schenck Avenue, a line 215 feet west of Rockaway Parkway, and Schenck Avenue, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated October 28, 1964.

This rezoning was requested by a representative and part owner of a vacant piece of property to facilitate the erection of an insurance office building.

The proposed amendment was the subject of a public hearing duly held by the Commission on November 10, 1964, Cal. No. 46, and continued on December 9, 1964, Cal. No. 33.

A local councilman, State senator, and two representatives of local civic organizations appeared in opposition to the proposed amendment. The applicant and two local residents appeared in favor and the hearing was closed.

The Commission is in receipt of a communication from a representative of a tenants organization of Bayview Houses expressing qualified approval of the proposed amendment.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 17.

The property immediately to the north and extending to Seaview Avenue is developed as a local shopping area which includes about 25 small stores, a supermarket, a gasoline station and a theatre. The theatre is located directly opposite the parcel to be rezoned. The Bay View housing project is located on the opposite side of Rockaway Parkway.

The minor expansion of an existing commercial district of more restrictive usage (C1-2 instead of C2-2) would not appear to adversely affect the surrounding neighborhood. In order to insure to the City that the property to be rezoned will not be developed with any commercial structure other than the proposed insurance office building, the applicant has indicated a willingness to submit a covenant to be filed in the office of record indicating such restriction.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 23c, by establishing within an existing R5 District, a C1-2 District bounded by Rockaway Parkway, a line 100 feet south of Schenck Avenue, a line 215 feet west of Rockaway Parkway, and Schenck Avenue, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated October 28, 1964.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

No. 18

(CP-18704)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 23a, changing from an M1-1 District to an R5 District property bounded by East 91st Street, Ditmas Avenue, Remsen Avenue, a line 140 feet north of Ditmas Avenue, East 89th Street, and a line 200 feet north of Ditmas Avenue; and establishing within the proposed R5 District a C1-2 District bounded by Remsen Avenue, a line 140 feet north of Ditmas Avenue, East 91st Street and Ditmas Avenue, Borough of Brooklyn.

(On November 25, 1964, Cal. No. 21, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 34, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commis-

sion on November 25, 1964, Cal. No. 21, authorized a public hearing on an amendment of the Zoning Map, Section No. 23a, changing from an M1-1 District to an R5 District property bounded by East 91st Street, Ditmas Avenue, Remsen Avenue, a line 140 feet north of Ditmas Avenue, East 89th Street, and a line 200 feet north of Ditmas Avenue; and establishing within the proposed R5 District a C1-2 District bounded by Remsen Avenue, a line 140 feet north of Ditmas Avenue, East 91st Street and Ditmas Avenue, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated November 25, 1964.

The rezoning was requested by a representative of the owner of a portion of the property involved. The scope of the proposal was modified by the Commission in order to provide more realistic zoning designations for the area.

The proposed amendment was the subject of a public hearing duly held by the Commission on December 9, 1964, Cal. No. 34. No opposition to the proposed amendment developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 18.

The portion of property to be rezoned from M1-1 to R5 in the block west of Remsen Avenue is partially occupied by dwellings and is partially vacant. Adjoining property to the north is either occupied by dwellings or being developed residentially by the applicant. The minor expansion of the R5 District in this block will permit further residential development and lend a measure of protection to the existing dwellings.

The property to be rezoned in the block easterly of Remsen Avenue is developed with 8 dwellings and a restaurant with accessory parking space for all of which the present M1-1 designation is entirely inappropriate. In this instance the change to R5 and C1-2 will make the existing structures conforming and complying.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 23a, so as to change from an M1-1 District to an R5 District property bounded by East 91st Street, Ditmas Avenue, Remsen Avenue, a line 140 feet north of Ditmas Avenue, East 89th Street, and a line 200 feet north of Ditmas Avenue; and establishing within the proposed R5 District a C1-2 District bounded by Remsen Avenue, a line 140 feet north of Ditmas Avenue, East 91st Street and Ditmas Avenue, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated November 25, 1964.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF THE BRONX

No. 19

(CP-18703)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 3a and 3c, changing from an M1-1 District to an M3-1 District property bounded by Landing Road and its easterly prolongation, the United States Pierhead and Bulkhead Line of The Harlem River, a line 1,000 feet north of Landing Road, and the easterly right-of-way line of the New York Central Railroad, Borough of The Bronx.

(On November 25, 1964, Cal. No. 22, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 35, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on November 25, 1964, Cal. No. 22, authorized a public hearing on an amendment of the Zoning Map, Section Nos. 3a and 3c, changing from an M1-1 District to an M3-1 District property bounded by Landing Road and its easterly prolongation, The United States pierhead and bulkhead line of Harlem River, a line 1,000 feet north of Landing Road, and the easterly right-of-way line of the New York Central Railroad, Borough of The Bronx, as shown on a diagram bearing the signature of the Secretary and dated November 25, 1964.

The rezoning was requested by a representative of a lessee of property presently developed with a lumber yard in order to permit its expansion.

The proposed amendment was the subject of a public hearing duly held by the Commission on December 9, 1964, Cal. No. 35.

A representative of the applicant appeared in favor of the proposed amendment. No opposition to the proposed amendment developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 19.

Under the existing M1-1 manufacturing designation of this property the present use is limited to 20,000 square feet of the lot area. Under the proposed M3-1 zone, this use would be unlimited as to lot area. The surrounding properties are primarily developed with industrial uses which would not be adversely affected by an expansion of the aforementioned lumber yard.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section Nos. 3a and 3c, so as to change from an M1-1 District to an M3-1 District property bounded by Landing Road and its easterly prolongation, The United States pierhead and bulkhead line of Harlem River, a line 1,000 feet north of Landing Road, and the easterly right-of-way line of the New York Central Railroad, Borough of The Bronx, as shown on a diagram bearing the signature of the Secretary and dated November 25 1964.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners.

BOROUGH OF QUEENS

No. 20

(CP-18702)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 30c, (a) establishing within an existing R6 District, a C1-2 District bounded generally by Rockaway Beach Boulevard, Beach 84th Street, Holland Avenue and Beach 90th Street, and (b) eliminating from within an existing R6 District, C1-2 and C2-2 Districts bounded by Rockaway Beach Boulevard, Beach 74th Street, a line 150 feet south of Rockaway Beach Boulevard and Beach 84th Street, Borough of Queens.

(On November 25, 1964, Cal. No. 23, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 38, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 6, 1965.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on November 25, 1964, Cal. No. 23, authorized a public hearing on an amendment of the Zoning Map, Section No. 30c: (a) establishing within an existing R6 District, a C1-2 District bounded generally by Rockaway Beach Boulevard, Beach 84th Street, Holland Avenue and Beach 90th Street; and (b) eliminating from within an existing R6 District, C1-2 and C2-2 Districts bounded by Rockaway Beach Boulevard, Beach 74th Street, a line 150 feet south of Rockaway Beach Boulevard and Beach 84th Street, Borough of Queens, as shown on a diagram bearing the signature of the Secretary and dated November 25, 1964.

The rezoning was requested by the Chairman of the Housing and Redevelopment Board to permit development in accordance with the previously approved Hammels-Rockaway Amended Urban Renewal Plan.

The proposed amendment was the subject of a public hearing duly held by the Commission on December 9, 1964, Cal. No. 38. No opposition to the proposed amendment developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 6, 1965, Cal. No. 20.

The amendment provides for expanding an existing C1-2 District to embrace the entire block bounded by Rockaway Beach Boulevard, Beach 84th Street, Holland Avenue and Beach 90th Street to permit the construction of a local shopping area and to permit

accessory parking for residential development in the adjoining area. It also provides for eliminating all of the existing C1-2 District along the southerly side of Rockaway Beach Boulevard between Beach 74th Street and Beach 84th Street since this area is now developed for residential use.

The proposed rezoning is consistent with the amended urban renewal plan of the Hammels-Rockaway area as previously approved by the City Planning Commission on November 28, 1962, Cal. No. 48, and by the Board of Estimate on February 7, 1963, Cal. No. 125.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 30c: (a) by establishing within an existing R6 District, a C1-2 District bounded generally by Rockaway Beach Boulevard, Beach 84th Street, Holland Avenue and Beach 90th Street; and (b) by eliminating from within an existing R6 District, C1-2 and C2-2 Districts bounded by Rockaway Beach Boulevard, Beach 74th Street, a line 150 feet south of Rockaway Beach Boulevard and Beach 84th Street, Borough of Queens, as shown on a diagram bearing the signature of the Secretary and dated November 25, 1964.

WILLIAM F. R. BALLARD, Chairman; FRANCIS J. BLOUSTEIN, Vice-Chairman; JAMES FELT, HARMON H. GOLDSTONE, ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, JAMES G. SWEENEY, Commissioners

MISCELLANEOUS

VARIOUS BOROUGHS

No. 21

(CP-18726)

IN THE MATTER OF applications, pursuant to Subdivision g of Section J-51-2.5 of the Administrative Code of The City of New York for certificates of approval preliminary to application for exemption from local taxation of alterations and improvements to existing multiple dwellings and for abatement of taxes on such dwellings listed as follows:

C.P.T. No.	Address	Block	Lot	Borough
4989	982-984 East 178th Street	3130	14	Bronx
4990	283 West 147th Street	2033	11	Manhattan
4991	38 West 83d Street	1196	49	Manhattan
4992	425 Bainbridge Street	1505	73	Brooklyn
4993	901 East 179th Street	3122	31	Bronx
4994	90 West 164th Street	2511	90	Bronx
4995	60 Avenue B	400	38	Manhattan
4996	631 East 11th Street	394	53	Manhattan
4997	42 Rivington Street	421	78	Manhattan
4998	49-51 Stanton Street	421	56	Manhattan
4999	24-26 West 125th Street	1722	47	Manhattan
5000	431 West 54th Street	1064	15	Manhattan
5001	159-61 East 25th Street, also known as 340 3d Avenue	881	40	Manhattan
5002	767 Eastern Parkway	1264	148	Brooklyn
5003	773 Eastern Parkway	1264	46	Brooklyn
5004	136 West 17th Street	792	57	Manhattan
5005	995 East 167th Street	2752	7	Bronx
5007	420 East 78th Street	1472	38	Manhattan
5008	235 East 59th Street	1414	17	Manhattan
5009	237 East 59th Street	1414	18	Manhattan
5010	239 East 59th Street	1414	19	Manhattan
5011	241 East 59th Street	1414	20	Manhattan
5012	242 East 60th Street	1414	31	Manhattan

C.P.T. No.	Address	Block	Lot	Borough
5013	1562 3d Avenue	1516	39	Manhattan
5014	1564 3d Avenue	1516	139	Manhattan
5015	353 East 85th Street	1548	23	Manhattan
5016	403 6th Avenue	995	3	Brooklyn
5017	160 9th Avenue	743	81	Manhattan
5018	46 West 73d Street	1125	61	Manhattan
5019	11 West 103d Street	1839	24	Manhattan
5020	1588 York Avenue	1580	51	Manhattan
5021	262 West 91st Street	1238	57	Manhattan
5022	122 West 127th Street	1911	43	Manhattan
5024	157 Allen Street	416	27	Manhattan
5024A	159 Allen Street	416	26	Manhattan
5025	52 East 122d Street	1747	71	Manhattan
5026	54 East 122d Street	1747	70	Manhattan
5027	152 West 124th Street	1908	56	Manhattan
5028	108 Perry Street	621	8	Manhattan
5029	101 West 133d Street	1918	29	Manhattan
5030	117 West 138th Street	2007	20	Manhattan
5031	190 East 3d Street	398	25	Manhattan
5032	41 Avenue B	386	3	Manhattan
5033	43 Avenue B	386	4	Manhattan
5034	213 East 21st Street	902	12	Manhattan
5035	105 East 10th Street	466	55	Manhattan
5036	107 East 10th Street	466	54	Manhattan
5037	211 East 17th Street	898	10	Manhattan
5038	930 Hart Street	3237	20	Brooklyn
5039	522 East 12th Street	405	19	Manhattan
5040	524 East 12th Street	405	20	Manhattan
5041	106 Norfolk Street	353	51	Manhattan
5042	712 East 6th Street	375	15	Manhattan
5043	421 West 57th Street	1067	22	Manhattan
5044	454 West 151st Street	2065	55	Manhattan
5045	2263 Morris Avenue	3182	40	Bronx
5046	759 MacDonough Street	1498	59	Brooklyn
5047	227 Freeman Street	2506	1	Brooklyn
5048	23 West 70th Street	1123	21	Manhattan
5049	308 East 73d Street	1447	46	Manhattan
5050	158 East 82d Street	1510	48	Manhattan
5051	157 West 123d Street	1908	1	Manhattan

And Whereas, The City Planning Commission finds that the multiple dwellings for which the aforesaid applications have been filed, the following do not conform to those requirements of said subdivision g of Section J51-2.5 of the Administrative Code for which approval of the City Planning Commission is required, it is hereby

Resolved, By the City Planning Commission that certificates of approval not be issued for the following multiple dwellings, as not conforming to the requirements of subdivision g, Section J51-2.5 of the Administrative Code:

C.P.T. No.	Address	Block	Lot	Borough
5006	160 West 84th Street	1214	60	Manhattan
5023	147 Elizabeth Street	479	33	Manhattan

On motion, the following resolution was unanimously adopted:

January 6, 1965.

Whereas, Applications have been filed with the Housing and Redevelopment Board for certificates of approval preliminary to application to the Tax Commission for exemption from local taxation of alterations and improvements to existing multiple dwellings and abatement of taxes on such property pursuant to the provisions of subdivision g of Section J51-2.5 of the Administrative Code, and

Whereas, The City Planning Commission finds that of the multiple dwellings, for which the aforesaid applications have been filed, the following conform to those require-

ments of said subdivision g of Section J51-2.5 of the Administrative Code for which approval of the City Planning Commission is required, it is hereby

Resolved, By the City Planning Commission, that certificates of the Commission be issued, signed by the Chairman, approving the following multiple dwellings, pursuant to subdivision g of Section J51-2.5 of the Administrative Code, which certificates shall expire and have no force and effect with respect to any alterations and improvements for which plans are not filed with the Department of Buildings within six months from date of issuance of this certificate or which are not completed within one year after such filing:

C.P.T. No.	Address	Block	Lot	Borough
4989	982-984 East 178th Street	3130	14	Bronx
4990	283 West 147th Street	2033	11	Manhattan
4991	38 West 83d Street	1196	49	Manhattan
4992	425 Bainbridge Street	1505	73	Brooklyn
4993	901 East 179th Street	3122	31	Bronx
4994	90 West 164th Street	2511	90	Bronx
4995	60 Avenue B	400	38	Manhattan
4996	631 East 11th Street	394	53	Manhattan
4997	42 Rivington Street	421	78	Manhattan
4998	49-51 Stanton Street	421	56	Manhattan
4999	24-26 West 125th Street	1722	47	Manhattan
5000	431 West 54th Street	1064	15	Manhattan
5001	159-61 East 25th Street, also known as 340 3d Avenue	881	40	Manhattan
5002	767 Eastern Parkway	1264	148	Brooklyn
5003	773 Eastern Parkway	1264	46	Brooklyn
5004	136 West 17th Street	792	57	Manhattan
5005	995 East 167th Street	2752	7	Bronx
5007	420 East 78th Street	1472	38	Manhattan
5008	235 East 59th Street	1414	17	Manhattan
5009	237 East 59th Street	1414	18	Manhattan
5010	239 East 59th Street	1414	19	Manhattan
5011	241 East 59th Street	1414	20	Manhattan
5012	242 East 60th Street	1414	31	Manhattan
5013	1562 3d Avenue	1516	39	Manhattan
5014	1564 3d Avenue	1516	139	Manhattan
5015	353 East 85th Street	1548	23	Manhattan
5016	403 6th Avenue	995	3	Brooklyn
5017	160 9th Avenue	743	81	Manhattan
5018	46 West 73d Street	1125	61	Manhattan
5019	11 West 103d Street	1839	24	Manhattan
5020	1588 York Avenue	1580	51	Manhattan
5021	262 West 91st Street	1238	57	Manhattan
5022	122 West 127th Street	1911	43	Manhattan
5024	157 Allen Street	416	27	Manhattan
5024A	159 Allen Street	416	26	Manhattan
5025	52 East 122d Street	1747	71	Manhattan
5026	54 East 122d Street	1747	70	Manhattan
5027	152 West 124th Street	1908	56	Manhattan
5028	108 Perry Street	621	8	Manhattan
5029	101 West 133d Street	1918	29	Manhattan
5030	117 West 138th Street	2007	20	Manhattan
5031	190 East 3d Street	398	25	Manhattan
5032	41 Avenue B	386	3	Manhattan
5033	43 Avenue B	386	4	Manhattan
5034	213 East 21st Street	902	12	Manhattan
5035	105 East 10th Street	466	55	Manhattan
5036	107 East 10th Street	466	54	Manhattan
5037	211 East 17th Street	898	10	Manhattan
5038	930 Hart Street	3237	20	Brooklyn
5039	522 East 12th Street	405	19	Manhattan
5040	524 East 12th Street	405	20	Manhattan
5041	106 Norfolk Street	353	51	Manhattan
5042	712 East 6th Street	375	15	Manhattan

C.P.T. No.	Address	Block	Lot	Borough
5043	421 West 57th Street	1067	22	Manhattan
5044	454 West 151st Street	2065	55	Manhattan
5045	2263 Morris Avenue	3182	40	Bronx
5046	759 MacDonough Street	1498	59	Brooklyn
5047	227 Freeman Street	2506	1	Brooklyn
5048	23 West 70th Street	1123	21	Manhattan
5049	308 East 73d Street	1447	46	Manhattan
5050	158 East 82d Street	1510	48	Manhattan
5051	157 West 123d Street	1908	1	Manhattan

And Whereas, The City Planning Commission finds that of the multiple dwellings for which the aforesaid applications have been filed, the following do not conform to those requirements of said subdivision g of Section J51-2.5 of the Administrative Code for which approval of the City Planning Commission is required, it is hereby

Resolved, By the City Planning Commission that certificates of approval not be issued for the following multiple dwellings, as not conforming to the requirements of subdivision g. Section J51-2.5 of the Administrative Code:

C.P.T. No.	Address	Block	Lot	Borough
5006	160 West 84th Street	1214	60	Manhattan
5023	147 Elizabeth Street	479	33	Manhattan

II. FIXING WEDNESDAY, JANUARY 20, 1965, AT 10:00 A.M. FOR FUTURE PUBLIC HEARINGS

CITY MAP CHANGES

BOROUGH OF BROOKLYN

No. 22 (CP-18724)

COMMUNICATION, dated November 24, 1964, from the President, Borough of Brooklyn, submitting Map No. Y-1762 showing a **change of the lines and grades in the territory bounded by Bergen Avenue, Avenue U, Boyce Street, Avenue T, Veterans Avenue and Ralph Avenue**, and establishing permanent sewer easements, Borough of Brooklyn.

(On December 3, 1964, Cal. No. 63, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by modifying the lines and grades of the street system within the territory bounded approximately by Bergen Avenue, Avenue U, Royce Street, Avenue T, Veterans Avenue and Ralph Avenue, including the elimination of a number of streets, Borough of Brooklyn, in accordance with a map (Y-1762) in three sheets signed by the Borough President and dated November 24, 1964.

BOROUGH OF THE BRONX

No. 23 (CP-18687)

COMMUNICATION dated October 13, 1964, from the President, Borough of The Bronx, submitting a map showing the **elimination of William Avenue from Buckley Street to Marine Street; William Avenue from Pilot Street to Pell Street; William Avenue from Earley Street to Centre Street and from Carroll Street to Hawkins Street**, and the adjustment of grades necessitated thereby, Borough of The Bronx.

(On October 22, 1964, Cal. No. 126, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in

Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by eliminating the lines of sections of William Avenue between Rochelle Street and Marine Street; between Pilot Street and Pell Street; between Earley Street and a point about 114 feet southerly of Centre Street; and between Carroll Street and Hawkins Street, Borough of The Bronx, in accordance with a map (No. 11732) signed by the Borough President and dated October 13, 1964.

No. 24 (CP-18713)

COMMUNICATION, dated November 13, 1964, from the President, Borough of The Bronx, submitting map showing the layout of two Park Additions to St. Mary's Park within the territory bounded by St. Ann's Avenue, East 149th Street, Jackson Avenue and St. Mary's Street, Borough of The Bronx.

(On November 19, 1964, Cal. No. 158, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by laying out two additions to St. Mary's Park within the territory bounded by St. Ann's Avenue, East 149th Street, Jackson Avenue and St. Mary's Street, Borough of The Bronx, in accordance with a map (No. 11740) signed by the Borough President and Commissioner of Parks and dated November 13, 1964.

BOROUGH OF QUEENS

No. 25 (CP-18739)

COMMUNICATION, dated December 9, 1964, from the President, Borough of Queens, transmitting Alteration Map No. 4372 showing a change in the street system heretofore laid out, including the layout of sewer easements within the territory bounded by 61st Avenue, Public Park and Douglaston Parkway, Borough of Queens.

(On December 17, 1964, Cal. No. 246, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by modifying or establishing the lines and grades of the street system within the territory bounded approximately by 61st Avenue, Public Park and Douglaston Parkway, Borough of Queens, in accordance with a map (No. 4372) signed by the Borough President and dated December 8, 1964.

ZONING

No. 26 (CP-18723)

IN THE MATTER OF an amendment, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to Section 32-21 concerning historical exhibits.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Resolution of The City of New York, relating to Section 32-21, concerning historical exhibits, as follows:

Matter in **Bold Type** is new;

32-21

- Use Group 12 * * *
- A. Amusements * * *
- Eating or drinking places, without restrictions on entertainment or dancing D
- Historical exhibits provided such use is contained within a completely enclosed building.** D
- Indoor Golf Recreation Centers D

* * *

BOROUGH OF BROOKLYN

No. 27 (CP-18729)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 23a, **changing from an R3-2 District to an R5 District property bounded by Foster Avenue, Ralph Avenue, Farragut Road, Glenwood Road and East 55th Street**, Borough of Brooklyn.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Map, Section No. 23a, changing from an R3-2 District to an R5 District property bounded by Foster Avenue, Ralph Avenue, Farragut Road, Glenwood Road and East 55th Street, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated January 6, 1965.

(See Diagram on following page.)

No. 28 (CP-18731)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 22c, **changing from an R5 District to an R6 District property bounded by Cortelyou Road, a line 100 feet west of Coney Island Avenue, Ditmas Avenue, and a line midway between East 7th Street and East 8th Street**, Borough of Brooklyn.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Map, Section No. 22c, changing from an R5 District to an R6 District property bounded by Cortelyou Road, a line 100 feet west of Coney Island Avenue, Ditmas Avenue, and a line midway between East 7th Street and East 8th Street, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated January 6, 1965.

(See Diagram on page 37.)

No. 29 (CP-18746)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 23a and 23b, **establishing within an existing R3-2 District, a C2-2 District bounded by Ralph Avenue, Avenue K, a line beginning at a point 315 feet east of Ralph Avenue and terminating at a point 955 feet east of Ralph Avenue and Avenue L**, Borough of Brooklyn.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Map, Section Nos. 23a and 23b, establishing within an existing R3-2 District, a C2-2 District bounded by Ralph Avenue, Avenue K, a line beginning at a point 315 feet east of Ralph Avenue and terminating at a point 955 feet east of Ralph Avenue, and Avenue L, Borough of Brooklyn as shown on a diagram bearing the signature of the Secretary and dated January 6, 1965.

(See Diagram on page 38.)

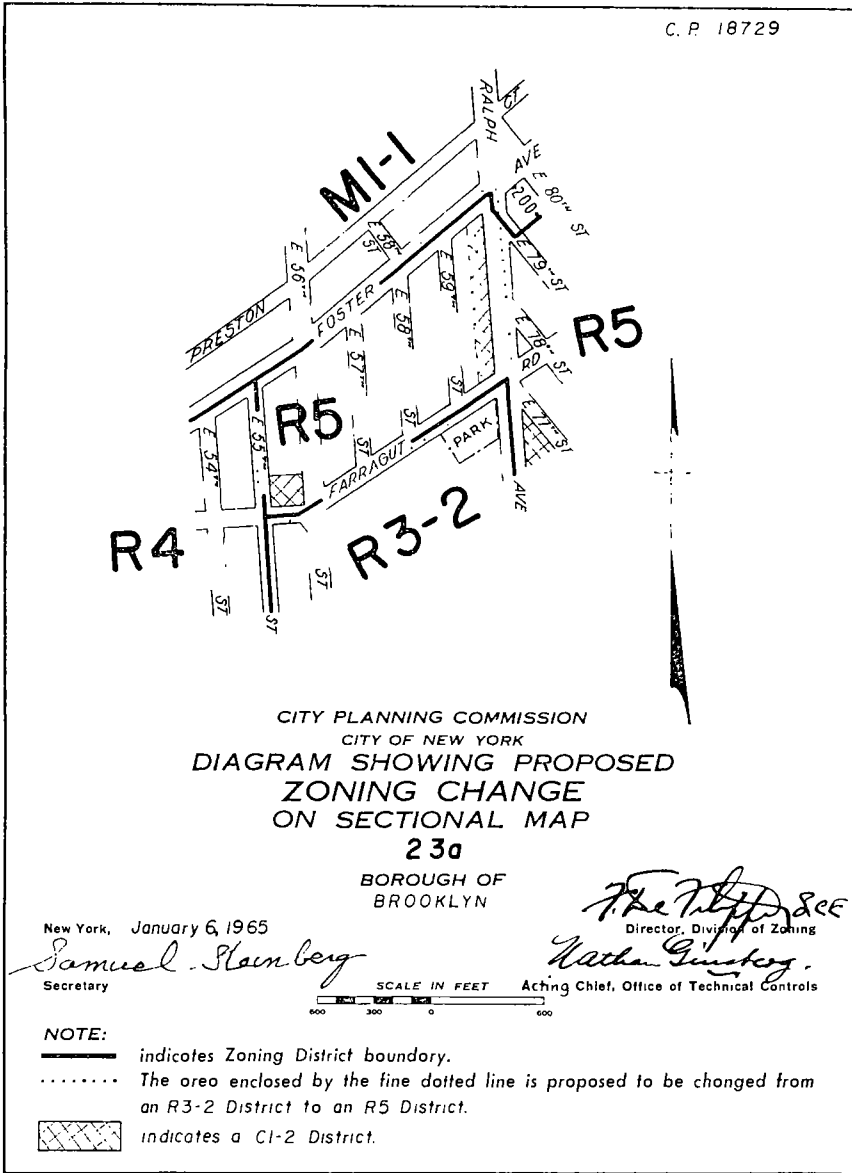
BOROUGH OF QUEENS

No. 30 (CP-18675)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9c, **changing from an M1-1 District to an R5 District property bounded by 45th Street, 23rd Avenue and Astoria Boulevard**, Borough of Queens.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the



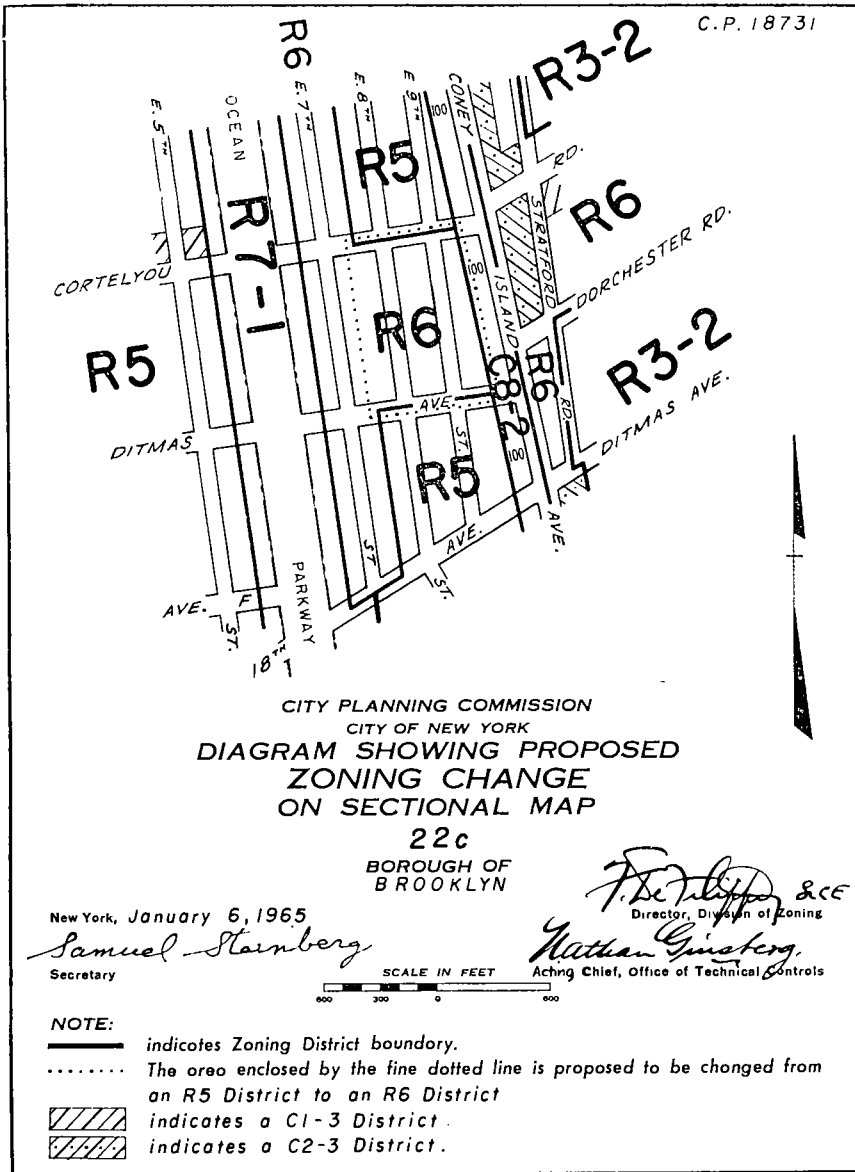
New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Map, Section No. 9c, changing from an MI-1 District to an R5 District property bounded by 45th Street, 23d Avenue and Astoria Boulevard, Borough of Queens, as shown on a diagram bearing the signature of the Secretary and dated January 6, 1965.

(See Diagram on page 39.)

No. 31

(CP-18737)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 18d,

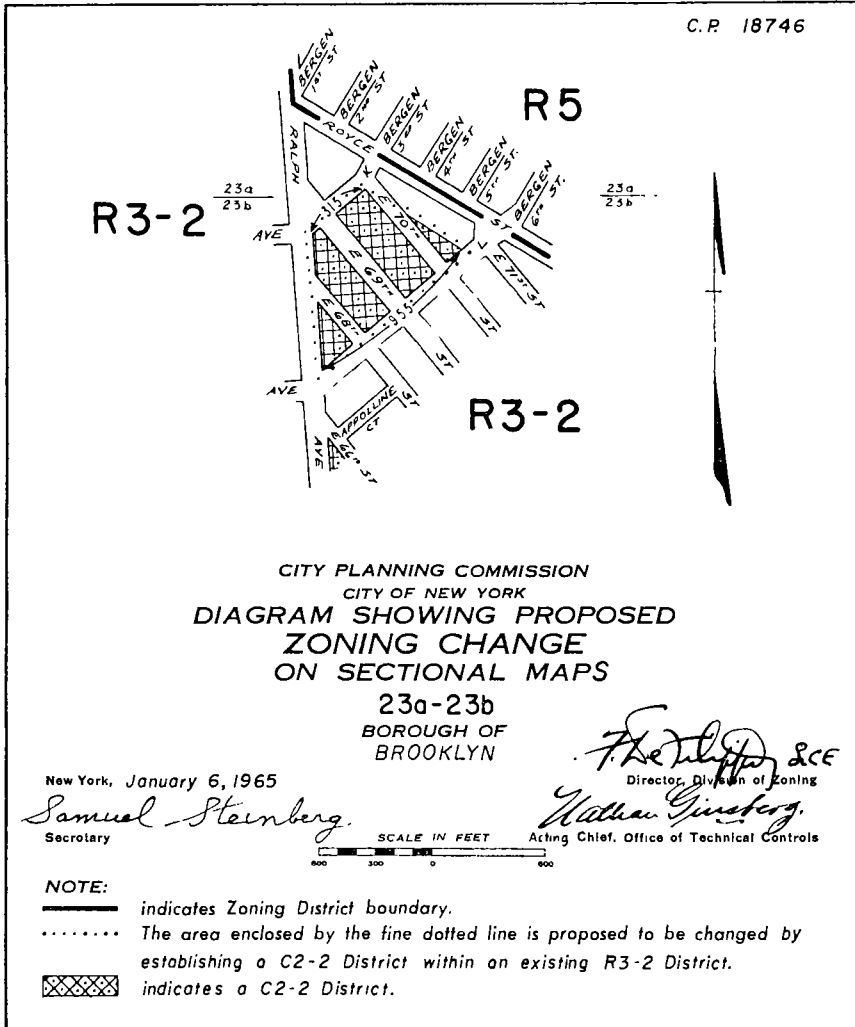


changing from an R3-2 District to a C4-2 District property bounded by 135th Avenue, 140th Street, North Conduit Avenue and 138th Street, Borough of Queens.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Map, Section No. 18d, changing from an R3-2 District to a C4-2 District property bounded by 135th Avenue, 140th Street, North Conduit Avenue and 138th Street, Borough of Queens, as shown on a diagram bearing the signature of the Secretary and dated January 6, 1965.

(See Diagram on page 40.)



**IIa. FIXING WEDNESDAY, FEBRUARY 3, 1965, AT 10 A. M.
FOR FUTURE PUBLIC HEARING**

ZONING

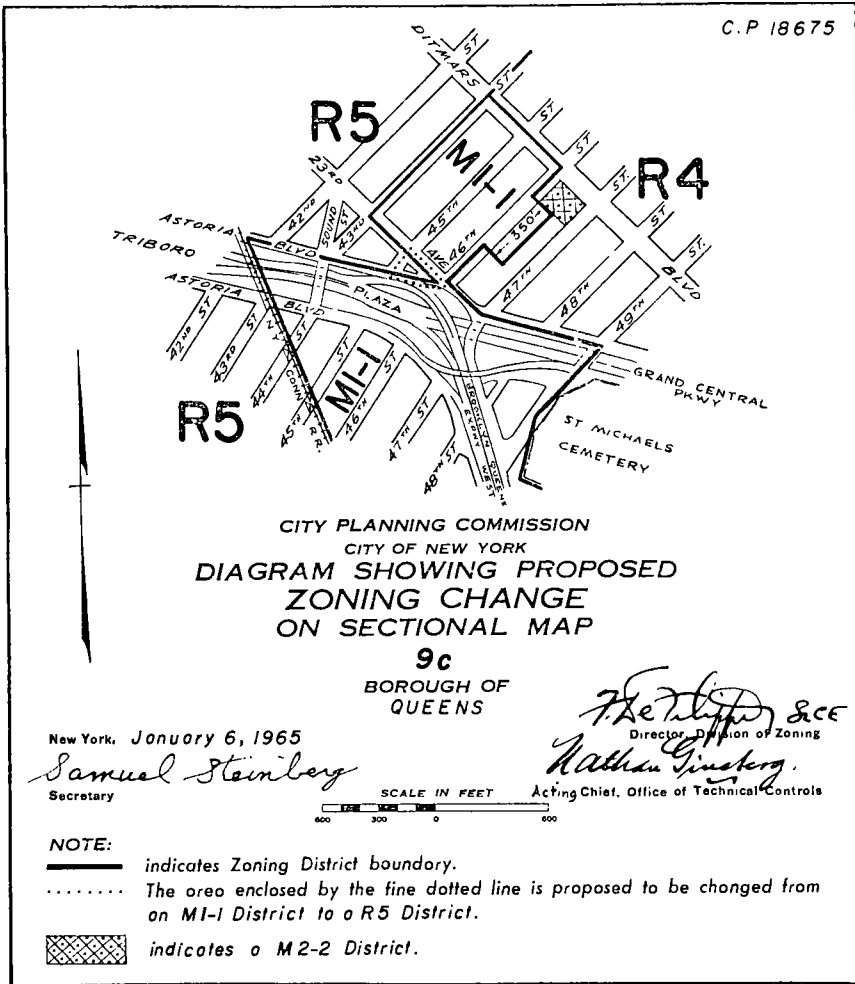
BOROUGH OF BROOKLYN

No. 32

(CP-18742)

IN THE MATTER OF an **application** dated March 2, 1964 pursuant to Section 74-51 of the Zoning Resolution, from the Department of Traffic for **approval of a proposed public parking lot** with more than 150 spaces on property located about 187 feet south of **Farragut Road, from Rockaway Parkway to East 99th Street**, Borough of Brooklyn.

Plans for this proposed public parking lot are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, New York.

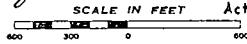


New York, January 6, 1965

Samuel Steinberg
Secretary

9c
BOROUGH OF
QUEENS

Theodore S. C. E.
Director, Division of Zoning
Nathan Ginsberg
Acting Chief, Office of Technical Controls



NOTE:

- indicates Zoning District boundary.
- The area enclosed by the fine dotted line is proposed to be changed from MI-1 District to a R5 District.
- indicates a M2-2 District.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, February 3, 1965, at 10 a. m., in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on application dated March 2, 1964 pursuant to Section 74-51 of the Zoning Resolution, from the Department of Traffic for approval of a proposed parking lot with more than 150 spaces on property located about 187 feet south of Farra-gut Road, from Rockaway Parkway to East 99th Street, Borough of Brooklyn.

III. PUBLIC HEARINGS

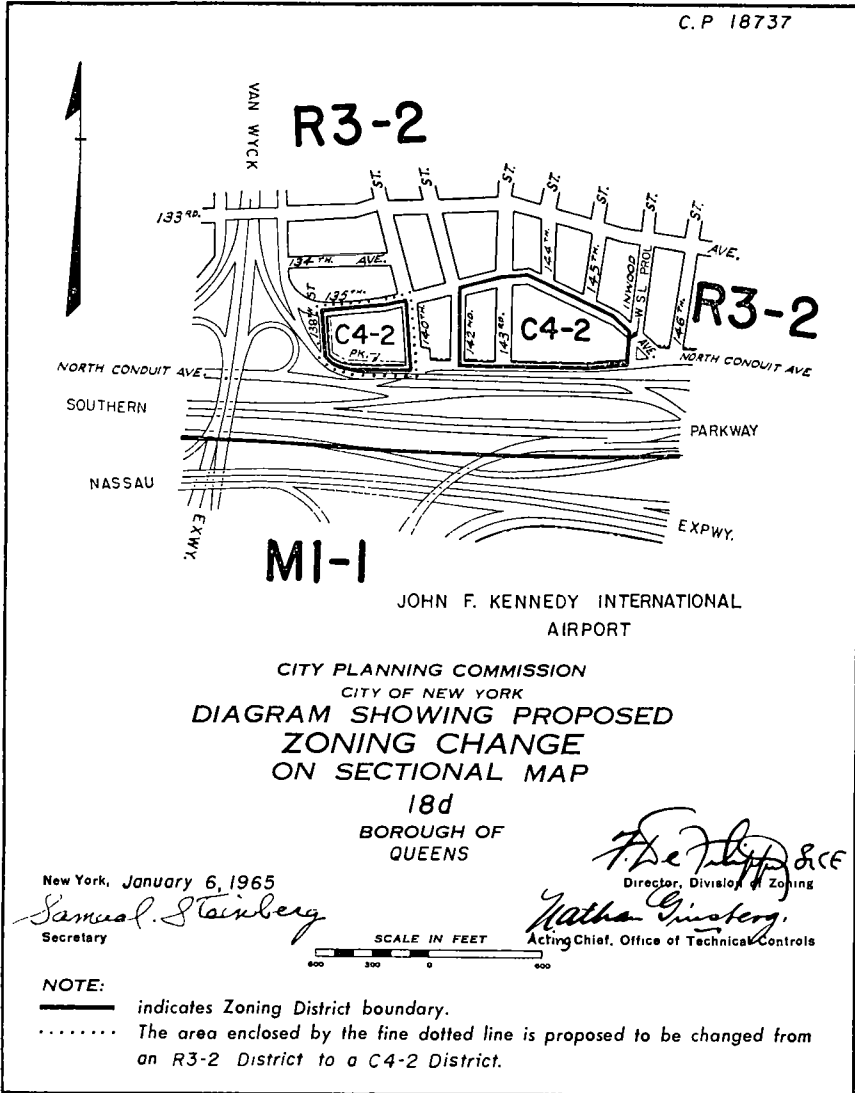
HOUSING AND REDEVELOPMENT

BOROUGH OF BROOKLYN

No. 33

(CP-18722)

PUBLIC HEARING in the matter of communication dated November 27, 1964,



from the **Park Shore Housing Corporation**, submitting for approval, pursuant to Article II of the Private Housing Finance Law (Limited-Profit Housing Companies Law) of the State of New York, a **State-aided limited-profit housing project**, designated as **Park Shore, Phase I**, proposed to be constructed on a site generally bounded by Flatlands Avenue, Miller Avenue, Shore Parkway and Pennsylvania Avenue, Borough of Brooklyn.

(On December 3, 1964, Cal. No. 104, the Board of Estimate referred this matter to the Commission; on December 18, 1964, Cal. No. 4, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Vito P. Battista, representing the United Taxpayers Party; Abraham M. Lindenbaum of Lindenbaum and Young, representing the Carnavan Corp. and the Park Shore Housing Corp.; Leonard Rothkrug, representing the Lefrak Organization; Samuel Smaller.

On motion, it was unanimously voted to close the hearing.

CITY MAP CHANGES

—
BOROUGH OF RICHMOND
—

No. 34 (CP-18711)

PUBLIC HEARING in the matter of communication dated November 10, 1964, from the President, Borough of Richmond, submitting Map No. 3492 **establishing a change in the grade of Stobe Avenue from Richmond Road to North Railroad Avenue**, Borough of Richmond.

(On November 19, 1964, Cal. No. 104, the Board of Estimate referred this matter to the Commission; on December 9, 1964, Cal. No. 15, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

—
No. 35 (CP-18725)

PUBLIC HEARING in the matter of a map dated December 8, 1964 initiated by the **City Planning Commission** providing for **laying out as a Park, property bounded by the easterly line of Richmond Parkway, the westerly line of Moravian Cemetery, the southerly line of Moravian Cemetery**, an irregular line ranging from about 200 feet to about 800 feet westerly of Beacon Avenue, an irregular line ranging from about 400 feet to about 1200 feet easterly of Rockland Avenue, and an irregular line extending westerly to an intersection with the easterly line of Richmond Parkway at a point about 800 feet north of Rockland Avenue, Borough of Richmond; **said property being known as Camp High Rock of the Girl Scout Council of Greater New York, Inc.**

(On December 9, 1964, Cal. No. 41, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Richard M. Flynn of Goldwater and Flynn, representing the New Dorp Gardens, Inc.; Hon. Albert V. Maniscalco, President, Borough of Richmond; Hon. Robert G. Lindsey, Councilman; Daniel M. Davis, representing the Staten Island Democratic Association; Raymond L. Falls, Jr., representing the Park Association of New York City, Inc.; Chas. H. Callison, representing the National Audubon Society; Marjorie Kerr, representing the Staten Island Historical Society and the Richmondtown Restoration Committee; Mrs. Irving Jacobson, representing District I of the Federated Garden Clubs of New York State; Robert Hagenhofer, representing the Staten Island Citizens Planning Committee; Bradford M. Greene, representing the ad hoc Committee for Open Land on Staten Island; Rev. Vincent Powell, representing the CYO of Brooklyn; Hon. Robert T. Connor, Councilman; Alex V. Myslicki, Jr., representing the Staten Island Girl Scouts Volunteers Committee; Mrs. June L. Farmer, representing Group Work and Recreation-Community Council of Greater New York; Mitchell S. Rosenthal, M.D., representing the Staten Island Mental Health Society.

On motion, it was unanimously voted to close the hearing.

—
BOROUGH OF BROOKLYN
—

No. 36. (CP-18707)

PUBLIC HEARING in the matter of communication dated November 10, 1964, from the President, Borough of Brooklyn, submitting for approval Map No. N-1758 **establishing the lines of a park within the block bounded by West 37th Street, Surf Avenue, West 36th Street and the Public Beach** and showing a change of the lines in West 36th Street from Surf Avenue to the Public Beach and adjusting the grades therefor, Borough of Brooklyn.

(On November 19, 1964, Cal. No. 100, the Board of Estimate referred this matter to the Commission; on December 9, 1964, Cal. No. 16, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

—
BOROUGH OF THE BRONX
—

No. 37 (CP-18706)

PUBLIC HEARING in the matter of communication dated November 10, 1964, from the President, Borough of The Bronx, submitting a map showing the **change of**

grades in Conner Street from Hollers Avenue to Boston Road and the modification of dimensions on the westerly side of Conner Street between Hollers Avenue and Boston Road, Borough of The Bronx.

(On November 19, 1964, Cal. No. 99, the Board of Estimate referred this matter to the Commission; on December 9, 1964, Cal. No. 17, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF QUEENS

No. 38 (CP-18708)

PUBLIC HEARING in the matter of communication dated November 12, 1964, from the President, Borough of Queens, submitting Map No. 4385 showing a **change in the street grades** heretofore established **within the territory bounded by Albion Avenue, Barnwell Avenue and Queens Boulevard**, Borough of Queens.

(On November 19, 1964, Cal. No. 101, the Board of Estimate referred this matter to the Commission; on December 9, 1964, Cal. No. 18, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 39 (CP-18709)

PUBLIC HEARING in the matter of communication dated November 12, 1964, from the President, Borough of Queens, submitting Map No. 4383 showing a **change in the street system** heretofore laid out **within the territory bounded by 177th Street, Murdock Avenue, 176th Street and Sayres Avenue**, Borough of Queens.

(On November 19, 1964, Cal. No. 102, the Board of Estimate referred this matter to the Commission; on December 9, 1964, Cal. No. 19, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 40 (CP-18710)

PUBLIC HEARING in the matter of communication dated November 12, 1964, from the President, Borough of Queens, submitting Map No. 4384 showing a **change in the street system** heretofore laid out **within the territory bounded by 56th Avenue, 59th Street, 56th Drive, 58th Place and Maurice Avenue**, Borough of Queens.

(On November 19, 1964, Cal. No. 103, the Board of Estimate referred this matter to the Commission; on December 9, 1964, Cal. No. 20, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

ZONING

No. 41 (CP-18734)

PUBLIC HEARING in the matter of an **amendment, pursuant to Section 200** of the New York City Charter, of the Zoning Resolution of The City of New York, relating to **Section 78-31, concerning large-scale residential developments**, as follows:

Matter in Bold Type is new;
78-31

General Provisions

* * *

... In the case of a *large-scale community facility development* the Commission may authorize the location of *buildings* without regard for *side* or *rear yard* regulations which would otherwise apply among portions of *lot lines* abutting other *zoning lots* within the *development*.

In the case of a *large-scale residential development* with an area of 50 acres or more, for that portion of the *development* which is located within an R5 district, the Commission may authorize the permitted *floor area ratio*, required *open space ratio* and required *lot area per room* to be determined on the basis of a *height factor* which is less than the actual *height factor* of such portion of the *development*.

* * *

(On December 18, 1964, Cal. No. 5, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: See Cal. No. 33 (CP-18722).

On motion, it was unanimously voted to close the hearing.

No. 42

(CP-18735)

PUBLIC HEARING in the matter of an **amendment, pursuant to Section 200** of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to Section 72-21, concerning findings required for variances**, as follows:

Matter in **Bold Type** is new;

72-21

Findings Required for Variances

* * *

(b) That because of such physical conditions there is no reasonable possibility that the *development* of the *zoning lot* in strict conformity with the provisions of this resolution will bring a reasonable return, and that the grant of a variance is therefore necessary to enable the owner to realize a reasonable return from such *zoning lot*. **This finding shall not be required for the granting of a variance to a non-profit organization.**

* * *

(On December 18, 1964, Cal. No. 6, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 43

(CP-18736)

PUBLIC HEARING in the matter of an **amendment, pursuant to Section 200** of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to Section 73-42 concerning enlargement of uses across district boundaries**, as follows:

Matter in **Bold Type** is new;

Matter in brackets [] is old, to be omitted.

73-40 Modification of Use or Parking Regulations

* * *

73-42

Enlargement of Uses across District Boundaries

In all districts, the Board may permit the **expansion** [*enlargement*] of a *conforming use* located within a *building or other structure* [up to a maximum of 25 feet] into a district where such use is not permitted **provided that** [there is no reasonable possibility of enlarging such *use* within the district where it is a *conforming use*] **the enlarged use is contained within a single block and the expansion of either the depth or the width of the conforming use, is no greater than 50 percent of either the depth or width, respectively, of that portion of the zoning lot located in the district where such use is a conforming use, but in no case shall the area of the expansion exceed 50 percent of the area of the zoning lot located in the district where such use is a conforming use, and provided further that the following findings are made:**

(a) There is no reasonable possibility of expanding such use within the existing district where it is a *conforming use*.

(b) Such *conforming use* was in existence prior to January 6, 1965 or the date of any applicable subsequent amendment to the *zoning maps*.

(c) Such expanded use is not so situated or of such character or size as to impair the essential character or the future use or *development* of the surrounding area.

In the case of a use, which, at the time of application to the Board under the provisions of this section, is already partially located in the more restricted district, where it is a *non-conforming use*, or which has extended into such district in accordance with the provisions of Section 77-11 (Conditions for Application of Use Regulations to Entire Zoning Lot), the maximum expansion to be permitted under the provisions of this section shall be computed as 50 percent of the width or depth of that portion of the *zoning lot* located within the mapped boundary of the district where such use is a *conforming use*, and shall be measured from such mapped district boundary.

In every case where the Board permits such expansion, the *building or other structure* or portion thereof, situated on the expanded portion of the *zoning lot* shall comply on such expanded portion with the applicable *bulk* regulations of the district in which such use is a *conforming use*, and subject to such compliance on the expanded portion of the *zoning lot*, the Board may permit such *conforming use* even when located in an existing *building or other structure* which is *non-complying* to expand across the district boundary in accordance with the provisions of this section.

All the applicable regulations of the district in which such use is a *conforming use*, shall apply on the entire *zoning lot* or any portion thereof to be occupied by such use and any special regulation applying along district boundaries shall apply along *rear and side lot lines* of the expanded *zoning lot*. Where *yard* regulations are applicable, the Board may permit the expanded area to include in addition to not more than 50 percent of either the depth or width of that portion of the *zoning lot* where such use is a *conforming use*, such area as is necessary for the required *yards*. However such additional area shall not be counted as *lot area* for purposes of *bulk* computations.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the district **including requirements for adequate screening.**

* * *

(On December 18, 1964, Cal. No. 7, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF MANHATTAN

No. 44 (CP-18701)

CONTINUED PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section No. 3b, **changing from a C8-3 District to R8 and C2-1 Districts property bounded by West 158th Street**, a line 300 feet east of Riverside Drive West, a line 100 feet south of West 158th Street and **Riverside Drive West**, Borough of Manhattan.

(On November 25, 1964, Cal. No. 20, the Commission fixed December 9, 1964 for a hearing; on December 9, 1964, Cal. No. 32, the hearing was continued to January 6, 1965.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF BROOKLYN

No. 45 (CP-18719)

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section No. 17a, **(1) changing from a C8-2 District to an R6 District property bounded by Halsey Street, Saratoga Avenue, and a line 100 feet southwesterly of Broadway; (2) establishing within the proposed R6 District a C1-3 District bounded by Hancock Street, Saratoga Avenue and a line 100 feet southwesterly of Broadway; and (3) eliminating from within an existing R6 District, a C1-3 District bounded by Hancock Street, Broadway, Halsey Street and a line 100 feet southwesterly of Broadway** Borough of Brooklyn.

(On December 9, 1964, Cal. No. 21, the Commission fixed this day for a hearing which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 46 (CP-18730)

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section

Nos. 17d and 23c, **changing from an R3-2 District to C4-2 and R5 Districts property bounded by Flatlands Avenue, Miller Avenue, Shore Parkway and Pennsylvania Avenue, Borough of Brooklyn.**

(On December 18, 1964, Cal. No. 8, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: See Cal. No. 33 (CP-18722).

On motion, it was unanimously voted to close the hearing.

No. 47 **(CP-18733)**

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section 18b, **(a) changing from R4 and C4-2 Districts to a C4-1 District property bounded by Linden Boulevard, Ruby Street, Loring Avenue and Eldert Lane, and (b) establishing within an existing R4 District, a C1-2 District bounded by Loring Avenue, Forbell Street, Stanley Avenue and Eldert Lane, Borough of Brooklyn.**

(On December 18, 1964, Cal. No. 9, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF THE BRONX

No. 48 **(CP-18350)**

PUBLIC HEARING in the matter of an **application** dated December 19, 1963, **pursuant to Section 74-51** of the Zoning Resolution, **from the Department of Traffic** of The City of New York, **for approval of a public parking lot** on property having a frontage of 204.65 feet on the north side of **West 230th Street, distant 100 feet east of Broadway**, and running through to and having a frontage of 135.8 feet on the south side of **Verveelen Place, distant 100 feet east of Broadway, Borough of The Bronx.**

Plans for this proposed public parking lot are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N. Y.

(On December 9, 1964, Cal. No. 22, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 49 **(CP-18717)**

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 2b and 4a, **changing from an R5 District to a C8-1 District property bounded by Yates Avenue, Burke Avenue, and a line 100 feet east of Boston Road, Borough of The Bronx.**

(On December 9, 1964, Cal. No. 23, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 50 **(CP-18718)**

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 1c and 2a, **changing from a C8-1 District to R5 and C1-2 Districts property bounded by Katonah Avenue, a line 100 feet north of East 233d Street, a line 150 feet west of Katonah Avenue, and East 234th Street, Borough of The Bronx.**

(On December 9, 1964, Cal. No. 24, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF QUEENS

No. 51 (CP-18720)

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9c, **establishing within existing R3-2 and R4 Districts, a C2-2 District bounded by Astoria Boulevard, a line 100 feet east of 88th Street, a line 100 feet north of Astoria Boulevard, 90th Place, a line 150 feet north of 25th Avenue, and 92d Street,** Borough of Queens.

(On December 9, 1964, Cal. No. 25, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 52 (CP-18732)

PUBLIC HEARING in the matter of a **zoning change, pursuant to Section 200** of the New York City Charter, involving an amendment of the Zoning Map, Section No. 14a, **changing from an R6 District to a C4-4 District property bounded by Horace Harding Expressway, Junction Boulevard, a line 425 feet north of Horace Harding Expressway, and a line 500 feet east of Junction Boulevard,** Borough of Queens.

(On December 18, 1964, Cal. No. 10, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Leonard Rothkrug, representing the Lefrak Organization; Jeremiah M. Evarts, representing the property owners on the south side of the Horace Harding Expressway.

On motion, it was unanimously voted to close the hearing.

CAPITAL BUDGET

No. 53 (CB-64-5)

PUBLIC HEARING in the matter of communication, from the Commissioner of the **Department of Parks requesting that the Capital Budget for 1964-1965 be amended as follows: New Line, Project P-470, "Street Tree Planting, Various Boroughs"** at an estimated cost of \$675,000.

(On December 9, 1964, Cal. No. 26, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearance: Mrs. Philip Wittenberg, representing Planning Board No. 2, Manhattan.

On motion, it was unanimously voted to close the hearing.

On motion, Rule 105 was waived and the following favorable report was unanimously adopted:

Recommended amendment of the Capital Budget for 1964-1965, as requested by the Commissioner of Parks, to add \$675,000 for "Street Tree Planting, Various Boroughs."

(CB-64-5)

January 6, 1965.

Hon. ROBERT F. WAGNER, Mayor of The City of New York:

Sir—In a communication dated June 2, 1964, the Commissioner of Parks requested an amendment of the Capital Budget to add \$675,000 for "Street Tree Planting, Various Boroughs."

It is intended to plant 5,000 trees along the main thoroughfares of all five Boroughs in a continuation of a program to enhance the appearance of the City during and after the New York World's Fair. This project was inaugurated in the 1962 Capital Budget with an initial allocation of \$675,000. The results to date have elicited much favorable comment.

The additional work should be started promptly, since the nurseries furnishing the trees will need considerable time to prepare the trees and necessary plant material for delivery and planting.

The City Planning Commission agrees to provide the additional \$675,000 to continue this desirable improvement.

On December 9, 1964, Cal. No. 26, the Commission fixed January 6, 1965, as the date for a public hearing on this proposed amendment of the 1964-1965 Capital Budget.

The matter was the subject of a public hearing duly held by the Commission on January 6, 1965, Cal. No. 53. There was one appearance in favor and none in opposition.

The Commission approved the amendment and adopted the following recommendation:
That the 1964-1965 Capital Budget, under the Department of Parks be amended by adding a new line as follows:

Column Number	Column Heading	Column Entry
1	Line	382gg
2	Project	P-470
3	Title, Brief Description, Location	Street Tree Planting, Various Boroughs
4	Total Estimated Cost	\$1,350,000 00
5	Total Authorizations as of December 31, 1963.....	675,000 00
6	Capital Budget for 1964-1965	675,000 00
7	Sources of funds for Capital Budget	675,000 00A
8	Required to Complete	0
9	Statutory Period of Probable Usefulness and Estimated Additional Annual Debt Service	{ 5(57)
		{ \$149,200 00
10	Estimated Additional Annual Maintenance and Operation..	\$55,000 00

Footnotes:

A—Additional Funds.

Column 9—The figure shown in parenthesis after the term of years refers to the particular paragraph of Section 11.00 of the Local Finance Law applied in determining such term of years.

WILLIAM F. R. BALLARD, Chairman, City Planning Commission.

On motion, the Commission adjourned at 12.50 p. m., to meet Wednesday, January 20, 1965, at 10 a. m., in Room 16, City Hall, Manhattan.

SAMUEL STEINBERG, Secretary.