

CITY PLANNING COMMISSION

Minutes of Meeting of the City Planning Commission Held in Room 16, City Hall
Wednesday, June 7, 1967

Present—Donald H. Elliott, Chairman; Elinor C. Guggenheimer, Walter McQuade, Lawrence M. Orton, Beverly M. Spatt, Commissioners.

Excused—Harmon H. Goldstone and James G. Sweeney, Commissioners.

The Commission met pursuant to adjournment.

No. 1

APPROVAL OF MINUTES of Meeting of May 3, 1967, as printed in THE CITY RECORD of May 11, 1967 and Special Meetings of May 11 and May 12, 1967, as printed in THE CITY RECORD of May 17, 1967.

On motion, unanimously approved.

I. REPORTS

CITY MAP CHANGES

BOROUGH OF BROOKLYN

No. 2

(CP-19781)

IN THE MATTER OF communication, dated March 29, 1967, from the President, Borough of Brooklyn, submitting map (No. X-1892), **modifying the westerly line of Van Sinderen Avenue between Linden Boulevard and DeWitt Avenue**, establishing a permanent sewer easement on the south side of the Long Island Railroad and adjusting the grades thereof, Borough of Brooklyn.

(On April 6, 1967, Cal. No. 100, the Board of Estimate referred this matter to the Commission; on May 3, 1967, Cal. No. 20, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 36, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on April 6, 1967, Cal. No. 100, there was referred to the City Planning Commission a communication dated March 29, 1967, from the President of the Borough of Brooklyn, submitting a proposed change in the City Map by modifying the westerly line of Van Sinderen Avenue and Avenue D between Linden Boulevard and DeWitt Avenue and by adjusting the grades therefor, Borough of Brooklyn, in accordance with a map (X-1892) signed by Borough President and dated March 27, 1967.

The map relates to the site of the Flatlands Urban Industrial Park and provides primarily for replacing two existing angular intersections with curves by modifying the westerly line of Van Sinderen Avenue and Avenue D between Linden Boulevard and DeWitt Avenue, including the elimination of a portion of Linden Boulevard. These modifications will facilitate vehicular traffic movement.

Minor modifications in the grades of Linden Boulevard, Van Sinderen Avenue, and Avenue D are occasioned by the proposed street realignments. These modifications will not adversely affect sewerage or surface drainage requirements.

The map also indicates that a uniform roadway width of 46 feet for Bank Street between Avenue D and Foster Avenue is to be established.

The map further delineates a 25-foot wide sewer easement adjacent to the south-easterly side of the Long Island Railroad right-of-way.

The portion of Linden Boulevard being eliminated is in use, improved, and in City-ownership for street purposes. It is not required for frontage or traffic purposes, and its elimination and subsequent closing appears to be unobjectionable.

Since the City has title to the portion of the street area in Linden Boulevard being eliminated, the effective closing of this street area will involve the adoption of a map submitted for that purpose. Such a map (CP-19782) was referred to the Commission on April 6, 1967, Cal. No. 101, and is the subject of a separate report dated June 7, 1967, Cal. No. 3.

The street system for the Flatlands Urban Industrial Park was established by a map (CP-19381) approved by the Board of Estimate on June 10, 1966, Cal. No. 13. It is based on the amended urban renewal plan for the project as approved by the Board of Estimate on September 24, 1965, Cal. No. 1. Title to the site was vested in the City on March 1, 1963.

The map change was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 36. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on June 7, 1967, Cal. No. 2, at which time it was determined that the proposed map change, designed to improve street intersections adjacent to Flatlands Industrial Park constitutes an appropriate modification of the City Map.

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

DONALD H. ELLIOT, Chairman; LAWRENCE M. ORTON, ELINOR C. GUGGENHEIMER, BEVERLY M. SPATT, Commissioners;

WALTER McQUADE, Commissioner, not voting.

No. 3

(CP-19782)

IN THE MATTER OF communication, dated March 29, 1967, from the President, Borough of Brooklyn, submitting map (No. N-1893), showing the **discontinuance and closing of a portion of Linden Boulevard from the east line of the Long Island Railroad to Van Sinderen Avenue**, pursuant to Chapter 15, Title E, of the Administrative Code.

(On April 6, 1967, Cal. No. 101, the Board of Estimate referred this matter to the Commission; on May 3, 1967, Cal. No. 21, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 37, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on April 6, 1967, Cal. No. 101, there was referred to the City Planning Commission a communication dated March 29, 1967, from the President of the Borough of Brooklyn, submitting a map (N-1893) which provides for discontinuing and closing a portion of Linden Boulevard between the east line of the Long Island Railroad and Van Sinderen Avenue, Borough of Brooklyn. The map is signed by the Borough President and dated March 27, 1967.

The map provides for the discontinuance and closing of a small portion of Linden Boulevard in order to round-off the southeast corner at the intersection of Linden Boulevard and Van Sinderen Avenue. This modification is designed to facilitate vehicular traffic movement into the Flatlands Urban Industrial Park.

The street area under consideration is improved, in use, and in City ownership for street purposes.

Approval of the closing map should be contingent upon prior approval of the related map change (CP-19781) referred on April 6, 1967, Cal. No. 100, which is the subject of a separate report dated June 7, 1967. The report on the map change states that the street area proposed to be eliminated will not be required for traffic or frontage purposes and that its elimination and subsequent closing appears to be unobjectionable.

The resolution discontinuing and closing the street area under consideration should include the adoption of the closing map and should specify the date upon which the street area shall become and be closed. Since the City has title for street purposes in the street area to be closed, no proceeding to acquire title will be necessary. After the date fixed for the discontinuance and closing, the closed street area may be conveyed to the sponsors of the project based upon the determination that it is no longer required for street purposes.

The closing map was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 37. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on June 7, 1967, Cal. No. 3, at which time it was determined that the map under consideration is an element in the formal process of discontinuing and closing unnecessary street area.

The City Planning Commission recommends that the map under consideration be approved after the adoption of the related map change (CP-19781) referred on April 6, 1967, Cal. No. 100.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, ELINOR C. GUGGENHEIMER, BEVERLY M. SPATT, Commissioners.

WALTER McQUADE, Commissioner, not voting.

No. 4 (CP-19783)

IN THE MATTER OF communication, dated March 17, 1967, from the President, Borough of Brooklyn, submitting map (No. N-1896), showing a **change in the grades of East 92d Street from Flatlands Avenue to Avenue K** and Avenue J from East 91st Street to East 93d Street, Borough of Brooklyn.

(On April 6, 1967, Cal. No. 102, the Board of Estimate referred this matter to the Commission; on May 3, 1967, Cal. No. 22, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 38, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on April 6, 1967, Cal. No. 102, there was referred to the City Planning Commission, a communication dated March 17, 1967, from the President, Borough of Brooklyn, submitting a proposed change in the City Map by modifying the grades of the street system within the territory bounded by East 91st Street, Flatlands Avenue, East 93d Street and Avenue K, Borough of Brooklyn, in accordance with a map (N-1896) signed by the Borough President and dated March 15, 1967.

The map relates to an area of four blocks in the Canarsie Section of the Borough and provides for modifying the grades of two block lengths of two streets. The proposed grades range to a maximum of about 1.5 feet below the grades heretofore established and are designed to minimize damage to the abutting development and provide a more satisfactory basis for contemplated street improvements.

The proposed modifications appear to meet sewerage and surface drainage requirements.

The matter was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 38. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission on June 7, 1967, Cal. No. 4, at which time it was determined that the map change, designed to establish a grade treatment that will conform more closely with existing conditions, constitutes an appropriate modification of the City Map.

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

DONALD H. ELLIOTT, Chairman; ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, BEVERLY M. SPATT, Commissioners.

WALTER McQUADE, Commissioner; not voting.

BOROUGH OF QUEENS

No. 5 (CP-19785)

IN THE MATTER OF communication, dated March 28, 1967, from the President, Borough of Queens, submitting alteration map (No. 4482), showing a **change in the street system** heretofore laid out **within the territory bounded by Aubrey Avenue, Metropolitan Avenue, Doran Avenue and 88th Street**, Borough of Queens.

(On April 6, 1967, Cal. No. 104, the Board of Estimate referred this matter to the Commission; on May 3, 1967, Cal. No. 23, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 39, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on April 6, 1967, Cal. No. 104, there was referred to the City Planning Commission a communication dated March 28, 1967, from the President of the Borough of Queens submitting a proposed change in the City Map by eliminating 89th Street from Aubrey Avenue to Doran Avenue, Borough of Queens, in accordance with a map (No. 4482) signed by the Acting President of the Borough and dated March 23, 1967.

The map relates to a limited area in the Glendale section of the Borough and provides specifically for removing from the City Map the lines of one block of 89th Street between Aubrey Avenue and Doran Avenue no longer required for street purposes.

In the event the street is not required for street purposes, it is the intention of the owner of both sides of the street to integrate the street area within the proposed site for one- and two-family homes.

89th Street is a local street extending from Aubrey Avenue to 75th Avenue, a distance of four short blocks and is mapped at a width of 60 feet. The short block now proposed to be eliminated, is neither in use nor in City-ownership, and abutting properties are vacant.

The section of the street proposed to be demapped is not required for traffic, frontage or any other public purpose and its elimination appears to be unobjectionable.

This matter was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 39. A property owner and a representative of the Glendale Tax-payers Association appeared in opposition. It was their contention that the street is necessary for local traffic circulation and that the street elimination would create an exceedingly long superblock. The applicant's representative appeared in favor. The hearing was closed.

The matter was considered further at a meeting of the Commission held on June 7, 1967, Cal. No. 5, at which time it was determined that the proposed map change is designed to eliminate one block of a local street no longer necessary in order to facilitate contemplated residential construction. It is an appropriate modification of the City Map.

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

DONALD H. ELLIOTT, Chairman; ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, BEVERLY M. SPATT, Commissioners.

WALTER McQUADE, Commissioner; not voting.

ZONING

BOROUGH OF MANHATTAN

No. 6

(CP-19790)

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. 8d, changing from a C1-8 District to a C1-9 District property bounded by East 33d Street, a line 100 feet west of Lexington Avenue, a line midway between East 33d Street and East 34th Street, a line 100 feet east of Park Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet west of 3d Avenue, a line midway between East 33d Street and East 34th Street and a line 100 feet east of Lexington Avenue, Borough of Manhattan.

(On May 3, 1967, Cal. No. 28, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 44, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

To Secretary, Board of Estimate from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on May 3, 1967, Cal. No. 28, authorized a public hearing on an amendment of the Zoning Map, Section No. 8d, changing from a C1-8 District to a C1-9 District property bounded by East 33d Street, a line 100 feet west of Lexington Avenue, a line midway between East 33d Street and East 34th Street, a line 100 feet east of Park Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet west of 3d Avenue, a line midway between East 33d Street and East 34th Street and a line 100 feet east of Lexington Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated May 3, 1967.

The rezoning was requested, in part, by a representative of a property owner within the area involved to facilitate the construction of a high rise multiple dwelling. The scope of the request was expanded by the Commission.

The proposed amendment was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 44. A representative of the applicant appeared in favor of the rezoning. 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 June 7, 1967, Cal. No. 6.

The area under consideration contains a number of recently completed high rise multiple dwellings having residential bulk in excess of that permitted under the present C1-8 zone. The remainder of the area to be rezoned consists mainly of old four- and five-story tenement buildings.

It is noted that properties at adjacent street intersections to the north, east and west of the area under consideration are presently zoned R10 or the residential equivalent thereof. In view of confronting conditions, the existing C1-8 zone (equivalent to R9) appears unduly restrictive for residential construction.

The applicant's parcel, which fronts on the west side of Lexington Avenue from East 34th Street to East 35th Street, is zoned partly R10 and partly C1-8.

The rezoning of the C1-8 portion to C1-9 (equivalent to R10) would, in effect,

place the entire site under R10 bulk limitations without allowing greater commercial use or commercial bulk than is now permitted under the present regulations.

Consequently, 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. 8d, so as to change from a C1-8 District to a C1-9 District property bounded by East 33d Street, a line 100 feet west of Lexington Avenue, a line midway between East 33d Street and East 34th Street, a line 100 feet east of Park Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet west of 3d Avenue, a line midway between East 33d Street and East 34th Street and a line 100 feet east of Lexington Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated May 3, 1967.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman;
ELINOR C. GUGGENHEIMER, BEVERLY M. SPATT, Commissioners.

WALTER McQUADE, Commissioner, not voting.

BOROUGH OF THE BRONX

No. 7

(CP-19795)

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. 7a, changing from a C1-2 District to a C2-2 District property bounded by Bruckner Boulevard, White Plains Road, Story Avenue and Bolton Avenue, Borough of The Bronx.

(On May 3, 1967, Cal. No. 27, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 43, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

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

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on May 3, 1967, Cal. No. 27, authorized a public hearing on an amendment of the Zoning Map, Section No. 7a, changing from a C1-2 District to a C2-2 District property bounded by Bruckner Boulevard, White Plains Road, Story Avenue and Bolton Avenue, Borough of The Bronx, as shown on a diagram bearing the signature of the Secretary and dated May 3, 1967.

The rezoning was requested by a representative of the owners of the block involved.

The proposed amendment was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 43.

A representative of the applicants appeared in favor of the proposed rezoning.

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 June 7, 1967, Cal. No. 7.

The applicants own and operate, in the northerly portion of the block, an existing automotive service station which will have to be removed when the physical widening of Bruckner Boulevard for Expressway purposes takes place. The applicants hold a variance from the Board of Standards and Appeals to permit the relocation of the service station to the southerly side of the new south line of the Expressway, but the regulations of the C1-2 District prevent any expansion of the scope of the variance. The proposed rezoning would relieve the applicants of this limitation, which appears too restrictive in the light of existing commercial development in the area, and also would permit greater flexibility and variety of uses on the balance of the block.

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. 7a, so as to change from a C1-2 District to a C2-2 District property bounded by Bruckner Boulevard, White

Plains Road, Story Avenue and Bolton Avenue, Borough of The Bronx, as shown on a diagram bearing the signature of the Secretary and dated May 3, 1967.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, ELINOR C. GUGGENHEIMER, BEVERLY M. SPATT, Commissioners.

WALTER McQUADE, Commissioner, not voting.

BOROUGH OF QUEENS

No. 8

(CP-19793)

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. 10b, **changing from C1-2 and R6 Districts to a C4-2 District property bounded by Main Street, 41st Avenue**, a line at right angles to 41st Avenue starting at a point 525 feet westerly of Main Street **and the northerly right-of-way of the Long Island Railroad**, Borough of Queens.

(On May 3, 1967, Cal. No. 29, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 45, the hearing was closed.)

On motion the following favorable report was unanimously adopted:

June 7, 1967.

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

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on May 3, 1967, Cal. No. 29, authorized a public hearing on an amendment of the Zoning Map, Section No. 10b, changing from C1-2 and R6 Districts to a C4-2 District property bounded by Main Street, 41st Avenue, a line at right angles to 41st Avenue starting at a point 525 feet westerly of Main Street and the northerly right-of-way of the Long Island Railroad, Borough of Queens, as shown on a diagram bearing the signature of the Secretary and dated May 3, 1967.

The rezoning was requested, in part, by the Department of Traffic, to facilitate the construction of a municipal parking lot. The scope of the request was expanded slightly by the Commission.

The proposed amendment was the subject of a public hearing duly held by the Commission on May 24, 1967, Cal. No. 45.

A local legislator appeared and expressed concern over the displacement of a war veteran's family presently residing on the site. The hearing was closed.

The matter was considered further at a meeting of the Commission held on June 7, 1967, Cal. No. 8. The site was approved by the Site Selection Board on June 15, 1964, and is now in ownership of The City of New York. The Department of Traffic contemplates the construction of a 139 car parking facility to serve both shoppers and commuters in the Flushing section of Queens. The Flushing station of the Long Island Railroad adjoins the site on the north. Property fronting on Main Street adjoining the Traffic Department's site was also included in the rezoning in order to provide a realistic zoning pattern for the area.

With reference to remarks at the public hearing concerning the displacement of a war veteran's family, it is noted that fair and equitable compensation for such displacement is provided by law.

Consequently, 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. 10b, so as to change from C1-2 and R6 Districts to a C4-2 District property bounded by Main Street, 41st Avenue, a line at right angles to 41st Avenue starting at a point 525 feet westerly of Main Street and the northerly right-of-way of the Long Island Railroad, Borough of Queens as shown on a diagram bearing the signature of the Secretary and dated May 3, 1967.

DONALD H. ELLIOTT, Chairman; ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, BEVERLY M. SPATT, Commissioners.

WALTER McQUADE, not voting.

No. 9

(CP-19796)

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. 13c, **changing from M1-1 and R4 Districts to an M1-2 District property bounded by**

Brooklyn-Queens Expressway, 59th Place, 59th Street, the westerly prolongation of the southerly street line of Tyler Avenue and **58th Lane**, Borough of Queens.

(On May 3, 1967, Cal. No. 30, the Commission fixed May 24, 1967 for a hearing; on May 24, 1967, Cal. No. 46, the hearing was closed.)

On motion, laid over.

II. FIXING WEDNESDAY, JULY 19, 1967, AT 10:00 A.M. FOR FUTURE PUBLIC HEARING

CITY MAP CHANGES

BOROUGH OF RICHMOND

No. 10 (CP-19834)

COMMUNICATION, dated May 2, 1967, from the President, Borough of Richmond, submitting map (No. 3627), **eliminating the lines and grades of South Railroad Avenue from Delaware Avenue to Alter Avenue**, Borough of Richmond.

(On May 18, 1967, Cal. No. 242, 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, July 19, 1967, 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 and grades of South Railroad Avenue between Delaware Avenue and Alter Avenue and for incidental adjustments of grades of the intersecting streets, Borough of Richmond, in accordance with a map (No. 3627) signed by the Borough President and dated April 28, 1967.

BOROUGH OF MANHATTAN

No. 11 (CP-19830)

COMMUNICATION, dated May 4, 1967, from the President, Borough of Manhattan, submitting a map **discontinuing and closing portions of a New Street between Park Row and St. James Place and a portion of Park Row between a New Street and Pearl Street** for an addition to the present building site for the new Police Headquarters, Borough of Manhattan.

(On May 18, 1967, Cal. No. 238, 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, July 19, 1967, 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 map showing the discontinuance and closing of portions of a New Street between Park Row and St. James Place and of a portion of Park Row between a New Street and Pearl Street, Borough of Manhattan. The map is signed by the Borough President and dated April 27, 1967.

BOROUGH OF BROOKLYN

No. 12 (CP-19832)

COMMUNICATION, dated April 24, 1967, from the President, Borough of Brooklyn, transmitting for approval map (N-1902), showing a **change of grades in Marine Parkway from Quentin Road to Fillmore Avenue**, Borough of Brooklyn.

(On May 18, 1967, Cal. No. 240, 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, July 19, 1967, 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 grades of Marine Parkway from Quentin Road to Fillmore Avenue, Borough of Brooklyn, in accordance with a map (N-1902) signed by the Borough President and dated April 19, 1967.

BOROUGH OF THE BRONX

No. 13 (CP-19833)

COMMUNICATION, dated April 7, 1967, from the President, Borough of The

Bronx, submitting a map showing the **change of grades in Monticello Avenue between East 233d Street and Bussing Avenue**, Borough of The Bronx.

(On May 18, 1967, Cal. No. 241, 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, July 19, 1967, 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 grades of Monticello Avenue between East 233d Street and Bussing Avenue, Borough of The Bronx, in accordance with a map (No. 11799) signed by the Borough President and dated April 7, 1967.

BOROUGH OF QUEENS

No. 14

(CP-19248)

COMMUNICATION, dated January 4, 1965, from the President, Borough of Queens, transmitting map (No. 4439), showing a **change in the street system** heretofore laid out, **including the layout of sewer easements within the territory bounded by 156th Street, South Road, Tuckerton Street and Guinzburg Road**, Borough of Queens.

(On January 13, 1966, Cal. No. 125, 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, July 19, 1967, 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 Styler Road from 156th Street to Tuckerton Street and providing for incidental adjustments of the grades of the intersecting streets, Borough of Queens, in accordance with a map (No. 4439) signed by the Borough President and dated December 22, 1965.

ZONING

No. 15

(CP-19839)

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 Section 74-72, concerning modifications of Height and Setback regulations.**

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, July 19, 1967, 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, relating to Section 74-72, concerning modifications of Height and Setback regulations, as follows:

Matter in **Bold Type** is new.

74-72

Height and Setback Regulations

In **C5-2**, C5-3, **C5-4**, **C6-4**, **C6-5**, C6-6 or C6-7 Districts the City Planning Commission may permit modification of the height and setback regulations for *developments* or *enlargements* located on a *zoning lot* having a minimum area of 40,000 square feet or occupying an entire *block*.

No. 16

(CP-19840)

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 Article VII, Chapter 4, concerning commercial developments extending into more than one block.**

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, July 19, 1967, 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, relating to Article VII, Chapter 4, concerning commercial developments extending into more than one block, as follows:

Matter in **Bold Type** is new.

74-00 POWERS OF THE CITY PLANNING COMMISSION

74-01

General Provisions

In harmony with the general purpose and intent of this resolution and in accordance with the provisions set forth in this Chapter, the City Planning Commission may, after public notice and hearing, grant special permits in specific districts for the *uses* listed in this Chapter, whose location or control requires special consideration or major planning factors, **or for specified modifications of the use or bulk regulations of this resolution**, provided that in each specific case the requirement for findings as set forth in this Chapter shall constitute a condition precedent to the grant of such special permit.

In addition to meeting the requirements, conditions, and safeguards prescribed by the Commission as set forth in this Chapter, each such special permit **use or building or other structure** permitted hereunder shall conform to and comply with all of the applicable regulations on *use, bulk*, supplementary *use* regulations, regulations applying along district boundaries, *accessory signs*, *accessory* off-street parking and off-street loading, and all other applicable provisions of this resolution, except as otherwise specifically provided in this Chapter.

* * *

74-02

Further Requirements

It shall be a further requirement that the decision or determination of the Commission shall set forth each required finding in each specific grant of a special permit *use, or modification of the use or bulk regulations*, and in each denial thereof which of the required findings has not been satisfied.

* * *

74-74

Commercial Developments Extending into More Than One Block

In C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, or M1-6 Districts, for *developments or enlargements* for permitted *non-residential uses* utilizing land in more than one *block*, the Commission may permit modification of certain applicable *bulk* regulations in accordance with the provisions of this Section.

74-741

Minimum requirements

As a condition for consideration by the Commission of any application under the provisions of Section 74-74 (Commercial Developments Extending into More Than One Block), the following minimum requirements shall be satisfied:

- (a) The *zoning lots* comprising the site for such *development or enlargement* shall include land in more than one *block* and shall be designated by their owner as a site all of which is to be used, *developed*, or *enlarged* as a unit. At the time of application such site in its entirety shall be under the control of the applicant as the single owner or holder of a written option to purchase. However, no special permit shall be granted for such *development or enlargement* unless the applicant has acquired actual ownership of, or executed a binding sales contract for, all of the property comprising such site. For the purposes of this Section, ownership shall include a lease of not less than 50 years duration with an option to renew such lease so as to provide a total lease of not less than 75 years duration.
- (b) The total *lot area* of the *zoning lots* comprising such site shall be not less than 60,000 square feet, and each *zoning lot* shall either occupy an entire *block* or contain a *lot area* of at least 20,000 square feet.
- (c) The *lot area* of any *zoning lot* to be occupied by a *building* having more than the maximum *floor area* permitted as a matter of right shall be not less than 40,000 square feet.
- (d) A *zoning lot* may be included in the site for such *development or enlargement* only if its shape is regular or approximately regular and if for a distance of at least 190 feet it is directly across a *street* from another *zoning lot* included in the site for such *development or enlargement*. A *zoning lot* may be considered regular or approximately regular for the purposes of this Section if it either comprises an entire *block* or is free of any constriction measuring less than 170 feet across. The Commission may permit the inclusion of *zoning lots* containing more narrow constrictions if in its judgment the site as a whole is not excessively elongated or irregular in shape.

74-742

Authorizations and findings

The Commission may permit the total permitted *floor area* for all *zoning lots* within such *development or enlargement* qualifying under the provisions of

Section 74-741 (Minimum requirements) to be distributed without regard for zoning lot lines or may permit the *buildings* comprising such *development* or *enlargement* to be located without regard for the applicable height and setback regulations. However, no tower as defined in Section 33-45 (Tower Regulations) may be permitted to occupy more than 40 per cent of the *lot area* of the *zoning lot* on which it is located, except that the Commission may permit a greater percentage of such *lot area*, but in no event more than 40 per cent of the area of the entire site, to be occupied by such tower, where the conditions set forth in paragraph (c) of this Section are met.

As a condition of granting such special permit, the Commission shall find:

(a) That such distribution of *floor area* and location of *buildings* will result in better site planning and better architectural relationships of *buildings* and open spaces to adjacent streets and surrounding development, and will thus benefit both the neighborhood and the City as a whole.

(b) That such distribution of *floor area* and location of *buildings* will not unduly increase the *bulk* of *buildings* in any one *block* or unduly obstruct access of light and air, to the detriment of the occupants or users of *buildings* in the *block* or nearby *blocks* or of people using the public streets.

(c) That where a tower is permitted to occupy more than 40 per cent of the *lot area* of the *zoning lot* on which it is located, at least 50 per cent of the entire site will be developed as *plaza* or as open area designed for public use and enjoyment contiguous to a *plaza* and at no greater elevation than the *plaza* to which it is contiguous.

74-743

Special requirements and conditions

The Commission, where appropriate, shall require as a condition for granting such special permit that the *development* or *enlargement* make such provision for pedestrian or vehicular circulation through or past the site as the Commission may consider necessary or important for coordinated neighborhood planning, and the Commission may prescribe reasonable requirements for the design of such facilities.

The Commission may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

74-744

Subdivision

The sale of all or any portion of the site for such *development* or *enlargement* shall be subject to the condition that all resulting *zoning lots* and all buildings thereon either:

(a) shall comply with all the applicable provisions of this resolution or

(b) shall be subject to all the terms, conditions, and limitations of the approved plan on which the grant of the special permit was based. In this case there shall be incorporated in the deed to each resulting *zoning lot* covenants running with the land which shall permit of public or private enforcement, reflecting the terms, conditions, and limitations of the approved plan on which the grant of the special permit was based.

* * *

BOROUGH OF RICHMOND

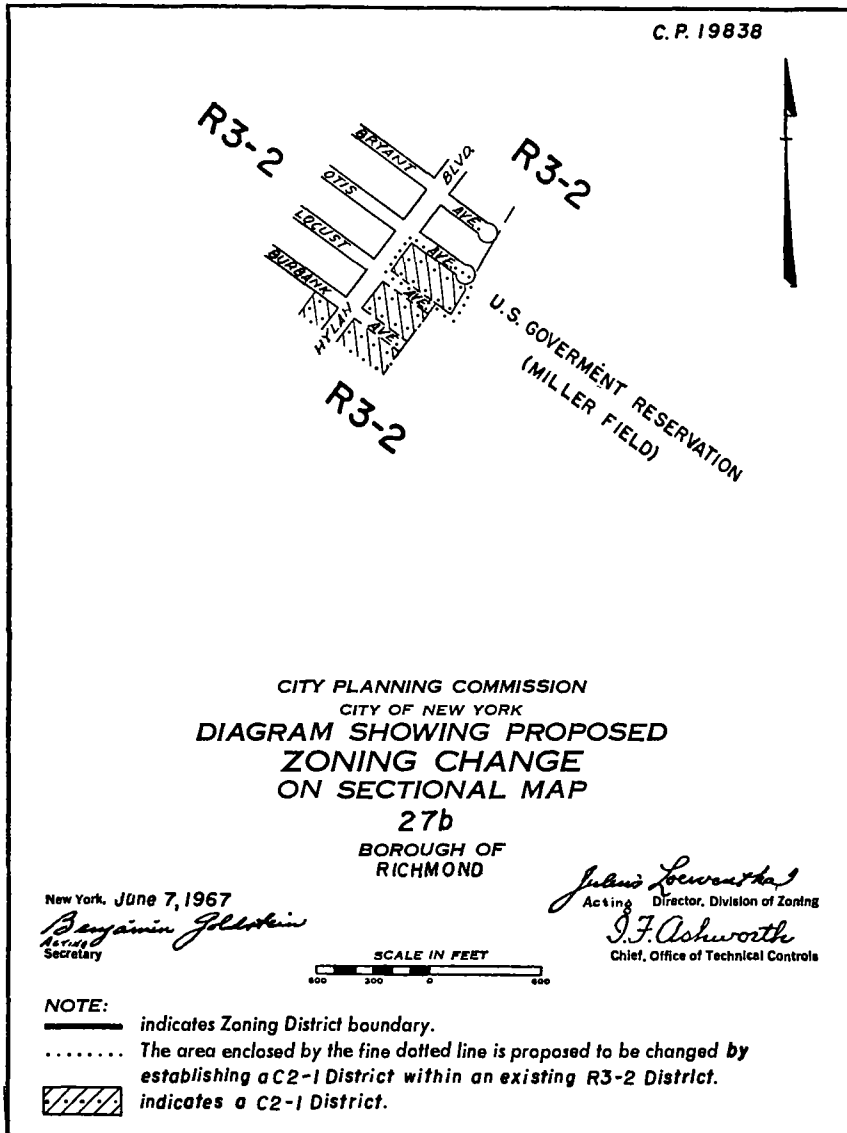
No. 17

(CP-19838)

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. 27b, establishing within an existing R3-2 District, a C2-1 District bounded by Hylan Boulevard, Otis Avenue, United States Government Reservation (Miller Field), and Locust Avenue, Borough of Richmond.

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, July 19, 1967, 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. 27b, establishing within an existing R3-2 District, a C2-1 District bounded by Hylan Boulevard, Otis Avenue, United States Government Reservation (Miller Field) and Locust Avenue, Borough of Richmond, as shown on a diagram bearing the signature of the Secretary and dated June 7, 1967.



BOROUGH OF BROOKLYN

No. 18

(CP-19836)

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. 13b,

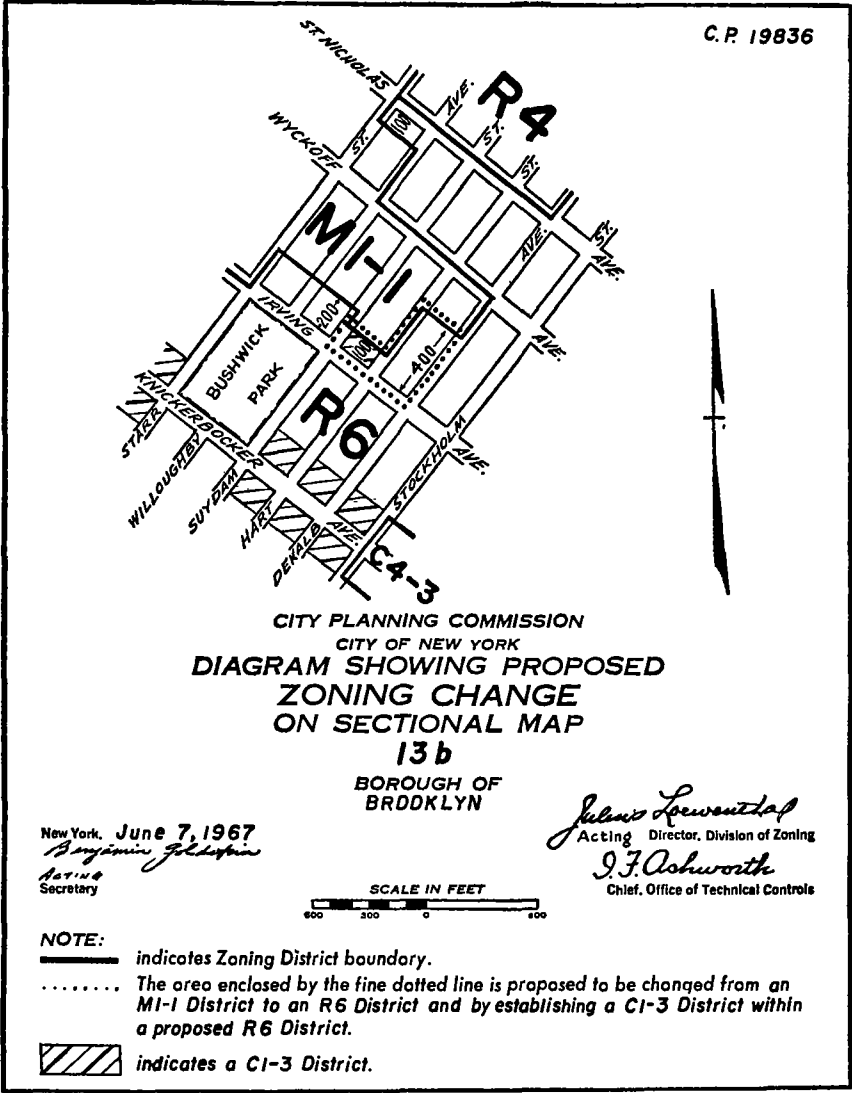
(a) changing from an M1-1 District to an R6 District property bounded by Irving Avenue, Suydam Street, a line 100 feet north of Irving Avenue, Hart Street, a line 400 feet north of Irving Avenue and De Kalb Avenue, and

(b) establishing within the proposed R6 District, a C1-3 District bounded by Irving Avenue, Suydam Street, a line 100 feet north of Irving Avenue and Hart 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, July 19, 1967, 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. 13b, (a) changing from an M1-1 District to an R6 District property bounded by Irving Avenue, Suydam Street, a line 100 feet north of Irving Avenue, Hart Street, a line 400 feet north of Irving Avenue and DeKalb Avenue; and (b) establishing within the proposed R6 District, a C1-3 District bounded by Irving Avenue, Suydam Street, a line 100 feet north of Irving Avenue and Hart Street, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated June 7, 1967.



No. 19

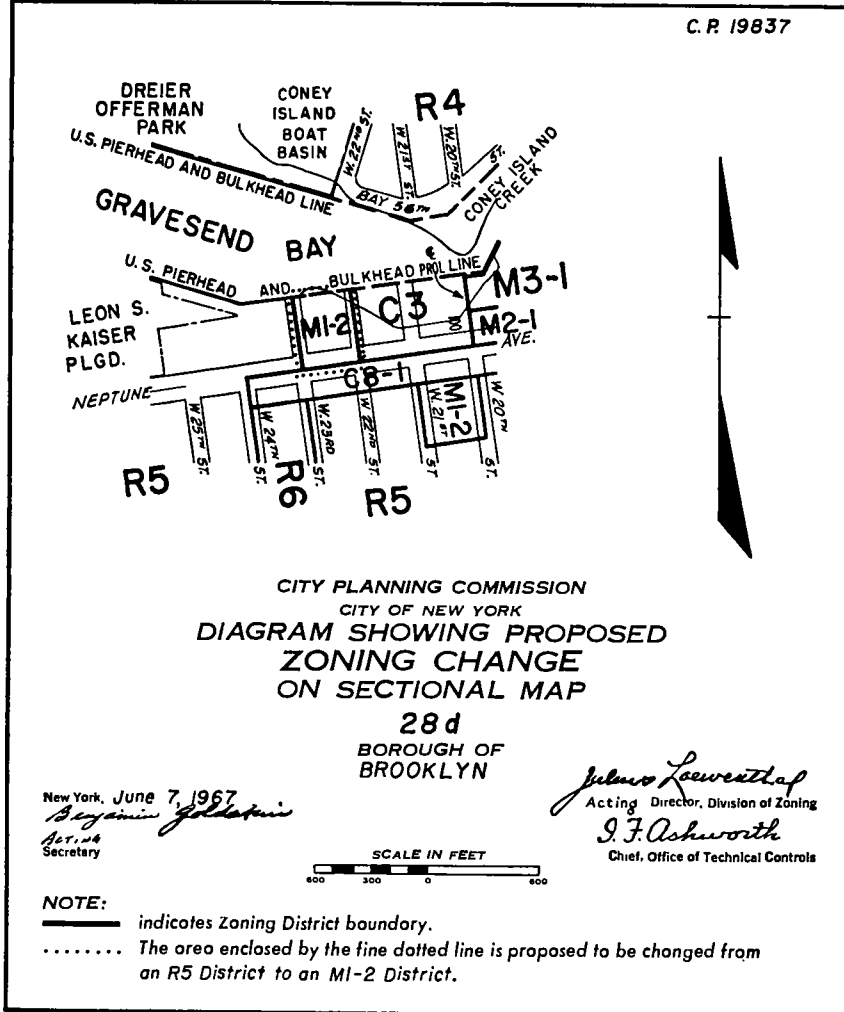
(CP-19837)

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. 28d, changing from an R5 District to an M1-2 District property bounded by West 22d

Street, Neptune Avenue, West 23d Street and the United States pierhead and bulkhead line of Coney Island Creek, 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, July 19, 1967, 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. 28d, changing from an R5 District to an M1-2 District property bounded by West 22d Street, Neptune Avenue, West 23d Street and the United States pierhead and bulkhead line of Coney Island Creek, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated June 7, 1967.



III. PUBLIC HEARINGS

COMMUNITY DISTRICTS

CITY-WIDE

No. 20

PUBLIC HEARING in the matter of proposed boundaries of Community Plan-

ning Districts for the mapping of Community Districts, in accordance with the provisions of Section 83, Chapter IV, of the New York City Charter.

(On April 25, 1967, Cal. No. 1, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Honorable Mario J. Cariello, President, Borough of Queens; Marvin D. Roth, representing the New York Chapter of the American Statistical Association; Harold Baer, Jr., representing the Community-wide Panel for a Better City; Charles Ascher, representing the Citizens Union and Citizens Housing and Planning Council; Thomas Sarolsky, A.I.A.; Stanley M. Brodsky, representing Community Planning Board No. 3, Brooklyn; Mrs. Frances B. DiPietro, representing the Board of Education—Supervisor of Community Relations; Rosalie Phillips, representing the City Island Civic Association; Mrs. Annabelle Hecker and Mrs. Shirley Bortolozzi, representing Community Planning Board No. 12; William A. Conway, representing the Bronx Civic League; John Traniar, representing the Bronx Board of Trade, Ferdinand Marchi, representing the Office of the Borough President of Richmond; Raymond A. Glazier; Edward H. Wiediger, representing the Department of Church Planning—Protestant Council of New York City; William A. Santini, representing the Fordham Heights Community Association.

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

HOUSING AND REDEVELOPMENT

BOROUGH OF MANHATTAN

No. 21

(CP-19600)

PUBLIC HEARING in the matter of communication, dated May 10, 1967, from the New York City Housing Authority, requesting **approval**, pursuant to Section 150 of the New York State Public Housing Law, of the **Revised Plan and Project for Baruch Houses**, a Federally-aided existing public housing project on a site bounded generally by **East Houston Street, Baruch Place, a New Street, Mangin Street, Franklin D. Roosevelt Drive, Delancey Street and Columbia Street**, Borough of Manhattan.

The Revision provides for an addition to the project site of the property of Grand Street Settlement, and the construction of an additional building within the enlarged project site.

(On May 24, 1967, Cal. No. 16, the Commission fixed this day for a hearing, which has been duly advertised.)

Note:—Commissioner McQuade was not present for the Roll Call on this matter, having previously been excused from the meeting.

There were no appearances.

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

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

Approval, pursuant to Section 150 of the New York State Public Housing Law of a Revised Plan and Project for Baruch Houses, a Federally-aided existing public housing project on a site bounded generally by East Houston Street, Baruch Place, a New Street, Mangin Street, Franklin D. Roosevelt Drive, Delancey Street and Columbia Street, Borough of Manhattan.

June 7, 1967.

The New York City Housing Authority, in a communication dated May 10, 1967, requested approval, pursuant to Section 150 of the New York State Public Housing Law, of a revised plan and project for a Federally-aided existing public housing project, designated as Baruch Houses, on a site bounded generally by East Houston Street, Baruch Place, a New Street, Mangin Street, Franklin D. Roosevelt Drive, Delancey Street and Columbia Street, Borough of Manhattan.

The proposed revision of the plan and project provides for the acquisition of the existing Grand Street Settlement property, adding this property to the Baruch Houses site and the construction of a new 20-story building within the enlarged project site. The new building will add 196 dwelling units, all of which are to be specially designed for the aged.

The original plan and project for Baruch Houses were approved by the City Planning Commission on April 12, 1950 (CP-7026), and by the Board of Estimate on May 26, 1950, Cal. No. 262. The project was completed in 1959.

The project site, as approved originally, included the land and building of Grand Street Settlement. However, in the development of the project, Grand Street Settlement was excluded from the land acquired for the project site, to permit this organization to continue its program of community activities. The settlement building is now considered antiquated and structurally deficient. The Housing Authority plans to add an extension to an existing building on the site of Gompers Houses two blocks west of the proposed Baruch addition. This will provide community facilities space, totalling approximately 30,000 square feet, which will be leased to Grand Street Settlement.

Comparative data relating to Baruch Houses as heretofore approved and the enlarged project presently under consideration is as follows:

Characteristic Elements	Heretofore Approved Project (CP-7026)	Proposed Addition	Revised Total
Site area: square feet	1,196,115	7,500	1,203,615
acres	27.46	0.17	27.63
Coverage—square feet	144,240	6,362	166,460
percentage	12.1		13.8
Residential floor area—square feet	1,873,062	127,240	2,000,302
Floor area ratio	1.57		1.66
Population—families	2,194	*196	2,390
persons	8,262	372	8,634
Density—families per acre	80		86
persons per acre	301		312
Height of Buildings..	Stories	Stories	Stories
	1-7	1-20	1-7
	3-13		3-13
	3-13 & 14		3-13 & 14
	10-14		10-14
			1-20
Apartment Distribution—			
0 Bedroom	0	*39	*39
1 Bedroom	286	*157	(*157) 443
2 Bedrooms	1,292	0	1,292
3 Bedrooms	572	0	572
4 Bedrooms	44	0	44
Total	2,194	196	2,390
Zoning Rooms	10,247	647	10,894
Average rooms per D. U.	4.67	3.30	4.56

* Apartments for the elderly.

Community Facilities

Since the proposed addition to Baruch Houses is to accommodate the aged, the school situation will not be affected.

Gouverneur Ambulatory Care Center, located approximately three quarters of a mile from the project site, provides only out-patient services. The 1967-1968 Capital Budget includes funds for new Gouverneur Hospital, a City-owned Hospital, to be located one-half mile south of the project site. Bellevue Hospital, a City-owned hospital and Beth Israel, a Voluntary Hospital, both with comprehensive medical services, are located north of the site and can be reached by bus.

The Hamilton Fish Branch of the New York Public Library, at Columbia Street and East Houston Street, is two blocks north of the project site.

Baruch Houses Community Center and the Grand Street Settlement, both within the project area, now provide recreational programs for the aged. The new Grand Street Settlement facilities to be developed on the site of Gompers Houses, will provide for continuation of the settlement programs for the aged.

East River Park is across from the project site. There are several small parks convenient to the site.

Local shopping is available within walking distance of the site.

The Delancey Street Station of the 6th Avenue-IND Subway Line and the Essex Street Station of the Jamaica BMT Subway Line are about one-half mile from the site. Bus lines run along the streets adjoining the project site and make connections with subway lines.

Public Hearing

On May 24, 1967, Cal. No. 16, the City Planning Commission fixed June 7, 1967, as the date for public hearing on the revised plan and project for Baruch Houses. The hearing was duly held on June 7, 1967, Cal. No. 21.

There were no appearances and the hearing was closed.

Findings and Approval

The revision of the plan and project under consideration does not affect the Commission's previous findings set forth in its report of April 12, 1950 (CP-7026).

Pursuant to Section 150 of the New York State Public Housing Law, the City Planning Commission hereby approves the revised plan and project for a Federally-aided existing public housing project designated as Baruch Houses, Borough of Manhattan.

DONALD H. ELLIOTT, Chairman; ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, BEVERLY M. SPATT, Commissioners.

Borough of Brooklyn

No. 22**(CP-19824)**

PUBLIC HEARING in the matter of communication, dated May 9, 1967, from the **New York City Housing Authority, requesting approval**, pursuant to Section 150 of the New York State Public Housing Law, **of a Revised Plan and Project for a Federally-aided public housing project, tentatively designated as Baltic Street-3d Avenue Area**, proposed to be erected within the major portion of the block bounded by 3d Avenue, Warren Street, 4th Avenue and Baltic Street, (Lots 1, 3 through 7, 9, 12 through 31, 59, 60, 61, and 66 through 73 in Block 401), Borough of Brooklyn.

(This revision of a project previously approved by the City Planning Commission involves the addition of Lots 59, 60, 61, and 66 through 73 to the project site and a corresponding increase in the number of apartments).

(Revision of CP-19337).

(On May 24, 1967, Cal. No. 17, the Commission fixed this day for a hearing, which has been duly advertised.)

Note:—Commissioner McQuade was not present for the Roll Call on this matter, having previously been excused from the meeting.

There were no appearances.

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

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

Approval, pursuant to Section 150 of the New York State Public Housing Law, of a Revised Plan and Project for a Federally-aided public housing project, tentatively designated as Baltic Street-3d Avenue Area, proposed to be erected within the major portion of the block bounded by 3d Avenue, Warren Street, 4th Avenue and Baltic Street (Lots 1, 3 through 7, 9, 12 through 31, 59, 60, 61 and 66 through 73 in Block 401), Borough of Brooklyn.

June 7, 1967.

The New York City Housing Authority, in a communication dated May 9, 1967, requested approval of a revised plan and project for a Federally-aided public housing project tentatively designated as Baltic Street-3d Avenue Area, proposed to be erected within the major portion of the block bounded by 3d Avenue, Warren Street, 4th Avenue and Baltic Street (Lots 1, 3 through 7, 9, 12 through 31, 59, 60, 61, and 66 through 73 in Block 401), Borough of Brooklyn.

The revised plan and project amend the previous submission (CP-19337), which was approved by the City Planning Commission on June 1, 1966, Cal. No. 2, and by the Board of Estimate on June 10, 1966, Cal. No. 61.

The proposed revision involves the addition of Lots 59, 60, 61 and 66 through 73 to the project site and an approximately corresponding increase in the number of apartments provided.

The additional property comprises eight old-law tenements and three vacant lots. The Housing Authority advises that the owners of the old-law tenements requested that their property be included in the project site. The inclusion of the additional property would provide a more suitable site for development.

The entire site is zoned as an R6 District. It is understood that the development will conform to this zoning.

Comparative tentative data for the project as previously approved by the City Planning Commission and the revised project are as follows:

Project Elements	Plan and Project Approved by CPC (CP-19337)	Revised Plan and Project (CP-19824)
Site Area, square feet	56,700	81,700
Acres	1.3	1.88
Tentative number of dwelling units	125	200
Probable height of building	1 at 14 stories	1 at 21 stories
Building coverage		
Square feet	8,970	7,800
Per cent	15.8	9.55
Density (per acre)		
Families	96	106
Persons	356	338

Available community facilities in the neighborhood and other information relating to the project are discussed in the Commission's report on the approval of the previously submitted project (CP-19337, dated June 1, 1966).

Public Hearing

On May 24, 1967, Cal. No. 17, the City Planning Commission fixed June 7, 1967, as the date for a public hearing on this project. The hearing was duly held on June 7, 1967, Cal. No. 22. There were no appearances and the hearing was closed.

Findings and Approval

The revision of the plan and project under consideration does not affect the Commission's previous findings set forth in its report of June 1, 1966 (CP-19337).

Pursuant to Section 150 of the New York State Public Housing Law, the City Planning Commission hereby approves the revised plan and project for a public housing project tentatively designated as **Baltic Street-3d Avenue Area, Borough of Brooklyn**.

DONALD H. ELLIOTT, Chairman; ELINOR C. GUGGENHEIMER, LAWRENCE M. ORTON, BEVERLY M. SPATT, Commissioners.

No. 23

(CP-19828)

PUBLIC HEARING in the matter of communication, dated May 15, 1967, from the Housing and Redevelopment Board, **submitting for approval an Urban Renewal Plan**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York and Title I of the Housing Act of 1949, as amended, **for an Urban Renewal Project designated as Williamsburg, proposed to be developed in the area generally bounded by Division Avenue, Bedford Avenue, Williamsburg Street West** (service road of Brooklyn-Queens Expressway) **and Kent Avenue**, Borough of Brooklyn.

(On May 24, 1967, Cal. No. 18, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Samuel Ratensky, representing the Housing and Redevelopment Board; Honorable Frank Arricale, Commissioner, Department of Relocation; Anton P. Kornmann, representing the Veterans for Neighborhood Rehabilitation; Louis Hernandez, representing the Spanish American Civic Organization; Jerome Zirinsky; Father Bryan Karvelis, representing the Williamsburg Area Renewal Effort; Albert Oterro, representing the Association of Catholic Trade Unions; Assemblyman Harold W. Cohn; Councilman George Swetnick; Felix Cosme, representing the Williamsburg Anti Poverty Program; Frederick W. Richmond, Commissioner, New York City Commission on Human Rights; Justiniano Cuevas, representing the Council of Brooklyn Organizations; Helen Karasik, representing the Independence Towers Tenants Association; Reverend Matthew Foley, representing the Epiphany Church; Miguel O. Martinez, representing the Epiphany Center; Harvey L. Strelzin, representing the Y.M. and Y.W.H.A. of Williamsburg; Sol Levy, Publisher and Editor of the Williamsburg News; Jose A. Segarra, representing the Council of Brooklyn Organizations; Honorable Abe Stark, President of the Borough of Brooklyn; Celia M. Vice, representing the Council of Brooklyn Organizations; Mary Alice Richardson; Robert Wald, representing VISTA; Benjamin E. Karon.

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

CITY MAP CHANGES

BOROUGH OF MANHATTAN

No. 24**(CP-19806)**

PUBLIC HEARING in the matter of communication, dated April 3, 1967, from the President, Borough of Manhattan, submitting a map showing a change in the City Map by **eliminating a portion of a park within the area generally bounded by West 25th Street, 9th Avenue, West 24th Street and 10th Avenue**, Borough of Manhattan.

(On April 20, 1967, Cal. No. 189, the Board of Estimate referred this matter to the Commission; on May 24, 1967, 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.

BOROUGH OF BROOKLYN

No. 25**(CP-19805)**

PUBLIC HEARING in the matter of communication, dated April 10, 1967, from the President, Borough of Brooklyn, transmitting map (No. N-1897), showing a change in the street system by **eliminating a portion of the park within the block bounded by Bayard Street, Humboldt Street, Meeker Avenue and Graham Avenue**, and adjusting the grades therefor, Borough of Brooklyn.

(On April 20, 1967, Cal. No. 191, the Board of Estimate referred this matter to the Commission; on May 24, 1967, 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.

BOROUGH OF QUEENS

No. 26**(CP-19507)**

PUBLIC HEARING in the matter of communication, dated July 19, 1966, from the President, Borough of Queens, transmitting map (No. 4454), showing a **change in the street system heretofore laid out within the territory bounded by 55th Avenue, 99th Street, 57th Avenue and 98th Street**, Borough of Queens.

(On July 28, 1966, Cal. No. 442, the Board of Estimate referred this matter to the Commission; on May 24, 1967, 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. 27**(CP-19784)**

PUBLIC HEARING in the matter of communication, dated March 28, 1967, from the President, Borough of Queens, submitting Alteration Map No. 4474, showing the **layout of a public place within Vernon Boulevard between 51st Avenue and 50th Avenue**, Borough of Queens.

(On April 6, 1967, Cal. No. 103, the Board of Estimate referred this matter to the Commission; on May 24, 1967, 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. 28**(CP-19808)**

PUBLIC HEARING in the matter of communication, dated April 13, 1967, from the President, Borough of Queens, transmitting map (No. 4481), showing a **change in street grades heretofore established along 75th Street between 37th Avenue and Roosevelt Avenue**, Borough of Queens.

(On April 20, 1967, Cal. No. 220, the Board of Estimate referred this matter to the Commission; on May 24, 1967, 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. 29 (CP-19820)

PUBLIC HEARING in the matter of a map, dated May 24, 1967, initiated by the City Planning Commission providing for a **modification of the lines and grades of the street system including the elimination of Park Additions within the territory bounded by Northern Boulevard, Van Wyck Expressway Extension, Long Island Railroad and 126th Street**, Borough of Queens.

(On May 24, 1967, Cal. No. 24, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: David Caplan, representing the Honorable Robert Moses, Chairman, Triborough Bridge and Tunnel Authority; Mario Matthew Cuomo, representing the Willets Point Property Owners Association; Richard Bioggio, representing the Queens Scrap Metal Corporation; Anthony R. Lomenzo, representing the Willets Point Property Owners Association.

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

ZONING**BOROUGH OF BROOKLYN****No. 30 (CP-19822)**

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. 22c, 22d, and 23b, **changing from R4 and R5 Districts to an R2 District property bounded by a line midway between East 19th Street and Ocean Avenue, a line 100 feet south of Avenue K, East 17th Street, Avenue K, a line midway between East 16th Street and East 17th Street, a line 100 feet south of Avenue I, East 17th Street, a line 100 feet north of Avenue I, a line midway between East 17th Street and East 18th Street and the Long Island Railroad (Bay Ridge Division), Borough of Brooklyn.**

(On May 24, 1967, Cal. No. 25, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Alexander Cavallari, individually and as the representative of the Manhattan Terrace Civic Association; Harry Haitkin and Jos. B. Milgram, representing the Manhattan Terrace Civic Association.

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

No. 31 (CP-19826)

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. 22a, **changing from an M1-1 District to a C8-1 District property bounded by 3d Avenue, a line midway between 64th Street and 65th Street, Gowanus Expressway and 65th Street**, Borough of Brooklyn.

(On May 24, 1967, Cal. No. 26, 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. 32 (CP-19829)

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. 12d and 16c, **establishing an LH-1 District within the area bounded by Atlantic Avenue, Brooklyn-Queens Connecting Highway, Poplar Street, Hicks Street, Mid-dagh Street, Henry Street, Clark Street, Monroe Place, a line 100 feet south of Clark Street, a line 100 feet west of Clinton Street, Aitken Place and Livingston Street, and a line 100 feet west of Court Street**, Borough of Brooklyn.

(On May 24, 1967, Cal. No. 27, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances: Abraham Lincoln Seiden, Max H. Larson and Grant Suiter, representing the Watchtower Bible and Tract Society of New York, Inc.; Mrs. John H. Doherty; Congressman Joseph Dowd; Philip Baron; Otis Pratt Pearsall, representing the Brooklyn Heights Association.

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

No. 33 (CP-19821)

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. 17c, **changing from a C8-1 District to an R5 District and establishing therein a C2-2 District property bounded by Jamaica Avenue, Elderts Lane, a line 100 feet southerly of Jamaica Avenue and Nicholas Avenue, Borough of Brooklyn.**

(On May 24, 1967, Cal. No. 28, 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. 34 (CP-19823)**

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. 14d, **changing from an R6 District to an M1-1 District property bounded by 107th Avenue and its easterly prolongation, a line midway between 156th Street and 157th Street, South Road and the Long Island Railroad (Old Southern Division), Borough of Queens.**

(On May 24, 1967, Cal. No. 29, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearance: Joseph S. Rodell, Esq., representing the Sunrise Coal Company, Inc.

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

CAPITAL BUDGET**No. 35 (CB-66-17)**

PUBLIC HEARING in the matter of communication, dated February 20, 1967, from the **Commissioner of Highways, requesting amendment of the Capital Budget for 1966-1967 to reduce Line 182, Project HW-1, "Construction and Reconstruction of Highways and Incidental Structures, Not to Exceed \$350,000 Each, All Boroughs"** by \$282,367 and to add a new line, **Line 202a, Project HW-32, "Grading, Paving, Etc. in Cypress Hills Street from Cooper Avenue to Interborough Parkway"** in the amount of \$282,367.

(On May 24, 1967, Cal. No. 30, 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.

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

Recommended amendment of the Capital Budget for 1966-1967, as requested by the Commissioner of Highways, to reduce Line 182, Project HW-1, "Construction and Reconstruction of Highways and Incidental Structures, Not to Exceed \$350,000 Each, All Boroughs" from \$6,000,000 to \$5,717,633, and to add a new line, **202a, Project HW-32, "Grading, Paving, Etc. in Cypress Hills Street from Cooper Avenue to Interborough Parkway"** in the amount of \$282,367.

June 7, 1967.

Honorable JOHN V. LINDSAY, Mayor of The City of New York:

Sir—On February 20, 1967, the Commissioner of Highways requested amendment of the Capital Budget for 1966-1967, as described above.

Project HW-32 was approved in the 1963-First Half 1964 Capital Budget in the sum of \$618,000. This amount was subsequently reduced by \$367. Construction has not yet been started.

The original proposal was for repaving the street at its full width. The scope has since been changed. It is now proposed to build a center curb, erect median barriers, steel-nosed side curbing, additional fencing, etc. This additional work, together with a rising construction index has brought the total estimated cost to \$900,000 which is \$282,367 more than the present allocation.

On May 24, 1967, Cal. No. 30, the City Planning Commission fixed June 7, 1967, as the date for a public hearing on the proposed amendment of the Capital Budget.

The matter was the subject of a public hearing duly held by the Commission on June 7, 1967, Cal. No. 35. There were no appearances.

The Commission approved the amendment and adopted the following recommendations :

That the Capital Budget for 1966-1967 under Department of Highways be amended, as follows :

Column Number	Column Heading	Column Entry
1	Line	202a
2	Project	HW-32
3	Title	Grading, Paving, Etc., in Cypress Hills Street from Cooper Avenue to Interboro Park- way.
4	1966-1967 Capital Budget	\$282,367 00
5	*Code	16-7882-13-40
6	Source of Funds for Capital Budget	\$282,367 00A
7	Total Estimated Cost	\$900,000 00
8	Total Authorization as of March 25, 1966.....	\$617,633 00
9	Required to Complete and Estimated Additional Annual Maintenance and Operation	0 0
10	Statutory Period of Probable Usefulness and Estimated Additional Annual Debt Service	{ 15(20) \$62,300

Footnotes:

A—Additional Funds.

*—Coding is subject to the requirements of the Comptroller.

Column 10—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.

That the Capital Budget for 1966-1967 under Department of Highways be amended, as follows :

Column Number	Column Heading	Column Entry
1	Line	182
2	Project	HW-1
3	Title	Construction and Reconstruction of Highways and In- cidental Struc- tures, Not to Ex- ceed \$350,000 Each, All Bor- oughs.
4	1966-1967 Capital Budget	\$5,717,633 00
5	*Code	{ 16-7894-11-40 16-7894-13-40 16-7894-14-40
6	Source of Funds for Capital Budget	\$5,717,633 00A
7	Total Estimated Cost	\$5,717,633 00
8	Total Authorization as of March 25, 1966.....	**
9	Required to Complete and Estimated Additional Annual Maintenance and Operation	{ CP 0

Column Number	Column Heading	Column Entry
10	Statutory Period of Probable Usefulness and Estimated Additional Annual Debt Service	<div style="display: flex; align-items: center;"> <div style="font-size: 3em; margin-right: 5px;">{</div> <div> 5(35) 20(10) 15(20) \$1,271,400 </div> </div>

Footnotes:

A—Additional Funds.

CP—Continuing Project.

*—Coding is subject to the requirements of the Comptroller.

**—Balances of previous appropriations are published pursuant to Section 212 of the New York City Charter, as amended.

Column 10—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.

DONALD H. ELLIOTT, Chairman, City Planning Commission.

MATTER NOT ON CALENDAR, CONSIDERED BY UNANIMOUS CONSENT

REPORT

CITY MAP CHANGE

BOROUGH OF MANHATTAN

No. 36

(CP-18847)

IN THE MATTER OF communication dated March 1, 1965, from the President, Borough of Manhattan, submitting a map showing a change in the street system by **widening West 65th Street on its southerly side from Amsterdam Avenue to West End Avenue** and by establishing roadway treatment on West 64th Street and West 65th Street within the same limits, all in connection with the Lincoln-Amsterdam Urban Renewal Area, Borough of Manhattan.

(On March 11, 1965, Cal. No. 77, the Board of Estimate referred this matter to the Commission; on March 31, 1965, Cal. No. 23, the Commission fixed April 14, 1965 for a hearing; on April 14, 1965, Cal. No. 44, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

Note: Commissioner McQuade was not present for the roll call on this matter, having previously been excused from the meeting.

June 7, 1967.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on March 11, 1965, Cal. No. 77, there was referred to the City Planning Commission a communication dated March 1, 1965, from the President, Borough of Manhattan, submitting a proposed change in the City Map by widening West 65th Street on its southerly side from Amsterdam Avenue to West End Avenue, Borough of Manhattan, in accordance with a map signed by the Borough President and dated February 26, 1965.

The map relates to a limited area in the Lincoln-Amsterdam Urban Renewal Area of the Borough and provides for widening West 65th Street between Amsterdam Avenue and West End Avenue from a width of 60 feet to a width of 80 feet by shifting the southerly street line 20 feet southwardly. This widening will conform to the existing 80 foot width of West 65th Street from Amsterdam Avenue to Central Park West. Special roadway and sidewalk treatment is indicated in the street under consideration by necking down the ends and central portion of the street.

Title to the property including the portion of the street to be widened was vested in the City on May 1, 1967.

The property within the Lincoln-Amsterdam Urban Renewal Area bounded by West 64th Street, West End Avenue, West 65th Street and Amsterdam Avenue is proposed to be developed with a high school of the performing arts, and public and private housing.

The matter was the subject of a public hearing duly held by the Commission on April 14, 1965, Cal. No. 44. There were no appearances and the hearing was closed.

The matter was considered further at a meeting of the Commission held on June 7, 1967, Cal. No. 36, at which time it was determined that the map change, designed to modify a street within an urban renewal area constitutes an appropriate modification of the City Map.

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

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, ELINOR C. GUGGENHEIMER, BEVERLY M. SPATT, Commissioners.

On motion, the Commission adjourned, at 3.10 p. m., to meet Wednesday, July 19, 1967, at 10 a. m., in Room 16, City Hall, Manhattan.

JOHN A. VITERITTI, Secretary.