

CITY PLANNING COMMISSION

**Minutes of Meeting of the City Planning Commission, Held in Room 16, City Hall,
Wednesday, January 29, 1969**

Present—Donald H. Elliott, Chairman; Lawrence M. Orton, Vice-Chairman;
Walter McQuade and James G. Sweeney, Commissioners.
Excused—Beverly M. Spatt, Commissioner.

The Commission met pursuant to adjournment.

(Roll call at 10 a. m.)

No. 1

APPROVAL OF MINUTES of Meeting of October 16, 1968, as printed in THE CITY RECORD of November 1, 1968.

On motion, unanimously approved.

I. REPORTS

CITY MAP CHANGES

BOROUGH OF BROOKLYN

No. 2

(CP-20029)

IN THE MATTER OF communication, dated October 16, 1967 from the President, Borough of Brooklyn, transmitting Map No. N-1914, **eliminating the lines of Elton Street, from Atlantic to Liberty Avenues**, adjusting the lines of a playground, establishing a permanent sewer easement and adjusting the grades therefor, Borough of Brooklyn.

(On October 25, 1967, Cal. No. 243, the Board of Estimate referred this matter to the Commission; December 11, 1968, Cal. No. 16, the Commission fixed January 15, 1969 for a hearing; on January 15, 1969, Cal. No. 36, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 29, 1969.

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

Sir—At the meeting of the Board of Estimate held on October 25, 1967, Cal. No. 243, there was referred to the City Planning Commission a communication dated October 16, 1967, from the President of the Borough of Brooklyn submitting a proposed change in the City Map by modifying the lines and grades of the street system within the territory bounded by Atlantic Avenue, Linwood Street, Liberty Avenue, and Cleveland Street, including the elimination of Elton Street; the elimination of a portion of a park and the layout of a park, Borough of Brooklyn, in accordance with a map (N-1914) signed by the Borough President and Commissioner of Parks and dated October 9, 1967.

The map relates to two adjacent blocks in the East New York section of the Borough and provides primarily for the elimination of the intervening street, namely Elton Street, from Liberty Avenue to Atlantic Avenue. The street area being eliminated is required to consolidate the proposed sites of a new school (Intermediate School 302) and of a new playground ("Sperandeo Brothers Playground") abutting respectively the easterly and westerly sides of the street.

The map also provides for the mapping of a new Sperandeo Brothers Playground on the westerly side of Elton Street and for the demapping of existing Sperandeo Brothers Playground from Liberty Avenue to a line 450 feet northerly thereof. All of Elton Street to be eliminated and closed is to be mapped as playground except for a 25-foot strip of street area which abuts the school site.

In order to obtain a more desirable school site, the Board of Education and the Department of Parks agreed to interchange the school site for an equal area of the existing park.

A portion of the new park is to be developed as an outdoor playground which will be jointly operated by the Department of Parks and the Board of Education. An exchange of properties is to be effectuated whereby Intermediate School 302 would be built on the block on the easterly side of Elton Street within existing "Sperandeo Brothers Playground" with the exception of the portion of the original playground fronting on Atlantic

Avenue. This portion will continue to function as part of the proposed playground. The new playground will be named "Sperandeo Brothers Playground," and is to be developed on the former school site located on the westerly side of Elton Street. Transfer of jurisdiction over the affected properties of the Park Department, the Board of Education and the Department of Highways (as represented in the last instance by the street area being eliminated) may be effectuated by appropriate procedures for such matters.

The new school is designed to provide urgently needed intermediate school facilities for East New York and adjacent communities. On March 20, 1967 Cal. No. 9, the Site Selection Board approved the sites for the school and playground, and the 1966-1967 Capital Budget provides funds for both projects. Title to the private properties consisting of 33 one- to three-story homes affected by the former school site was vested in the City on August 14, 1967. A two-story frame structure at the southwest corner of Atlantic Avenue and Elton Street, which is used for industrial purposes, will be affected by the closing of Elton Street.

The new school site, 2.1 acres in area, is rectangular shaped and includes the easterly half of former Elton Street for a distance of 450 feet northerly of Liberty Avenue. The remainder of former Elton Street between Liberty Avenue and Atlantic Avenue is being consolidated within the site of the new Sperandeo Brothers Playground.

Elton Street being eliminated averages approximately 560 feet in length between Liberty Avenue and Atlantic Avenue and is mapped at a width of 50 feet. The street is fully improved and in use. It is dedicated for public use by an opinion of the corporation counsel in 1909. The street under consideration is not essential for frontage or traffic purposes, and there appears to be no objection to its elimination.

It is understood that the school structure will be set back 10 feet from the westerly side of Elton Street in order to permit the widening of Linwood Street at such time as it is deemed necessary to do so.

In addition the map delineates a permanent sewer easement coinciding with the westerly 40 foot strip of former Elton Street from Liberty Avenue to Atlantic Avenue. The sewer easement is designed to permit the operation and maintenance of an existing 54 inch combined sewer. Modifications in grades are minor in extent and will meet sewerage and surface drainage requirements. It should be noted that a drainage pocket occurs at the intersection of Atlantic Avenue and former Elton Street, which will require the installation of additional catch basins.

The effective closing of the aforementioned street area will involve the adoption by the Board of Estimate of a closing map submitted for that purpose. Such a map (CP-20030) was referred to the City Planning Commission on October 25, 1967, Cal. No. 244 and is the subject of a separate report dated January 29, 1969.

The map change was the subject of a public hearing duly held by the Commission on January 15, 1969, 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 29, 1969, Cal. No. 2, at which time it was determined that the map change is designed to eliminate one block of a local street in order to facilitate the construction of educational and recreational facilities.

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

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

No. 3

(CP-20030)

IN THE MATTER OF communication, dated October 16, 1967, from the President, Borough of Brooklyn, transmitting Map No. N-1915, showing the **discontinuing and closing of Elton Street from Atlantic to Liberty Avenues**, Borough of Brooklyn.

(On October 25, 1967, Cal. No. 244, the Board of Estimate referred this matter to the Commission; on December 11, 1968, Cal. No. 17, the Commission fixed January 15, 1969 for a hearing; on January 15, 1969, Cal. No. 37, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 29, 1969.

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

Sir—At the meeting of the Board of Estimate held on October 25, 1967, Cal. No. 244, there was referred to the City Planning Commission, a communication dated October 16, 1967 from the President of the Borough of Brooklyn submitting a map (N-1915) showing the discontinuance and closing of Elton Street from Atlantic Avenue to Liberty Avenue, Borough of Brooklyn. The map is signed by the Borough President and dated October 9, 1967.

The map relates to a limited area in the East New York section of the Borough and provides for discontinuing and closing one block of Elton Street, averaging about

560 feet in length from Liberty Avenue to Atlantic Avenue, which is no longer required for street purposes. The street area, is being eliminated to permit its integration within two abutting sites proposed for an outdoor playground and a new school urgently needed in this area of the Borough. Existing Sperandeo Brothers Playground has frontage on Atlantic Avenue (for an average depth of 130 feet) of the block on the east side of Elton Street to be closed. The remainder of this block, including about 40 per cent of the eliminated street area, is required to accommodate the site of Intermediate School 302.

The remainder of the eliminated street area is required to permit the linking up of the existing playground fronting on Atlantic Avenue with a new playground (also to be named "Sperandeo Brothers Playground") proposed within the southerly portion of the block on the west side of former Elton Street extending from Liberty Avenue for 450 feet northerly thereof.

On March 20, 1967, Cal. No. 9, the new sites for the school and playground were approved by the Site Selection Board. Title to the original school site was vested in the City on August 14, 1967.

Elton Street under consideration which is mapped at a width of 50 feet, is fully improved, in use, and in City ownership for street purposes by an opinion of dedication in 1909.

Since the City does not have fee title to the street it will be necessary to institute proceedings for the acquisition of the street.

Accordingly, the approval of the closing map under consideration should be conditioned upon approval of the related map change CP-20029 and the vesting of fee title in Elton Street.

The resolution discontinuing and closing the street area should include the adoption of the closing map and should specify the date upon which this street shall become and be closed. After the date fixed for the discontinuance and closing, the closed street area may be released by the Board of Estimate based on a determination that the street area is no longer required for street purposes.

The closing map (CP-20030) was the subject of a public hearing held by the Commission on January 15, 1969, Cal. No. 37. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on January 29, 1969, 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 an unnecessary local street.

The City Planning Commission recommends that the map under consideration be approved after adoption of the related Map Change (CP-20029) referred on October 25, 1967, Cal. No. 243.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

No. 4 (CP-20158)

IN THE MATTER OF communication dated January 15, 1968, from the President, Borough of Brooklyn, transmitting Map No. N-1924 **eliminating a portion of Seabreeze Avenue from Ocean Parkway to Pedestrian Street, adjusting the grades and changing the name of the remainder of Seabreeze Avenue**, Borough of Brooklyn.

(On January 25, 1968, Cal. No. 135, the Board of Estimate referred this matter to the Commission; on December 11, 1968, Cal. No. 18, the Commission fixed January 15, 1969 for a hearing; on January 15, 1969, Cal. No. 38, the hearing was closed.)

On motion, laid over.

No. 5 (CP-20159)

IN THE MATTER OF communication dated January 15, 1968, from the President, Borough of Brooklyn, transmitting Map No. N-1925 showing the **discontinuing and closing of a portion of Seabreeze Avenue from Ocean Parkway to Pedestrian Street**, Borough of Brooklyn.

(On January 25, 1968, Cal. No. 136, the Board of Estimate referred this matter to the Commission; on December 11, 1968, Cal. No. 19, the Commission fixed January 15, 1969 for a hearing; on January 15, 1969, Cal. No. 39, the hearing was closed.)

On motion, laid over.

BOROUGH OF QUEENS

No. 6 (CP-20565)

COMMUNICATION, dated November 19, 1968, from the President, Borough

of Queens, submitting Map No. 4547 showing the layout of sewer easements in Berrian Boulevard between Steinway Place and Steinway Street, Borough of Queens.

(On December 5, 1968, Cal. No. 97, the Board of Estimate referred this matter to the Commission.)

On motion, the following favorable report was unanimously adopted:
January 29, 1969.

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

Sir—At the meeting of the Board of Estimate on December 5, 1968, Cal. No. 97, there was referred to the City Planning Commission a communication dated November 19, 1968, from the President of the Borough of Queens, submitting Map No. 4547, showing the layout of sewer easements in Berrian Boulevard between Steinway Place and Steinway Street, Borough of Queens. The map is signed by the Borough President and dated November 8, 1968.

The map delineates a permanent sewer easement 22 feet in width and 200.02 feet in length, abutted by two equal temporary sewer easements, 10 feet in width and of similar length in the bed of Berrian Boulevard between Steinway Street, Borough of Queens. The center line of the permanent sewer easement is located 4 feet northerly of the center line of Berrian Boulevard.

Berrian Boulevard is mapped at a width of 80 feet, but is neither improved nor in City ownership. The Department of Highways prefers not to have a vesting of title for street purposes at this time.

The sewer easements under consideration are required by the Department of Water Resources in order to provide a basis for the acquisition of the necessary rights to permit the construction of a proposed storm sewer.

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

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

ZONING

BOROUGH OF BROOKLYN

No. 7 (CP-20610)

COMMUNICATION, from New York City Housing Authority requesting approval, pursuant to Sections 78-31 and 78-41 of the Zoning Resolution, **authorizations to permit the distribution of floor area, lot coverage, dwelling units, rooms, open space and parking** for all zoning lots involved without regard for zoning lot lines **for a development bounded generally by Blake Avenue, Sheffield Avenue, Dumont Avenue and Hinsdale Street, Borough of Brooklyn.**

On motion, the following favorable report was unanimously adopted:
January 29, 1969.

Whereas, The New York City Housing Authority proposes to erect a public housing project as part of the East New York Community Development Plan within an area bounded generally by Blake Avenue, a line midway between Georgia Avenue and Sheffield Avenue, Dumont Avenue and Hinsdale Street, Borough of Brooklyn; and

Whereas, The project consists of an area of 5.73 acres and will have five principal buildings and, therefore, qualifies as a large-scale residential development; and

Whereas, The New York City Housing Authority requests, pursuant to Sections 78-31 and 78-41 of the Zoning Resolution authorizations to permit the distribution of floor area, lot coverage, dwelling units, rooms, open space and parking for all the zoning lots involved, without regard for zoning lot lines; and

Whereas, The Commission finds:

- (1) That such authorizations would not create any adverse conditions and would be compatible with the plan and project as approved;
- (2) That authorized distribution of floor area, dwelling units, rooms, rooming units, and open spaces, will permit better site planning and will thus benefit both the residents of the development and the City as a whole;
- (3) That such distribution or location will not unduly increase the bulk of buildings, density of population, or intensity of use in any block, to the detriment of the occupants of buildings in the block or nearby blocks;
- (4) That such distribution will not affect adversely any other zoning lots outside the development, by restricting access to light and air or by creating traffic congestion;
- (5) That such off-street parking spaces will be conveniently located in relation to the use or uses to which such spaces are accessory;

(6) That such location of the off-street parking spaces will permit better site planning and will thus benefit both the owners, occupants, employees, customers, residents, or visitors of the development and the City as a whole;

(7) That such location of the off-street parking spaces will not increase the number of spaces in any single block or the traffic drawn through any one or more of the nearby local streets in such measure as to affect adversely other zoning lots outside the development or traffic conditions in the surrounding area.

Resolved, By the City Planning Commission that the authorizations to permit, in accordance with Sections 78-31 and 78-41 of the Zoning Resolution the distribution of floor area, lot coverage, dwelling units, rooms, open space and parking for all the zoning lots involved, without regard for zoning lot lines as shown in the application and on a site plan filed therewith be and are hereby approved.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman;
WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

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BOROUGH OF THE BRONX
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No. 8

(CP-20560)

IN THE MATTER OF an application pursuant to Sections 74-68 and 78-312(d) of the Zoning Resolution, from Tracey Towers Housing Company, Inc., for approval of a proposed housing development in air space over a railroad yard of the New York City Transit Authority on property located on the southwest corner of Paul Avenue and Mosholu Parkway South, Borough of The Bronx.

Plans for this proposed housing development in air space over a railroad yard of the New York City Transit Authority are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N. Y. 10007.

(On December 11, 1968, Cal. No. 21, the Commission fixed January 15, 1969 for a hearing; on January 15, 1969, Cal. No. 41, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

January 29, 1969.

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

On November 29, 1968, Tracey Towers Housing Company, Inc. filed an application pursuant to Sections 74-68 and 78-312(d) of the Zoning Resolution, for approval of a proposed housing development in air space over a railroad yard of the New York City Transit Authority, on property located on the southwest corner of Paul Avenue and Mosholu Parkway South, Borough of The Bronx.

The application also requests the Commission, pursuant to Section 74-68 of the Zoning Resolution, to establish appropriate levels, as shown on plans submitted with the application, instead of curb level as the reference plane for the applicable regulations pertaining to open space, yards, rear yard equivalents, level of yards, minimum distance between buildings and floor space that is used for necessary parking facilities.

The development consists of more than 500 dwelling units located on a site in excess of three acres, and can therefore be considered as a large-scale residential development in accordance with the Zoning Resolution. The application requests a special permit, pursuant to Section 78-312(d) of the Zoning Resolution, for a minor variation in the height and setback regulations on the periphery of the development, for one of the buildings as shown on the plans submitted with the application.

The development would provide apartments for 906 families in one 42 story building, one 38-story building and 36 two- and three-story town houses on a permanent platform to be erected over the existing railroad yard of the New York City Transit Authority.

In a separate report (CP-20481), adopted by the Commission on October 17, 1968, Cal. No. 1 and by the Board of Estimate on November 21, 1968, Cal. No. 17, the development was approved as a City-aided limited profit housing project, pursuant to Article II of the Private Housing Finance Law (Limited Profit Housing Companies Law) of the State of New York.

The application was the subject of a public hearing duly held by the Commission on January 15, 1969, Cal. No. 41. No opposition to the application developed, and the hearing was closed.

The application was considered further at a meeting of the Commission held on January 29, 1969, Cal. No. 8.

As a result of investigation and study the Commission finds, that in accordance with Sections 74-68 and 78-313 of the Zoning Resolution:

- (a) The lot area for the development includes only that portion of the railroad yard which is to be completely covered over by a permanent platform;
- (b) Adequate access to more than one street is provided;

(c) The streets providing access to the development are adequate to handle increased traffic resulting therefrom;

(d) From the standpoint of effects upon the character of surrounding areas, the floor area or number of rooms is not unduly concentrated in any portion of the development, including any portion located beyond the boundaries of the air space over the railroad yard;

(e) The minor variation in the height and setback regulations on the periphery of the development, pursuant to Section 78-312(d) of the Zoning Resolution, for one of the buildings as shown on the plans submitted with the application, will aid in achieving the general purposes and intent of Article VII, Chapter 8 of the Zoning Resolution, as set forth in Section 78-01 of the Zoning Resolution;

(f) The authorization granted under Section 78-312(d) will not increase the bulk of any building, density of population, or intensity of use;

(g) The authorization granted under Section 78-312(d) will permit better site planning and will thus benefit both the residents of Tracey Towers and the City as a whole; and

(h) The authorization granted under Section 78-312(d) will not affect adversely any other zoning lots outside the development, by restricting access to light and air or by creating traffic congestion.

Consequently, the Commission approves the application, subject to the conditions enumerated in the following resolution:

Resolved, By the City Planning Commission, that the application of Tracey Towers Housing Company, Inc., for approval of a proposed housing development in air space over a railroad yard of the New York City Transit Authority, on property located on the southwest corner of Paul Avenue and Mosholu Parkway South, Borough of The Bronx; for the establishment of appropriate levels, as shown on plans submitted with the application, instead of curb level as the reference plane for the applicable regulations pertaining to open space, yards, rear yard equivalents, level of yards, minimum distance between buildings and floor space that is used for necessary parking facilities; and for minor variation in the height and setback regulations on the periphery of the development, for one of the buildings as shown on the plans submitted with the application; be and hereby is approved, pursuant to Sections 74-68 and 78-312(d) of the Zoning Resolution, 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. The development shall comply with all applicable provisions of the Zoning Resolution, except for the modifications herein granted;
3. The platform covering the railroad yard shall be constructed in accordance with administrative code provisions where applicable and standards appropriate for public safety to be determined by the Department of Buildings, unperforated except for such suitably protected openings as may be required for ventilation, drainage, or other necessary purposes; and
4. The approval herein granted shall lapse after the expiration of one (1) year from the effective date of 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 29, 1969, Cal. No. 8, together with a copy of the application, and a set of plans of the proposed development in air space over a railroad yard, are herewith filed with the Secretary of the Board of Estimate, pursuant to Section 74-10 and Section 78-042 of the Zoning Resolution.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

II. FIXING WEDNESDAY, FEBRUARY 19, 1969, AT 10 A. M. FOR FUTURE PUBLIC HEARINGS

URBAN RENEWAL

BOROUGH OF RICHMOND

No. 9

(CP-20608)

COMMUNICATION, from the Housing and Development Administration, requesting approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of a **Development Plan for the Annadale-**

Huguenot Area, bounded by Amboy Road, Arden Avenue, Raritan Bay and Wolfe's Pond Park, Borough of Richmond.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Article 15 of the General Municipal Law of the State of New York, hereby fixes Wednesday, February 19, 1969, 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 approval of a Development Plan for the Annadale-Huguenot Area, bounded by Amboy Road, Arden Avenue, Raritan Bay and Wolfe's Pond Park, Borough of Richmond.

BOROUGH OF QUEENS

No. 10 (CP-20619)

IN THE MATTER OF **designation**, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the **area bounded by 15th Avenue, 130th Street**, an irregular property line at a distance varying from approximately 30 to 360 feet north of the **northerly line of 15th Avenue and 138th Street**, Borough of Queens, as an **Urban Renewal Area (Addition to College Point Industrial Area)**.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Article 15 of the General Municipal Law of the State of New York, hereby fixes Wednesday, February 19, 1969, 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 designation of the area bounded by 15th Avenue, 130th Street, an irregular property line at a distance varying from approximately 30 to 360 feet north of northerly line of 15th Avenue and 138th Street, Borough of Queens, as an Area Appropriate for Urban Renewal (Addition to College Point Industrial Area).

No. 11 (CP-20620)

COMMUNICATION, dated January 27, 1969 from the Housing and Development Administration, requesting **approval**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of **College Point Industrial Development Plan I, for several parcels within the College Point Industrial Urban Renewal Area**, bounded generally by 15th Avenue, Whitestone Expressway, Flushing River, Flushing Bay, 28th Avenue, 127th Street, 25th Road, 128th Street, 25th Avenue, 130th Street, 23d Avenue, 129th Street, 22d Avenue, 130th Street and an irregular line at a distance varying from approximately 30 to 360 feet north of the northerly line of 15th Avenue and 138th Street, Borough of Queens.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Article 15 of the General Municipal Law of the State of New York, hereby fixes Wednesday, February 19, 1969, 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 approval of College Point Industrial Development Plan I, for several parcels within the College Point Industrial Urban Renewal Area, bounded generally by 15th Avenue, Whitestone Expressway, Flushing River, Flushing Bay, 28th Avenue, 127th Street, 25th Road, 128th Street, 25th Avenue, 130th Street, 23d Avenue, 129th Street, 22d Avenue, 130th Street, an irregular property line at a distance varying from approximately 30 to 360 feet north of the northerly line of 15th Avenue and 138th Street, Borough of Queens.

HOUSING AND DEVELOPMENT

BOROUGH OF MANHATTAN

No. 12 (CP-20600)

COMMUNICATION, dated January 2, 1969, from the Housing and Development Administration requesting approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of a revised **Urban Renewal Plan for the Cathedral Parkway Area (Neighborhood Development Project) comprising the addition to the heretofore approved Site 4 of property on the easterly side of Manhattan Avenue between Cathedral Parkway and West 111th Street (Block 1846 S, Lots 1, 3, 27, 28 and 38) Borough of Manhattan.**

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Article 15 of the General Municipal Law of the State of New York, hereby fixes Wednesday, Feb-

ruary 19, 1969, 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 approval of a revised Urban Renewal Plan for the Cathedral Parkway Area (Neighborhood Development Project) comprising the addition to the heretofore approved Site 4 of property on the westerly side of Manhattan Avenue between Cathedral Parkway and West 111th Street (Block 1846 S, Lots 1, 3, 27, 28 and 38), Borough of Manhattan.

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No. 13 **(CP-20607)**

COMMUNICATION, dated January 13, 1969, 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 the Federally-aided **public housing project in the Cathedral Parkway Area**, so as to include additional property in Site 4, on the **easterly side of Manhattan Avenue between Cathedral Parkway and West 111th Street**. (Block 1846, Lots 1, 3, 27, 28, 30), Borough of Manhattan.

(Amends CP-20438.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 150 of the New York State Public Housing Law, hereby fixes **Wednesday, February 19, 1969**, 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 approval of a revised plan and project for a Federally-aided public housing project in the Cathedral Parkway Area, so as to include additional property in Site 4, on the easterly side of Manhattan Avenue between Cathedral Parkway and West 111th Street (Block 1846, Lots 1, 3, 27, 28, 30), Borough of Manhattan.

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CITY MAP CHANGES

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BOROUGH OF RICHMOND

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No. 14 **(CP-20586)**

COMMUNICATION, dated December 10, 1968, from the President, Borough of Richmond, submitting Map No. 3712 establishing the **lines and grades of Hewitt Avenue from Milford Avenue to Milford Drive; Milford Avenue from Endor Avenue to Hewitt Avenue; Beverly Avenue from Clove Road to Melrose Avenue; Curtis Avenue from Manor Road to Brookside Avenue; and Newkirk Avenue from Catherine Street to Hamlin Place**, Borough of Richmond.

(On December 19, 1968, Cal. No. 172, 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 199b of the New York City Charter, hereby fixes **Wednesday, February 19, 1969**, 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 establishing the lines and grades of: **Hewitt Avenue from Milford Avenue to Milford Drive and of Milford Avenue from Endor Avenue to Hewitt Avenue; Beverly Avenue from Clove Road to Melrose Avenue; Curtis Avenue from Manor Road to Brookside Avenue; and Newkirk Avenue from Catherine Avenue to Hamlin Place**, Borough of Richmond, in accordance with a map (No. 3712) signed by the Borough President and dated December 4, 1968.

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BOROUGH OF BROOKLYN

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No. 15 **(CP-20602)**

COMMUNICATION, dated December 24, 1968, from the President, Borough of Brooklyn, submitting Map N-1976 showing the **discontinuing and closing of Thatford Avenue from Hegeman Avenue to Linden Boulevard**, Borough of Brooklyn.

(On January 9, 1969, Cal. No. 69, 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 199b of the New York City Charter, hereby fixes **Wednesday, February 19, 1969**, 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 (N-1976) showing the discontinuance and closing of **Thatford Avenue from Hegeman Avenue to Linden Boulevard**, Borough of Brooklyn. The map is signed by the Borough President and dated December 23, 1968.

No. 16 (CP-20603)

COMMUNICATION, dated December 24, 1968, from the President, Borough of Brooklyn, transmitting Map N-1975 **eliminating the lines of Thatford Avenue from Hegeman Avenue to Linden Boulevard**, establishing a permanent sewer easement and adjusting the grades therefor, Borough of Brooklyn.

(On January 9, 1969, Cal. No. 70, 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 199b of the New York City Charter, hereby fixes Wednesday, February 19, 1969, 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 Thatford Avenue from Hegeman Avenue to Linden Boulevard, by establishing a permanent sewer easement therein; and adjusting the grades of the intersecting streets, Borough of Brooklyn, in accordance with a map (N-1975) signed by the Borough President and dated December 23, 1968.

BOROUGH OF QUEENS

No. 17 (CP-20583)

COMMUNICATION, dated December 10, 1968, from the President, Borough of Queens, submitting Map No. 4549 showing the **layout of a Park Addition along 46th Avenue between Springfield Boulevard and Cloverdale Boulevard**, Borough of Queens.

(On December 19, 1968, Cal. No. 169, 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 199b of the New York City Charter, hereby fixes Wednesday, February 19, 1969, 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 a park addition to Alley Park along 46th Avenue between points about 91 feet and 288.4 feet easterly of Springfield Boulevard, Borough of Queens, in accordance with a map (No. 4549) signed by the Acting Borough President of Queens and the Commissioner of Parks and dated December 2, 1968.

No. 18 (CP-20584)

COMMUNICATION dated December 9, 1968, from the Acting President, Borough of Queens, submitting Map No. 4550 showing a **change in the street system heretofore laid out within the territory bounded by 20th Avenue, 160th Street, 20th Road and Clintonville Street**, Borough of Queens.

(On December 19, 1968, Cal. No. 170, 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 199b of the New York City Charter, hereby fixes Wednesday, February 19, 1969, 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 157th Street between 20th Avenue and Clintonville Street and by modifying the lines of the southeast corner of Clintonville Street and 20th Avenue, Borough of Queens, in accordance with a map (No. 4550) signed by the Acting Borough President and dated December 6, 1968.

ZONING

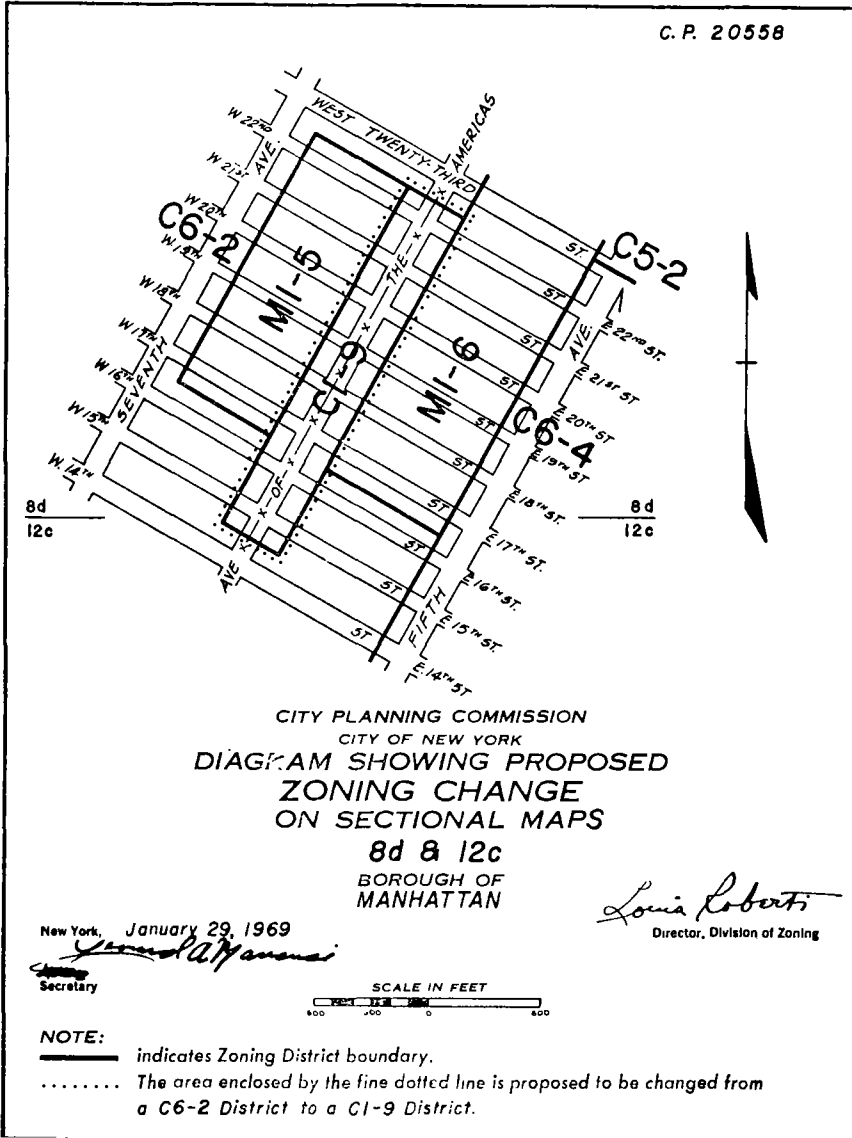
BOROUGH OF MANHATTAN

No. 19 (CP-20558)

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. 8d and 12c, **changing from a C6-2 District to a C1-9 District** property bounded by a line midway between **West 22d Street and West 23d Street**, a line 100 feet east of **Avenue of the Americas**, a line midway between **West 14th Street and West 15th Street** and a line 100 feet west of Avenue of the Americas, Borough of Manhattan.

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 19, 1969, 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. 8d and 12c, changing from a C6-2 District to a C1-9 District property bounded by a line midway between West 22d Street and West 23d Street, a line 100 feet east of Avenue of the Americas, a line midway between West 14th Street and West 15th Street and a line 100 feet west of Avenue of the Americas, as shown on a diagram bearing the signature of the Secretary and dated January 29, 1969.

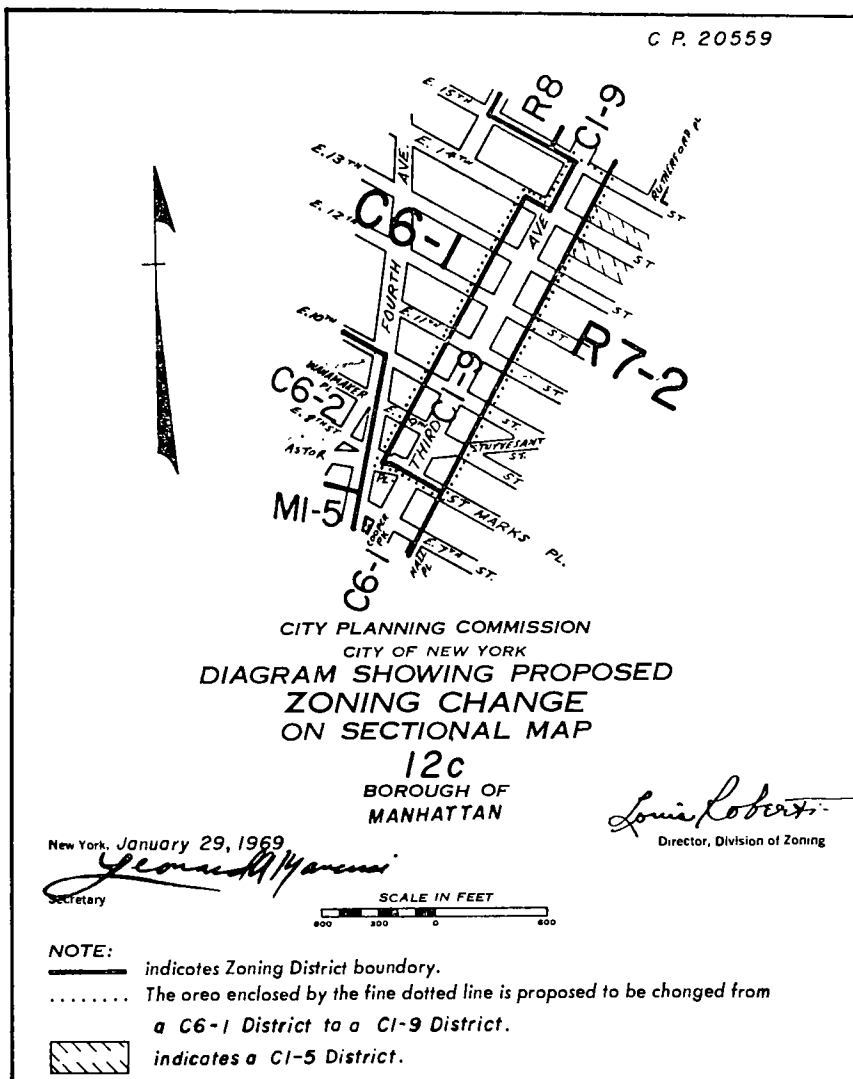


No. 20 (CP-20559)

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. 12, **changing from a C6-1 District to a C1-9 District property bounded by St. Marks Place, a line 100 feet east of 3d Avenue, East 15th Street, 3d Avenue, East 14th Street, a line 100 feet west of 3d Avenue and Astor Place, Borough of Manhattan.**

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 19, 1969, 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. 12c, changing from a C6-1 District to a C1-9 District property bounded by St. Marks Place, a line 100 feet east of 3d Avenue, East 15th Street, 3d Avenue, East 14th Street, a line 100 feet west of 3d Avenue and Astor Place, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated January 20, 1969.



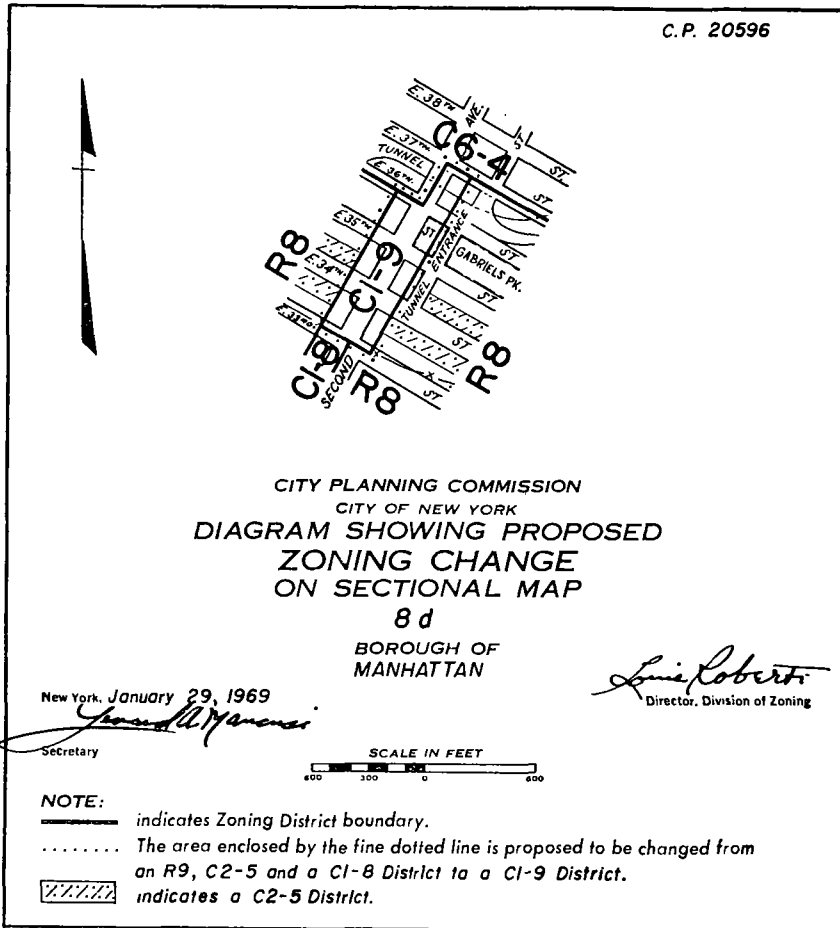
No. 21

(CP-20596)

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 8d, changing from C1-8, R9 and C2-5 Districts to a C1-9 District property bounded by East 33d Street, a line 100 feet west of 2d Avenue, East 36th Street, 2d Avenue, East 37th Street and a line 100 feet east of 2d Avenue, Borough of Manhattan.

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 19, 1969, 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. 8d, changing from C1-8, R9 and C2-5 Districts to a C1-9 District property bounded by East 33d Street, a line 100 feet west of 2d Avenue, East 36th Street, 2d Avenue, East 37th Street and a line 100 feet east of 2d Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.



No. 22

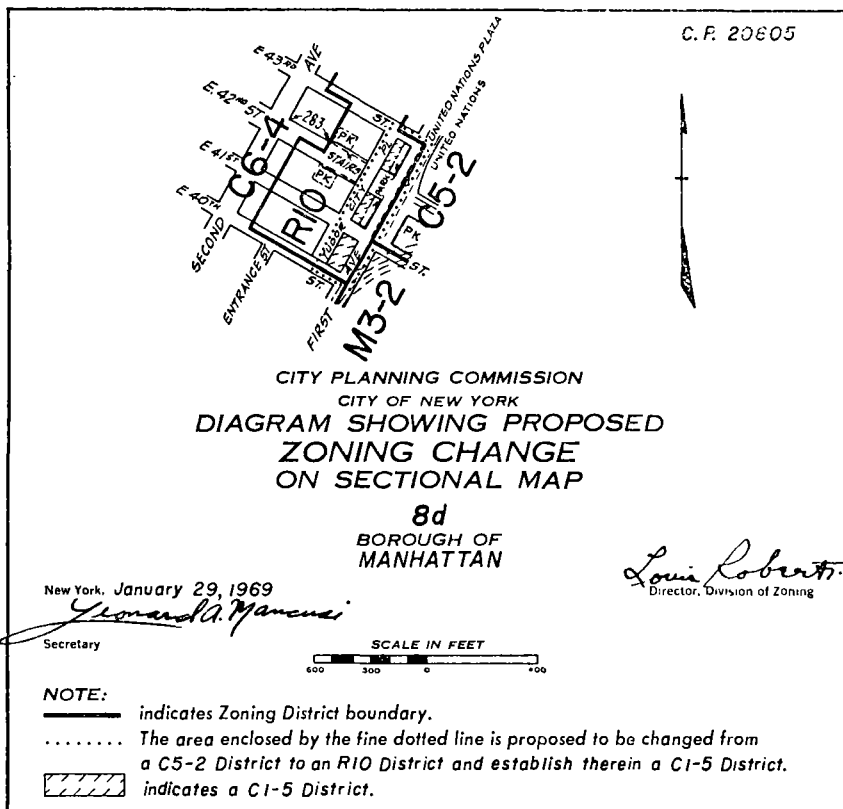
(CP-20605)

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 C5-2 District to an R10 District and establishing therein a C1-5

District bounded generally by Tudor City Place, East 43d Street, United Nations Plaza, 1st Avenue and East 40th Street, Borough of Manhattan.

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 19, 1969, 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. 8d, changing from a C5-2 District to an R10 District and establishing therein a C1-5 District bounded generally by Tudor City Place, East 43d Street, United Nations Plaza, 1st Avenue and East 40th Street, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated January 29, 1969.

**No. 23****(CP-20606)**

IN THE MATTER OF an application pursuant to Section 74-77 of the Zoning Resolution, from Charmund, Inc. for approval of a proposed Artists' Center on property located on the westerly side of the Bowery, north of Bond Street, Borough of Manhattan.

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

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 74-77 of the Zoning Resolution, hereby fixes Wednesday, February 19, 1969, 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 pursuant to Section 74-77 of the Zoning Resolution, from Charmund, Inc., for approval of a proposed Artists' Center on property located on the westerly side of the Bowery, north of Bond Street, Borough of Manhattan.

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

BOROUGH OF BROOKLYN

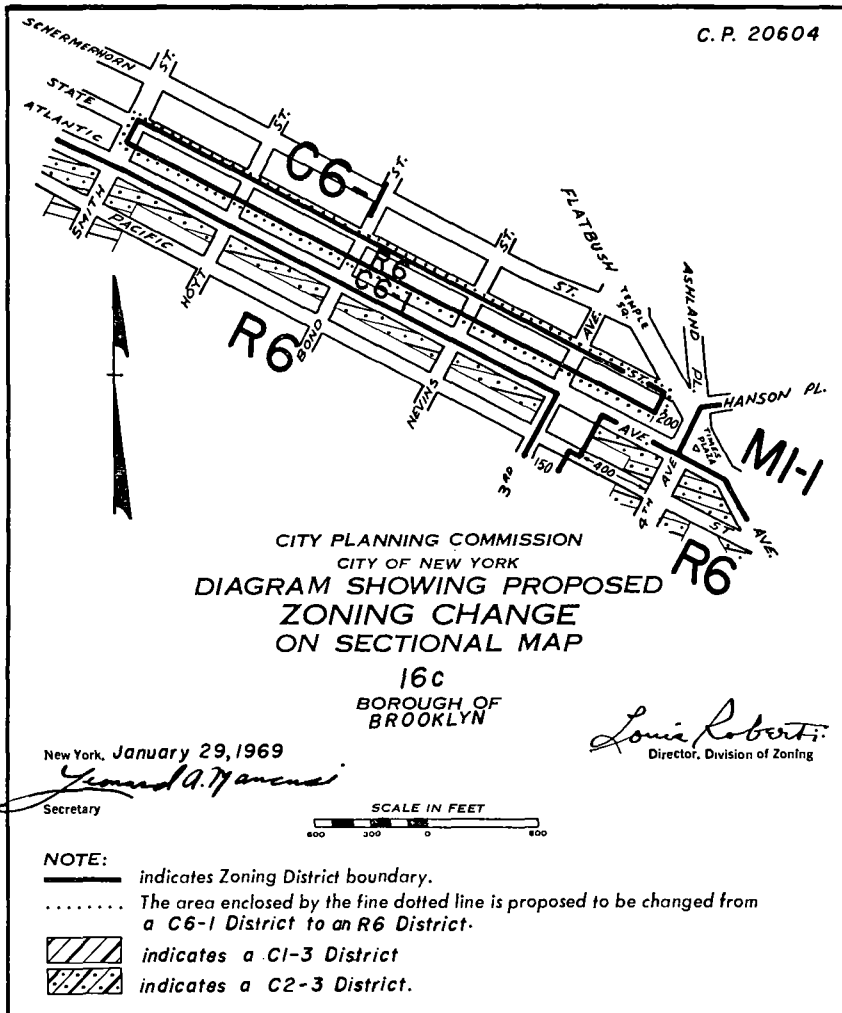
No. 24

(CP-20604)

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. 16c, changing from a C6-1 District to an R6 District property bounded by State Street, a line 200 feet west of 4th Avenue, a line midway between State Street and Atlantic Avenue and Smith 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, February 19, 1969, 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. 16c, changing from a C6-1 District to an R6 District property bounded by State Street, a line 200 feet west of 4th Avenue, a line midway between State Street and Atlantic Avenue and Smith Street, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated January 29, 1969.



BOROUGH OF THE BRONX

No. 25

(CP-20609)

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. 3c, **changing from C8-1 and R6 Districts to an R7-1 District** property bounded by **Crotona Avenue**, a line 100 feet northerly of **East 189th Street**, a line 100 feet easterly of Crotona Avenue, a line starting at a point on the last-named course, distant 230 feet northerly of East 189th Street and running to a point on Southern Boulevard 140 feet northerly of East 189th Street, **Southern Boulevard, and East 187th Street**, Borough of The Bronx.

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 19, 1969, 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. 3c, changing from C8-1 and R6 Districts to an R7-1 District property bounded by Crotona Avenue, a line 100 feet northerly of East 189th Street, a line 100 feet easterly of Crotona Avenue, a line starting at a point on the last-named course, distant 230 feet northerly of East 189th Street and running to a point on Southern Boulevard 140 feet northerly of East 189th Street, Southern Boulevard, and East 187th Street, Borough of The Bronx, as shown on a diagram bearing the signature of the Secretary and dated January 29, 1969.

(See Diagram on following page.)

CAPITAL BUDGET

No. 26

(CB-68-9)

Proposed amendment of the 1968-1969 Capital Budget for the Housing and Development Administration to increase Line 328, Project ES-45, **"Acquisition, Site Clearance and Development in Urban Renewal Areas Other Than Pursuant to Title I of the Housing Act of 1949, As Amended"** from **\$11,750,000 to \$31,750,000**, in order to provide funds for the **advancement of the Annadale-Huguenot development** in the Borough of Richmond.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Sections 216 and 224 of the New York City Charter, hereby fixes Wednesday, February 19, 1969, in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on the proposed amendment of the 1968-1969 Capital Budget for the Housing and Development Administration to increase Line 328, Project ES-45, **"Acquisition, Site Clearance and Development in Urban Renewal Areas Other Than Pursuant to Title I of the Housing Act of 1949, as Amended"** from **\$11,750,000 to \$31,750,000**, in order to provide funds for the advancement of the Annadale-Huguenot development in the Borough of Richmond.

III. PUBLIC HEARINGS

HOUSING AND DEVELOPMENT

BOROUGH OF MANHATTAN

No. 27

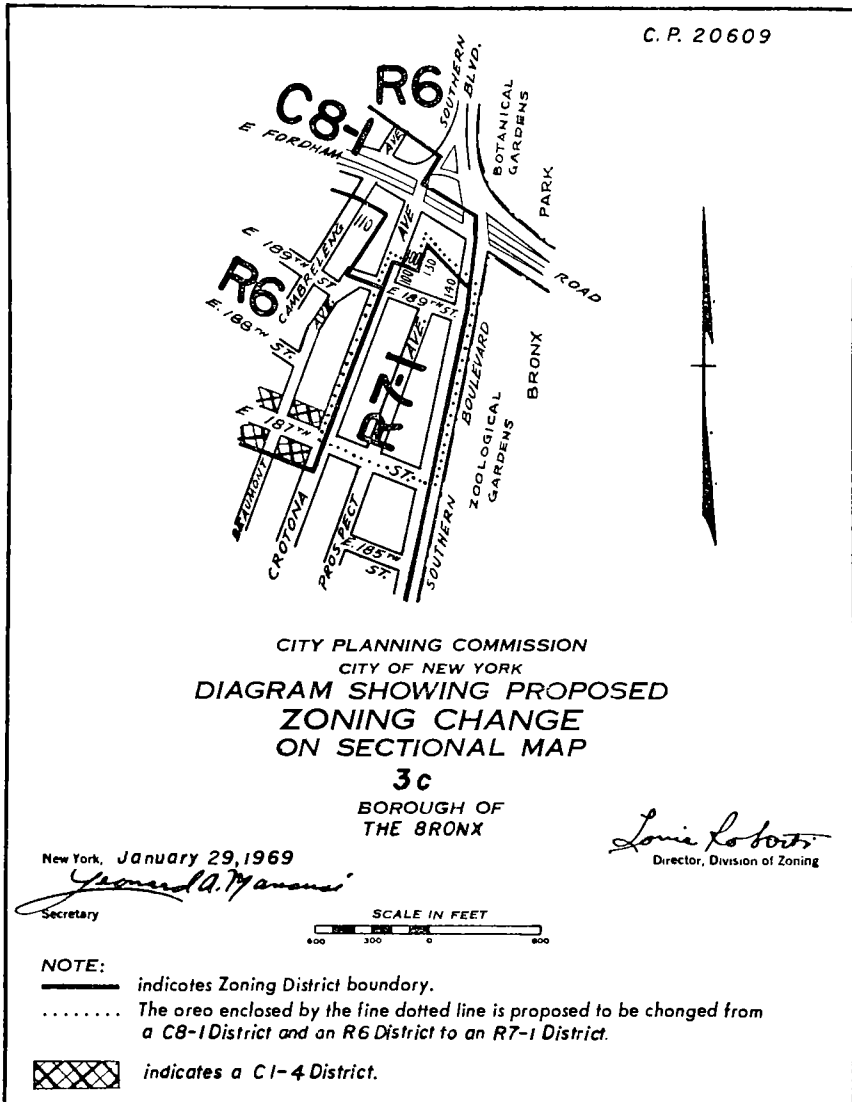
(CP-20592)

PUBLIC HEARING in the matter of communication, dated December 23, 1968 from the New York City Housing Authority requesting approval, pursuant to Section 150 of the New York State Public Housing Law, of a **Plan and Project for a Federally-aided public housing project tentatively designated as Park Avenue-East 123d Street Area**, on the southerly side of West 123d Street, between Park and Lexington Avenues, within the U. P. A. C. A. Urban Renewal Project Area (Block 1771, Lot 56 through 64, 113, 163), Borough of Manhattan.

(On January 15, 1969, Cal. No. 12, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Roger Starr, Executive Director, Citizens Housing and Planning Council, William Schweickert, representing The New York Bank for Savings; Mary Imma.

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



No. 28 (CP-20593)

PUBLIC HEARING in the matter of communication, dated December 23, 1968 from the New York City Housing Authority requesting approval, pursuant to Section 150 of the New York State Public Housing Law, of a **Plan and Project for a Federally-aided public housing project tentatively designated as 1st Avenue-East 111th Street Area**, located on the northwest corner of East 111th Street and 1st Avenue, within the Harlem Model Cities Area (Block 1683, Lots 18 and 20), Borough of Manhattan.

(On January 15, 1969, Cal. No. 13, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Mario Matthew Como, representing L. I. College Hospital; Tom Cuite, Councilman, Borough of Brooklyn; Mrs. Joseph Dowd, Assemblyman, Borough of Brooklyn; George Polimeros, representing Cobble Hill Association; George Saady,

representing Syrian Young Men's Association; Joseph A. Foinger, New York State Department of Health.

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

BOROUGH OF BROOKLYN

No. 29

(CP-20594)

PUBLIC HEARING in the matter of communication, dated December 23, 1968 from the New York City Housing Authority requesting approval, pursuant to Section 150 of the New York State Public Housing Law, of a **Plan and Project for a Federally-aided public housing project tentatively designated as 726-752 Fenimore Street and 333-344 Lefferts Avenue**, comprising the acquisition of 18 two-family dwellings at the above addresses, Borough of Brooklyn.

(On January 15, 1969, Cal. No. 14, 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:

Approval, pursuant to Section 150 of the New York State Public Housing Law, of a Plan and Project for a Federally-aided low-rent public housing project (Fenimore Street-Lefferts Avenue Acquisition Project) consisting of the acquisition of 18 two-family dwellings located on the southerly side of Fenimore Street, between Albany and Troy Avenues; and on the southerly side of Lefferts Avenue between Nostrand and New York Avenues, Borough of Brooklyn.

January 29, 1969.

In a communication dated December 23, 1968, the New York City Housing Authority requested approval, pursuant to Section 150 of the New York State Public Housing Law, of a Plan and Project for a Federally-aided public housing project tentatively designated as Fenimore Street-Lefferts Avenue Acquisition Project and providing for the acquisition of 18 two-family dwellings, at two separate locations, as follows:

(1) Twelve buildings located at 726 to 752 Fenimore Street, on the southerly side of the street, between Albany and Troy Avenues (Block 4818, Lots 25, 26, 27, 28, 29, 30, 31, 33, 133, 134, 135 and 136), occupying a site 0.49 of an acre in area.

(2) Six buildings located at 334 to 344 Lefferts Avenue, on the southerly side of the street, between Nostrand and New York Avenues (Block 1330, Lots 7, 8, 9, 10, 11 and 12) occupying a site 0.28 of an acre in area.

The buildings to be acquired are two stories high with a total of 36 dwelling units—18 two-bedroom units and 18 three-bedroom units. At present the buildings are leased by the Authority and rented by the Authority to low-income tenants, pursuant to Section 23 of the Housing Act of 1965. The Housing Authority advises that acquisition instead of leasing would permit the Authority to obtain better operational and fiscal control of these units.

Community Facilities

The proposed project sites are served by the IRT Flatbush Avenue Line. The Sterling Street Station is one block from the Lefferts Avenue site. The Winthrop Street Station is six blocks southwest of the Fenimore Street site. Bus lines running along New York Avenue, Albany Avenue and Empire Boulevard are available to the project tenants.

Prospect Park is four blocks west of the Lefferts Avenue site. There is also a small playground on Sullivan Place, west of Nostrand Avenue about three blocks north of the Lefferts Avenue site. The nearest park to the Fenimore site is Lincoln Terrace Park at East New York and Rochester Avenues, about three-quarters of a mile from the site.

The Fenimore Street site is adjacent to Kings County Hospital and the Lefferts Avenue site is eight blocks away and accessible by bus.

The schools in the area (Public School 91, Public School 235, Public School 221, Public School 161, Junior High School 61, and Intermediate School 320) can accommodate the school-age children residing within the housing project.

Public Hearing

On January 15, 1969, Cal. No. 14, the City Planning Commission fixed January 29, 1969, as the date for a public hearing on this project. The hearing was duly held on January 29, 1969, Cal. No. 29. There were no appearances and the hearing was closed.

Findings and Approval

The Commission finds that the Plan and Project for the proposed acquisition of 18 two-family dwellings on Lefferts Avenue and Fenimore Street, conform to the general plan for the City's future growth and the relevant parts of the Master Plan so far as adopted.

The City Planning Commission hereby approves, pursuant to Section 150 of the Public Housing Law, the plan and project hereinbefore described and tentatively designated as the Lefferts Avenue-Fenimore Street Acquisition Project, Borough of Brooklyn.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

No. 30

(CP-20598)

PUBLIC HEARING in the matter of communication, dated December 31, 1968, from the New York City Housing Authority, requesting approval, pursuant to Section 150 of the New York State Public Housing Law, of a **Revised Project for the East New York Area**, proposed to be developed within the Central Brooklyn Model City Community Development Area, so as to include additional Sites 9 and 11 within the two-block area bounded by Blake, Georgia, Dumont and Williams Avenues (Block 3785, Lots 42 through 51; Block 3786, Lots 6, 8, 11, 13, 15, 17, 19, 21, 23 through 27), together with the intervening portion of the bed of Alabama Avenue, Borough of Brooklyn.

(Amends CP-19892 to conform to Revised Community Development Plan for the East New York I Project, as approved by the City Planning Commission on May 21, 1968, CP-20282 and by the Board of Estimate on June 20, 1968, Cal. No. 7; on January 15, 1969, 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.

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 Project for the East New York Area proposed to be developed within the Central Brooklyn Model City Community Development Area, so as to include additional Sites 9 and 11, within the two-block area bounded by Blake, Georgia, Dumont and Williams Avenues, together with the intervening portion of the bed of Alabama Avenue, Borough of Brooklyn.

January 29, 1969.

In a communication dated December 31, 1968, the New York City Housing Authority requested approval, pursuant to Section 150 of the New York State Public Housing Law, of a revised project for the East New York Area, proposed to be developed within the Central Brooklyn Model City Community Development Area. The revision provides for the inclusion in the project of two additional sites located within the two-block area bounded by Blake, Georgia, Dumont and Williams Avenues, as follows:

(1) Site 9 (Block 3785, lots 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51; Block 3786, Lots 6, 8, 11, 13, 15, and 17), together with the adjoining portion of the bed of Alabama Avenue, having a total of 76,000 square feet. This site is to be developed by the Authority as an open recreational space in conjunction with the adjacent low and moderate income housing sites, with underground parking garages for the public housing projects. The recreational area is to be leased to the City for operation as a public facility.

(2) Site 11 (Block 3786, Lots 19, 21, 23, 24, 25, 26 and 27) is proposed to be combined with the adjoining previously approved Site 12. The combined site is to be developed with one six-story building providing 108 low-rent housing units and community facilities. The total area of Sites 11 and 12 comprises 44,088 square feet.

Previous Related Actions

On June 22, 1966, Cal. No. 1, (CP-19437), the City Planning Commission approved a plan submitted by the New York City Housing Authority for the development of 4,000 Federally-aided public housing dwelling units in small projects in five areas in the City (East New York, Bedford-Stuyvesant, Southeast Harlem-Taft, Bronx Park West-Tremont Avenue and East 137th Street-Brown Place). This plan was approved by the Board of Estimate on June 23, 1966, Cal. No. 322.

On August 16, 1967, the City Planning Commission approved a plan for the East New York I Community Development Project within the Central Brooklyn Model Cities Community Development Area (CP-19887) and the Federally-aided public housing project for the East New York Area (CP-19892). The Board of Estimate approved both matters on September 21, 1967, Cal. No. 64 and 79 respectively.

On May 21, 1968 (CP-20282), the City Planning Commission approved an amended plan for the East New York I Community Development Project. The amended plan was approved by the Board of Estimate on June 20, 1968, Cal. No. 7. Among other revisions, the amended plan provided for:

(1) the addition of the bed of Alabama Avenue between Blake and Dumont Avenues to Site 9 for development of open space with underground parking facilities; and

(2) the utilization of Site 11 (southeast corner of Blake and Alabama Avenues) for public housing instead of community facilities, as originally designated.

The revised project, as now submitted by the New York City Housing Authority, conforms to the Community Development Plan as last amended.

Public Hearing

On January 15, 1969, Cal. No. 15, the City Planning Commission fixed January 29, 1969, as the date for a public hearing on this project. The hearing was duly held on January 29, 1969, Cal. No. 30. There were no appearances and the hearing was closed.

Findings and Approval

The Commission finds that the revised project for the development of housing in the East New York Area conforms to the Commission's general plans for the City's future growth; to the relevant parts of the Master Plan so far as adopted; to the plan for East New York I Community Development Project within the Central Brooklyn Model City Community Development Area as approved by the Commission on August 16, 1967 (CP-19887) and amended on May 21, 1968 (CP-20282).

The City Planning Commission hereby approves, pursuant to Section 150 of the New York Public Housing Law, the Revised Project for the East New York Area.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

CITY MAP CHANGES

BOROUGH OF RICHMOND

No. 31 (CP-20538)

PUBLIC HEARING in the matter of communication dated October 21, 1968, from the President, Borough of Richmond, transmitting Map No. 3684 **establishing the lines and grades of a street system within the area bounded by Victory Boulevard, Crystal Avenue, College Avenue, Wooley Avenue, Watchogue Road and Jewett Avenue; also Smith Court from Watchogue Road to a point 235 feet northeasterly thereof, Borough of Richmond.**

(On November 7, 1968, Cal. No. 68, the Board of Estimate referred this matter to the Commission; on January 15, 1969, 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.

No. 32 (CP-20567)

PUBLIC HEARING in the matter of communication dated November 25, 1968, from the Acting President, Borough of Richmond, transmitting Map No. 3723 **establishing the lines and grades of Niles Place from Soren Street to a point 50 feet east of Soren Street, and eliminating the lines and grades of Soren Street from Niles Place to McDonald Street, Borough of Richmond.**

(On December 5, 1968, Cal. No. 99, the Board of Estimate referred this matter to the Commission; on January 15, 1969, 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.

No. 33 (CP-20585)

PUBLIC HEARING in the matter of communication dated December 3, 1968, from the President, Borough of Richmond, submitting Map No. 3710 **establishing the lines and grades of South Avenue between Bengal Avenue and Lamberts Lane; a change of the westerly line of Felton Street between Fahy Avenue and Lamberts Lane and the lines and grades of Lamberts Lane between South Avenue and Bengal Avenue, Borough of Richmond.**

(On December 19, 1968, Cal. No. 171, the Board of Estimate referred this matter to the Commission; on January 15, 1969, 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.

BOROUGH OF THE BRONX

No. 34 (CP-20562)

PUBLIC HEARING in the matter of communication dated November 14, 1968, from the President, Borough of The Bronx, submitting map showing the **establishment of grades of East 156th Street from Concourse Village East to Concourse Village West**, Borough of The Bronx.

(On December 5, 1968, Cal. No. 94, the Board of Estimate referred this matter to the Commission; on January 15, 1969, 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. 35 (CP-20563)

PUBLIC HEARING in the matter of communication dated November 25, 1968, from the President, Borough of The Bronx, submitting map showing the **elimination of a portion of Anthony J. Griffin Place from East 144th Street to a point approximately 287 feet northerly** therefrom, and the layout of a cul-de-sac and the layout of a sewer easement from East 144th Street to a point approximately 278 feet northerly therefrom and the adjustment of grades necessitated hereby, Borough of The Bronx.

(On December 5, 1968, Cal. No. 95, the Board of Estimate referred this matter to the Commission; on January 15, 1969, 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.

No. 36 (CP-20564)

PUBLIC HEARING in the matter of communication dated November 25, 1968, from the President, Borough of The Bronx, submitting map **discontinuing and closing Anthony J. Griffin Place from East 144th Street to a point approximately 287 feet northerly** therefrom, Borough of The Bronx.

(On December 5, 1968, Cal. No. 96, the Board of Estimate referred this matter to the Commission; on January 15, 1969, 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.

BOROUGH OF BROOKLYN

No. 37 (CP-20588)

PUBLIC HEARING in the matter of communication dated December 11, 1968, from the President, Borough of Brooklyn, transmitting Map N-1978 **discontinuing and closing Pacific Street from Hicks Street to Henry Street** in the Borough of Brooklyn.

(On December 19, 1968, Cal. No. 165, the Board of Estimate referred this matter to the Commission; on January 15, 1969, Cal. No. 22, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Mario Mathew Como, representing Long Island College Hospital; Tom Cuite, Councilman, Borough of Brooklyn; Mrs. Joseph Dowd, Assemblyman, Borough of Brooklyn; George Polimeros, representing Cobble Hill Association; George Saady, representing Syrian Young Men's Association; Joseph A. Foinger, New York State Department of Health.

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

No. 38 (CP-20589)

PUBLIC HEARING in the matter of communication dated December 11, 1968, from the President, Borough of Brooklyn transmitting Map W-1977 **eliminating the lines of Pacific Street from Hicks to Henry Streets** establishing a permanent sewer easement and adjusting the grades within the area bounded by Atlantic Avenue, Court Street, Congress Street and Hicks Street, Borough of Brooklyn.

(On December 19, 1968, Cal. No. 166, the Board of Estimate referred this matter to the Commission; on January 15, 1969, Cal. No. 23, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Mario Mathew Como, representing Long Island College Hospital; Tom Cuite, Councilman, Borough of Brooklyn; Mrs. Joseph Dowd, Assemblyman, Borough of Brooklyn; George Polimeros, representing Cobble Hill Association; George Saady, representing Syrian Young Men's Association; Joseph A. Foinger, New York State Department of Health.

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

BOROUGH OF QUEENS

No. 39

(CP-20566)

PUBLIC HEARING in the matter of communication dated November 26, 1968, from the President, Borough of Queens, submitting Map No. 4546 showing a **change in the street system heretofore laid out within the territory bounded by 52d Avenue, Haspel Street, 54th Avenue** and the Main Line of the Long Island Railroad, Borough of Queens.

(On December 5, 1968, Cal. No. 98, the Board of Estimate referred this matter to the Commission; on January 15, 1969, Cal. No. 24, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearance—George Gross, representing home owner.

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

ZONING

BOROUGH OF MANHATTAN

No. 40

(CP-20365A)

PUBLIC HEARING 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 a new Special Lincoln Square District**, as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

* * *

11-12

Establishment of Districts

* * *

11-123

Establishment of Special Lincoln Square District

In order to carry out a special purpose of this resolution as set forth in Article VIII, Chapter 2, the *Special Lincoln Square District* is hereby established.

* * *

12-10 DEFINITIONS

* * *

Covered Plaza

A "**covered plaza**" is an enclosed space directly accessible to the public from an adjoining *street, galleria, pedestrian way, arcade, plaza, court; yard or other covered plaza* which is not more than five feet above or five feet below such points of access, and which:

(a) Has uses specified in Use Group L (Section 82-062), occupying frontage along the bounding walls of the *covered plaza* of at least 50 per cent of the length of such bounding walls of the *covered plaza* and immediately accessible to the *covered plaza* and

(b) Has an area of at least 1,500 square feet and a volume of at least 45,000 cubic feet, and

(c) Is furnished with benches, chairs, works of art, plantings, adequate illumination and other appropriate features, and

(d) Is kept open to the public on a schedule suitable to meet the public need for such a place of assembly.

Furniture, furnishings, kiosks, plantings and other obstructions shall not occupy more than 50 per cent of the floor area of a covered plaza and shall be so located as not to impede the free flow, of pedestrian traffic or be of such a nature, material or design as to endanger the health or safety of the public.

Entrances to lobbies may be located along the boundary of a covered plaza but the floor area of an entrance lobby shall not be considered as part of the covered plaza. Arbors, trellises, awnings, canopies, balconies (subject to the provisions of Sections 23-13 or 24-175), or bridges shall be permitted in a covered plaza provided that the aggregate area of such obstruction is less than 30 per cent of the area of the covered plaza.

* * *

Floor Area

* * *

In particular, floor area includes:

(e) Floor space in galleries, covered plazas and interior balconies [or] mezzanines, or bridges

(f) Floor space in open or roofed terraces, exterior balconies, bridges, breezeways or porches, * * *

* * *

However, the floor area of a building shall not include:

* * *

(e) Floor space in open or roofed terraces, exterior balconies, bridges, breezeways or porches, * * *

* * *

Galleria

A "Galleria" is a roofed pedestrian way, which extends from a street, pedestrian way, galleria, covered plaza or plaza, is unobstructed except as permitted for a pedestrian way, from its lowest level to an average height of not less than 30 feet (except that if illuminated with natural daylight through windows or skylights having an aggregate glass area of at least 50 per cent of the floor area of the galleria, the minimum average height may be reduced to 20 feet) and which has a minimum width at any point of 20 feet, and in which:

Uses included under Use Group L (Section 82-062) shall have a frontage along the bounding walls of the galleria of not less than 60 per cent of the length of such boundary walls and have immediate access to it, except that if one wall is a party wall the uses shall occupy not less than 30 per cent of the length of the frontage of the wall which is not a party wall.

* * *

Pedestrian Way

A "pedestrian way" is that part of a zoning lot, including courts, yards or plazas which:

(a) Is open and unobstructive from its lowest

level to the sky, except as provided below, and

(b) Is accessible by the public from an adjoining street, galleria, covered plaza, arcade, plaza, court, yard, or other pedestrian way, and

(c) Has adequate illumination and appropriate architectural or other design treatment along all abutting building walls extending from the lowest level of the pedestrian way, to at least 30 feet above its highest level, or, to full height of wall whichever is lower, and

(d) Has uses specified in Use Group L (Section 82-062) fronting along the bounding walls of the pedestrian way for at least 30 per cent of the length of such bounding walls of the pedestrian way and immediately accessible to it.

Arbors, trellises, awnings, canopies, balconies (subject to the provisions of Sections 23-13 or 24-175), or bridges shall be permitted above a pedestrian way provided that the aggregate area of such obstruction is less than 30 per cent of the area of the pedestrian way.

Parapets not exceeding three feet eight inches in height, or railings or screen walls not less than 50 per cent open without limitation in height, flag poles, open terraces or porches, steps, ornamental fountains or statuary, benches, planting beds, shrubs or trees, as well as cafe or bazaar furniture or kiosks not permanently affixed to the structure shall be permitted in a pedestrian way provided that the aggregate area of such obstructions is less than 50 per cent of the area of the pedestrian way and provided that no such obstruction is located so as to impede the free flow of pedestrian traffic or is of such a nature, material or design as to endanger the health or safety of the public.

* * *

23-13

Balconies

In the districts indicated, balconies which may, by a distance not exceeding nine feet, penetrate any sky exposure plane or project into or over any required open area set forth in the following Sections:

* * *

(i) Pedestrian way

23-15

Maximum Floor Area Ratio in R10 Districts

* * *

(Section 82-08 (Modification of Bulk and Height and Setback Requirements))

* * *

24-175

Balconies

In the districts indicated, * * * * may, by a distance not exceeding nine feet, penetrate any sky exposure plane or project into or over any required open area set forth in the following sections:

* * *

(h) Pedestrian way

33-120.5

Maximum limit on floor area ratio

In all districts as indicated, except as provided in Section 81-06 (Modification of Bulk Regulations) or in **Section 82-08 (Modification of Bulk Regulations)**, notwithstanding any other provision of this resolution, the maximum *floor area ratio* shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 20 per cent.

* * *

33-13

Floor Area Bonus for a Plaza

33-131

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirement)** for each square foot of *plaza* or portion of a *plaza* provided on a *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as set forth in the following table:

* * *

33-133

Community facility buildings in certain other specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, for each square foot of *plaza* or portion of a *plaza* provided on a *zoning lot*, the total floor area permitted on that zoning lot under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *community facility building* or a *building* used for both *commercial* and *community facility uses* may be increased as set forth in the following table:

* * *

33-14

Floor Area Bonus for a Plaza-Connected Open Area

33-141

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, for each square foot of open area unobstructed from its lowest level to the sky, which has a Minimum dimension of 40 feet and which connects *two plazas* or a *plaza* with a *street*, the total *floor area* permitted on a *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as though such open area were part of the *plaza* eligible for the bonus set forth in Section 33-131 (Commercial buildings in certain specified Commercial Districts).

* * *

33-15

Floor Area Bonus for Arcades

33-151

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height Setback Requirements)**, for each square foot of arcade provided on a zoning lot, the total floor area permitted on that zoning lot under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as set forth in the following table:

* * *

33-153

Community facility buildings in certain other specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk & Height and Setback Regulations)**, for each square foot of arcade provided on a zoning lot, the total floor area permitted on that zoning lot under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *community facility building* or a *building* used for both *commercial* and *community facility uses* may be increased as set forth in the following table:

* * *

33-43

Maximum Height of Front Wall and Required Front Setbacks

In all districts, as indicated, if the front wall or other portion of a *building or other structure* is located at the *street line* or within the *initial setback distance* set forth in this Section, the height of such front wall or other portion of a *building or other structure* shall not exceed the maximum height above *curb level* set forth in this Section. Above such specified maximum height and beyond the *initial setback distance*; the *building or other structure* shall not penetrate the *sky exposure plane* set forth in this Section. The regulations of this Section shall apply except as otherwise provided in Section 33-42 (Permitted Obstructions), Section 33-44 (Alternate Front Setbacks), Section 33-45 (Tower Regulations), **Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, or **Section 82-11 (Building Walls along certain street lines)**.

* * *

33-44

Alternate Front Setbacks

In all districts, as indicated, if an open area is provided along the full length of the *front lot line* with the minimum depth set forth in this Section, the provisions of Section 33-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the *front lot line*. However, in such instances, except as otherwise provided in Section 33-42 (Permitted Obstructions), Section 33-45 (Tower Regulations), or **Section 82-08 (Modification of Bulk Height and Setback Requirements)**, no

building or other structure shall penetrate the alternate *sky exposure plane* set forth in this Section, and the *sky exposure plane* shall be measured from a point above the *street line*.

* * *

Supplementary Regulations

33-45

Tower Regulations

33-451

In certain specified Commercial Districts
In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, any *buildings* or portions thereof which in the aggregate occupy not more than 40 per cent of the *lot area* of a *zoning lot* or, for *zoning lots* of less than 20,000 square feet, the per cent set forth in Section 33-454 (Towers on small lots), may penetrate an established *sky exposure plane*. (Such *building* or portion thereof is hereinafter referred to as a tower). At any given level, except where the provisions set forth in Section 33-455 (Alternate regulations for towers on lots bounded by two or more streets), or Section 33-456 (Alternate setback regulations on lots bounded by two or more streets), or Section 33-457 (Tower setbacks on narrow blocks), are applicable and where the option is taken to be governed by such provisions, such tower may occupy any portion of the *zoning lot* not located less than 15 feet from the street line, of a *narrow street*, or less than 10 feet from the *street line* of a *wide street*, provided that the aggregate area so occupied within 50 feet of a *narrow street* shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a *wide street* shall not exceed 1,600 square feet.

* * *

33-455

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

In the districts indicated, if a *zoning lot* is bounded by at least two *street lines*, a tower may occupy the per cent of the *lot area* of a *zoning lot* set forth in this Section, provided that, except as otherwise set forth in Section 33-457 (Tower setbacks on narrow blocks), and **Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, all portions of any *building* or *buildings* on such *zoning lot*, including such tower, are set back from *street lines* as required in this Section.

* * *

33-456

Alternate setback regulations on lots bounded by two or more streets

In the districts indicated, except as otherwise set forth in Section 33-457 (Tower setbacks on narrow blocks), and **Section 82-06 (Modification of Bulk & Height and Setback Requirements)**, if a *zoning lot* is bounded by at least two *street lines*, a tower occupying not more than the per cent of *lot area* set forth in Section 33-451 (In certain specified Commercial Districts) or Section

33-454 (Towers on small lots) may be set back from a *street line* as follows:

* * *

34-10 APPLICABILITY OF RESIDENCE
DISTRICT BULK REGULATION

34-11

General Provisions

In the districts indicated, the *bulk* regulations for *residential buildings* set forth in Article II, Chapter 3, shall apply to all *residential buildings* in accordance with the provisions of this Section, except as modified by the provisions of Sections 34-21 to 34-24, inclusive, relating to Exceptions to Applicability of Residence District Controls, and subject to the provisions of Article VIII, Chapter 2 (Special Lincoln Square District) where applicable.

* * *

35-10 GENERAL PROVISIONS

Except as otherwise provided in this Chapter, and except as otherwise provided in Article VIII, Chapter 2 (Special Lincoln Square District) the portions of a *mixed building* used for *residential use* are subject to the *bulk* regulations set forth in Article II, Chapter 3, and the portions of a *mixed building* used for *commercial* or *community facility use* are subject to the *bulk* regulations set forth in Article III, Chapter 3.

* * *

35-35

Floor Area Bonus for Plaza, Plaza-Connected Open Area, or Arcade in Connection with Mixed Buildings

In the districts indicated, any *floor area* bonus for a *plaza*, a *plaza-connected open area*, or an *arcade* permitted under the applicable district regulations for any *residential, commercial, or community facility* portion of a *mixed building*, may be applied to a *mixed building*, provided that any given *plaza, plaza-connected open area, or arcade* shall be counted only once in determining the bonus. **The provisions of this section are subject to the provisions of Section 82-08 (Modification of Bulk and Height and Setback Requirements).**

* * *

35-40 APPLICABILITY OF LOT AREA
REQUIREMENTS TO
MIXED BUILDINGS

35-41

Lot Area Requirements for Non-Residential Portions of Mixed Buildings

In the districts indicated, except as otherwise provided in Section 35-42 (Density or Lot Area Bonus in Mixed Buildings) and Section 82-08 (Modification of Bulk and Heights and Setback Requirements), in addition to the *lot area* for the *residential portion* of a *mixed building* required under the provisions of Sections 35-21 to 35-23, inclusive, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings, for each 100 square feet of *floor area* used for *commercial* or *community facility use*, an amount of *lot area* shall be provided not less than as set forth in this Section. Any given *lot area* shall be counted only once in meeting the *lot area* requirements.

* * *

35-42

Density or Lot Area Bonus in Mixed Buildings
 In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)** the lot area reduction set forth in Section 23-23 (Density Bonus for a Plaza, Plaza-Connected Open Area, or Arcade shall apply to the *lot area* requirements set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room) to the extent that the *building* is used for *residential use*; and the *lot area* reduction set forth in Section 23-26 or Section 24-22 (Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade), shall apply to the *lot area* requirements set forth in Section 35-41 (Lot Area Requirements for Non-Residential Portions of Mixed Buildings) to the extent that the *building* is used for *commercial* or *community facility use*.

* * *

35-62

Maximum Height of Front Wall in Initial Setback Distance
 In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements) and Section 82-11 (Building Walls along certain Street lines)**, the maximum height of a front wall of a *mixed building* within the *initial setback distance* shall be the maximum height of a front wall permitted in the applicable district for a *residential, commercial, or community facility building*, whichever permits the greatest maximum height. However, for the purpose of this Section, the first *story* used for *commercial uses* shall be considered equivalent to two *residential stories*.

* * *

36-10 PERMITTED ACCESSORY OFF-STREET PARKING SPACES

36-11

General Provisions

In all districts as indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and off-street Loading Requirements)**, *accessory* off-street parking spaces may be provided for all permitted *uses* subject to the applicable provisions set forth in Section 36-12 (Maximum Size of Accessory Group Parking Facilities). Such *accessory* off-street parking spaces may be open or enclosed. However, except as otherwise provided in Section 73-49 (Roof Parking) or Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments), no spaces shall be located on any roof which is immediately above a *story* other than a basement.

* * *

REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21

General Provisions

In all districts indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and Off-Street Loading Requirements)**,

accessory off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this section for all new *development* after the effective date of this resolution for the *commercial* or *community facility* uses listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the use of such *development*.

* * *

36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

36-31

General Provisions

In all districts, as indicated, *accessory* off-street parking spaces, open or enclosed, shall be provided for all new *residences* constructed after the effective date of this resolution, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the *use* of such *residences*: Section 36-39 (Special Provisions for Zoning Lots Divided by District Boundaries).

Section 82-07 (Modification of Parking and off-street Loading Requirements)

* * *

36-33

Requirements Where Group Parking Facilities Are Provided

In the districts indicated, **except as otherwise provided in Section 82-07 (modification of Parking and Street Loading Requirements)**, for new *residences developed* under single ownership or control, where *group parking facilities* are provided, the number of required *accessory* off-street parking spaces is as set forth in this Section.

* * *

36-34

Modification of Requirements for Small Zoning Lots

In the districts indicated, **except as otherwise provided in Section 82-07 (modification of Parking and off-street Loading Requirements)**, for small *zoning lots*, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions set forth in this Section.

* * *

36-61

Permitted Accessory Off-Street Loading Berths

In all districts, as indicated, *accessory* off-street loading berths, open or enclosed, may be provided for all permitted uses, under rules and regulations promulgated by the Commissioner of Buildings, and subject to the provisions of Section 36-682 (Location of access to the street), Section 36-683 (Restrictions on location of berths near Residence Districts), Section 36-684 (Surfacing), Section 36-685 (Screening), and **Section 82-07 (Modification of Parking and off-street Loading Requirements)**.

* * *

Chapter 2 Special Lincoln Square District
82-00 GENERAL PURPOSES

The "Special Lincoln Square District" established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) To preserve, protect and promote the character of the *Special Lincoln Square District* area as the location of a unique cultural and architectural complex — an attraction which helps the City of New York to achieve pre-eminent status as a center for the performing arts, and thus conserve its status as an office headquarters center and a cosmopolitan residential community;
- (b) To improve circulation patterns in the area in order to avoid congestion arising from the movements of large numbers of people; improvement of subway stations and public access thereto; including convenient transportation to, from and within the district, and provision of *arcades, open space, and subsurface concourses*;
- (c) To help attract a useful cluster of shops, restaurants and related amusement activities which will complement and enhance the area as presently existing;
- (d) To provide an incentive for possible *development* of the area in a manner consistent with the foregoing objectives which are an integral element of the Comprehensive Plan of the City of New York;
- (e) To encourage a desirable urban design relationship of each *building* to its neighbors and to Broadway as the principal street; and
- (f) To promote the most desirable use of land in this area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues.

* * *

82-01

Definition (repeated from Section 12-10)

Special Lincoln Square District

The "Special Lincoln Square District" is a Special Purpose District designated by the letter "L", in which special regulations set forth in Article VIII, Chapter 2 apply to all *developments*. The *Special Lincoln Square District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement those of the districts on which it is superimposed.

* * *

82-02

General Provisions

In harmony with the general purpose and intent of this resolution and the general purposes of the *Special Lincoln Square District* and in accordance with the provisions of this Chapter, certain specified *bulk* regulations of the districts on which the *Special Lincoln Square District* is superimposed are made inapplicable and the City Planning Commission, by special permit after public notice and hearing and subject to Board of Estimate action, may grant special

permits authorizing modifications of specified applicable district *bulk* regulations for any *development* in the *Special Lincoln Square District*.

In addition to meeting the requirements, conditions, and safeguards prescribed by the Commission as set forth in this Chapter, each such *development* shall conform to and comply with all of the applicable district regulation 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.

* * *

82-03

Action by the Board of Estimate

The resolution of approval by the City Planning Commission, together with a copy of the application for a grant of a special permit, shall be filed with the Secretary of the Board of Estimate, and the Board of Estimate shall act upon such resolution in accordance with the provisions of Section 200 of the New York City Charter.

* * *

82-04

Requirements for Applications

An application to the City Planning Commission for the grant of a special permit respecting any *development* under the provisions of this Chapter shall include a site plan showing the location and proposed use of all *buildings* or *other structures* on the site; the location of all vehicular entrances and exits and proposed off-street parking spaces, and such other information as may be required by the City Planning Commission for its determination as to whether or not a special permit is warranted. Such information shall include, but not be limited to, justification of the proposed *development* in relation to the general purposes of the *Special Lincoln Square District* (Section 82-00), its relation to public improvements (Section 82-05), its proposed uses (Section 82-06), its parking facilities (Section 82-07), and its bulk and height (Section 82-08), as well, in applicable locations, as the inclusion of Mandatory Arcades (Section 82-09), public amenities (Section 82-10) and location of *building walls* in relation to certain *street lines* (Section 82-11).

* * *

82-05

Relationship to Public Improvement Projects

In all cases, the Commission shall deny a special permit application, whenever the *development* will interfere with a public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, City Planning Commission, or Site Section Board as determined from the calendar of each such agency issued prior to the date

of the public hearing on the application for a special permit.

* * *

82-06

Special Use Regulations

In order to insure that a wide variety of consumer and service needs of local residents are met, a special limitation is imposed on the amount of street level frontage that can be devoted to any one type of commercial use, and a special incentive is provided to encourage uses compatible with the General Purposes of (Section 82-00).

* * *

82-061

Restriction on street level uses

Within the *Special Lincoln Square District* on any zoning lot no more than 40 feet of street line frontage may be devoted to any one of the uses permitted in Use Groups 5, 6, 8, 9, 10 or 12 unless they are also included in Use Group L (Section 82-062). Uses under Use Group L are permitted without frontage limitation.

* * *

82-062

Use Group L

Use Group L comprises a group of specially related uses selected from Use Groups 3, 4, 5, 6, 8, 9, 10 and 12 to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the many day and night visitors who are attracted to the civic, cultural, entertainment and educational activities of the *Special Lincoln Square District*.

* * *

A. Community Facilities

- 1. Clubs, except:
 - (a) Clubs, the chief activity of which is a service predominantly carried on as a business,
 - (b) Non-commercial outdoor swimming pool clubs, or
 - (c) Any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any lot line
- 2. Colleges or universities, including professional schools,
- 3. College or school dormitories or fraternity or sorority houses
- 4. Libraries, museums, or non-commercial art galleries
- 5. Non-commercial recreation centers
- 6. Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby residential zoning lots
- 7. Public parks or playgrounds or private parks
- 8. Welfare centers

B. Transient Accommodations

- 1. Hotels, transient

C. Convenience Retail or Service Establishments

- 1. Bakeries, provided that floor area used

for production shall be limited to 750 square feet per establishment

2. Barber shops
 3. Beauty parlors
 4. Drug stores
 5. Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of *floor area* per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds
 6. Food stores, grocery stores, or delicatessen stores
 7. Laundry establishments, hand or automatic self-service
 8. Package liquor stores
 9. Shoe or hat repair shops
 10. Stationery stores
 11. Tailor or dressmaking shops, custom
 12. Variety stores, limited to 10,000 square feet of *floor area* per establishment
- D. Retail or Service Establishments
1. Antique stores
 2. Art Galleries, commercial
 3. Artists' supply stores
 4. Book stores
 5. Candy or ice cream stores
 6. Catering establishments
 7. Cigar or tobacco stores
 8. Clothing or costume rental establishments
 9. Clothing or clothing accessory stores, limited to 10,000 square feet of *floor area* per establishment
 10. Florist shops
 11. Furrier shops, custom
 12. Gift shops
 13. Interior decorating establishments, provided that *floor area* used for processing, servicing, or repairs shall be limited to 750 square feet per establishment
 14. Jewelry or art metal craft shops
 15. Leather goods or luggage stores
 16. Locksmith shops
 17. Meeting halls
 18. Millinery shops
 19. Musical instrument repair shops
 20. Music stores
 21. Newsstands, open or enclosed
 22. Optician or optometrist establishments
 23. Pawn shops
 24. Pet shops
 25. Photographic equipment or supply stores
 26. Picture framing shops
 27. Record stores
 28. Shoe stores
 29. Sporting or athletic stores
 30. Stamp or coin stores
 31. Studios, art, music, dancing or theatrical

- 32. Telegraph offices
- 33. Television, radio phonograph or household appliance stores
- 34. Toy stores
- 35. Travel bureaus
- 36. Umbrella repair shops
- 37. Watch or clock stores or repair shops
- E. Clubs
 - 1. Non-commercial clubs without restrictions on activities and facilities
- F. Amusements
 - 1. Arenas or auditoriums, with capacity limited to 2,500 seats
 - 2. Billiard parlors or pool halls
 - 3. Bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment
 - 4. Eating or drinking places, including those which provide outdoor table service, without restrictions on entertainment or dancing
 - 5. Public dance halls
 - 6. Theaters
- G. Accessory Uses

* * *

82-07

Modification of Parking and Off-Street Loading Requirements

No parking or off-street loading facilities shall be provided except as permitted under the specific terms of each permit granted under the provisions of this Chapter II (Special Lincoln Square District).

* * *

82-08

Modification of Bulk and Height and Setback Requirements

Bulk and Height and Setback regulations otherwise applicable in the L District are modified to the extent set forth in paragraph (1) through (4) of this section, subject to the following limitations:

- (a) in no event shall total *floor area* permitted on a zoning *lot* exceed 144 per cent of the maximum *floor area* ratio set forth in Section 33-122 and Section 33-123; and,
- (b) in no event shall the *floor area* of a *residential building* or the *residential portion* of a *mixed building* exceed 12.0.

- (1) The provisions of Sections 25-16, 24-14, or 33-13 (Floor Area Bonus for a Plaza), Sections 23-17, 24-15, or 33-14 (Floor Area Bonus for a Plaza-Connected Open Area), Sections 23-18, 24-16, or 33-15 (Floor Area Bonus for Arcades, or Section 23-23 (Density Bonus for a Plaza-Connected Open Area or Arcade) shall not be applicable;
- (2) For all *buildings* as to which the provisions of Section 82-09 (Mandatory Arcades) or Section 82-10 (Public Amenities) are applicable, *floor area* may be increased under terms and conditions set forth in Section 82-10 (Public Amenities);

(3) the *lot area* requirements for the non-residential portion of a *building* which is eligible for a *floor area* bonus under the provisions of this paragraph may be waived or reduced by the Commission provided that the Commission makes the additional finding that the waiver or reduction will not adversely effect the use of the structure or the surrounding area; and,

(4) Height and setback regulations may be modified by the Commission, following public notice and hearing and subject to Board of Estimate action, to the extent necessary to facilitate good design and to incorporate increases in maximum *floor area ratio* granted pursuant to paragraph (2) of this section, and shall be modified appropriately as to any *building* to which Sections 82-11 (Building Walls along Certain Streets) is applicable.

* * *

82-09

Mandatory Arcades

Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*: the north side of 61st Street between Central Park West and Broadway, the east side of Broadway between 61st and 65th Street, the east side of Columbus Avenue between 65th Street and 66th Street shall contain an *arcade* as defined in Section 12-10, except that:

- (a) The *arcade* shall extend the full length of the *zoning lot* along the street lines described above;
- (b) The exterior face of building columns shall lie along the *street lines* described above;
- (c) The minimum depth of the *arcade* shall be 17 feet (measured perpendicular to the exterior face of the building columns located on the *street line*) and the average height of the *arcade* along the center line of its longitudinal axis shall not be less than 20 feet;
- (d) The *arcade* shall contain no obstructions within the area delineated by the minimum width and height requirements of this section;
- (e) No *signs* may be affixed to any part of the *arcade* or building columns except on a parallel to the building wall projecting no more than 18 inches therefrom parallel to the *street line* along which the *arcade* lies;
- (f) The *arcade* shall be illuminated only by incandescent lighting.

* * *

82-10

Public Amenities

- (a) The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specific paragraphs (a) through (f) of this Section

and may authorize a corresponding decrease in required *lot area* per room, if applicable, and an appropriate modification of height and setback regulations for any new *buildings* which includes one or more of the public amenities described in paragraphs (a) through (f) of this Section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

In determining the increase in *floor area* that may be given for the inclusion of any amenity, the Commission shall consider:

- (1) The amount of *floor area* by which the total *floor area* of the *building* is reduced because of the inclusion of the amenity;
- (2) The direct construction cost of the amenity;
- (4) The degree to which the inclusion of the amenity furthers the objectives of the *Special Lincoln Square District*, and the degree to which the amenity incorporates distinguished and appropriate architectural characters, landscaping treatment and overall functional integration with the remainder of the district and shall restrict the increase in *floor area* for any amenity within the ranges set forth in the following table:

	Increase in Square Feet of <i>Floor Area</i>	
	<i>Minimum</i>	<i>Maximum</i>
(a) for a mandatory <i>arcade</i> (82-09)		7 per sq. ft. of Mandatory <i>Arcade</i>
(b) for any other <i>arcade</i> , except that no portion of a <i>building</i> can qualify both as an <i>arcade</i> and as a Mandatory <i>arcade</i>	5 per sq. ft. of <i>arcade</i>	5.5 per sq. ft. of <i>arcade</i>
(c) for a <i>plaza</i> , provided that no portion of a <i>zoning lot</i> can qualify both as a <i>plaza</i> and as a <i>pedestrian way</i>	6 per sq. ft. of <i>plaza</i>	7.2 per sq. ft. of <i>plaza</i>
(d) for a <i>pedestrian way</i>	6 per sq. ft. of <i>pedestrian way</i>	7.2 per sq. ft. of <i>pedestrian way</i>
(e) for a <i>galleria</i>	8 per sq. ft. of <i>galleria</i>	9.6 per sq. ft. of <i>galleria</i>
(f) for a <i>covered plaza</i>	12 per sq. ft. of <i>covered plaza</i>	14.4 per sq. ft. of <i>covered plaza</i>
(g) for subsurface concourse or bridge connections to other buildings or to subways.		An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section.

* * *

82-11

Building Walls Along Certain Street Lines

(a) Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*:

The north side of 61st Street between Central Park West and Broadway, the east side of Broadway between 61st Street and 65th Street, the east side of Columbus Avenue between 65th Street and 67th Street, the east side of Broadway between 67th Street and 68th Street, the west side of Broadway between 62d Street and 60th Street, shall have exterior walls coincident with the *street lines* described above and rising for a height of not less nor more than 85 feet above the average curb elevation of that portion of the above described *street line* which the *zoning lot* abuts, before an initial setback of not less than 15 feet.

(b) Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*:

The west side of Broadway from 62d Street to 63d Street, the south side of 63d Street between Broadway and Columbus Avenue, the east side of Columbus Avenue between 63d Street and 62d Street, the east side of Broadway between 67th Street and 66th Street, the north side of 66th Street between Broadway and Columbus Avenue, the west side of Columbus Avenue between 66th Street and 67th Street, shall have exterior walls coincident with the *street lines* described above rising without break or setback other than those permitted under the terms of a special permit granted under the provisions of Sections 82-02 and 82-03 of this Chapter.

(On January 15, 1969, Cal. No. 25, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Charles G. Moerdler, representing J. Z. J. Realty Corporation; Roger Starr, Citizen's Housing Planning Council; Rabbi Edward E. Klein, representing Lincoln Square Community Council; Leonard X. Farbman, Lower West Side Community Council; David Todd, representing New York Chapter American Institute of Architects; Robert Alpern; Mrs. Jeannette Bamford, Community Service Society; Henry E. Bessire, Lincoln Center for the Performing Arts; Mrs. Helmut N. Friedlaender, Women's City Club of New York; Charles S. Ascher, Community Planning Board No. 7; Harmon H. Goldstone; William Kilgannon, representing Clorborne Association.

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

No. 41**(CP-20388A)**

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. 8c, **establishing an L District**, bounded by Amsterdam Avenue, West 68th Street, a line 100 feet east of Columbus Avenue, West 67th Street, a line 200 feet west of Central Park West, West 62d Street, Central Park West, West 61st Street, Broadway, and West 60th Street, Borough of Manhattan.

(On January 15, 1969, Cal. No. 26, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Charles G. Moerdler, representing J. Z. J. Realty Corporation; Roger Starr, Citizen's Housing Planning Council; Rabbi Edward E. Klein, representing Lincoln Square Community Council; Leonard X. Farbman, Lower West Side Community Council; David Todd, representing New York Chapter American Institute of Architects; Robert Alpern; Mrs. Jeannette Bamford, Community Service Society; Henry E. Bessire, Lincoln Center for the Performing Arts; Mrs. Helmut N. Friedlaender, Women's City Club of New York; Charles S. Ascher, Community Planning Board No. 7; Harmon H. Goldstone; William Kilgannon, representing Clorborne Association.

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

No. 42

(CP-20590)

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. 9a, **changing from an R8 District to an R10 District** property bounded by East 88th Street, a line 100 feet west of Lexington Avenue, East 87th Street and a line 150 feet east of Park Avenue, Borough of Manhattan.

(On January 15, 1969, Cal. No. 27, 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-20595)

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. 8c, **(1) changing from R8 Districts to R7-2 Districts** property within the area bounded generally by West 72d Street, Amsterdam Avenue, West 79th Street, Columbus Avenue, West 77th Street, a line 200 feet west of Central Park West, West 68th Street, Broadway, West 70th Street and Freedom Place and its northerly prolongation; **and (2) changing from an R10 District to a C4-7 District** property bounded by West 62d Street, a line 200 feet west of Central Park West, West 62d Street, a line 100 feet east of Broadway and a line 100 feet east of Columbus Avenue, Borough of Manhattan.

(On January 15, 1969, Cal. No. 28, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Charles G. Moerdler, representing J. Z. J. Realty Corporation; Roger Starr, Citizen's Housing Planning Council; Rabbi Edward E. Klein, representing Lincoln Square Community Council; Leonard X. Farbman, Lower West Side Community Council; David Todd, representing New York Chapter American Institute of Architects; Robert Alpern; Mrs. Jeannette Bamford, Community Service Society; Henry E. Bessire, Lincoln Center for the Performing Arts; Mrs. Helmut N. Friedlaender, Women's City Club of New York; Charles S. Ascher, Community Planning Board No. 7; Harmon H. Goldstone; William Kilgannon, representing Clorborne Association.

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

BOROUGH OF THE BRONX

No. 44

(CP-20568)

PUBLIC HEARING in the matter of an application pursuant to Section 74-68 of the Zoning Resolution, from The City University of New York for the grant of a **special permit involving the development of Bronx Community College in transit**

air space on property located in the vicinity of Paul Avenue and Bedford Park Boulevard West, Borough of The Bronx.

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

(On January 15, 1969, Cal. No. 29, 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. 45

(CP-20572)

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. 23a, **changing from an R4 District to an M1-1 District property bounded by Schenectady Avenue, a line 200 feet south of Glenwood Road, East 48th Street and a line 250 feet south of Glenwood Road, Borough of Brooklyn.**

(On January 15, 1969, Cal. No. 30, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearance—Reginal S. Hardy, representing applicant.

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

BOROUGH OF QUEENS

No. 46

(CP-20555)

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. 9a, **establishing within an existing R6 District, a C2-2 District bounded by Astoria Boulevard, 34th Street, a line 150 feet south of Astoria Boulevard, and 33d Street, Borough of Queens.**

(On January 15, 1969, Cal. No. 31, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearance—Peter F. Vallone, representing Stage Coach Inn and James Podios, Inc.

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

No. 47

(CP-20570)

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. 14b, **changing from R5 and C1-2 Districts to a C4-4 District property bounded by Interborough Parkway, Union Turnpike, 134th Street, Hoover Avenue, Queens Boulevard, the northwesterly boundary line of Maple Grove Cemetery, Kew Gardens Road, 82d Avenue, a line 100 feet westerly of Kew Gardens Road, 80th Road and a line 280 feet westerly of Kew Gardens Road, Borough of Queens.**

(On January 15, 1969, Cal. No. 32, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Carol Berger, representing Parents Association of Public School 99; Charles I. Goldman, representing Morley Holding Company; Sol I. Liebman, representing New York City Educational Construction Fund.

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

CAPITAL BUDGET

No. 48

(CB-68-8)

PUBLIC HEARING in the matter of proposed amendment of the 1968-1969 Capital Budget to **add a new line, Project P-515, "Safety Surfacing Beneath Playground Equipment in Existing Playgrounds, Various Locations, City-Wide"** in the amount of \$600,000, and to reduce in the 1966-1967 Capital Budget, Project P-13, "Flushing Meadow Park, Queens, Park Development" from \$1,722,200 to \$1,172,000.

(On January 15, 1969, Cal. No. 46, 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 amendments of the Capital Budget for the Department of Parks, as follows:

1968-1969 Capital Budget

Add a new line, 472h, Project P-515, "Safety Surfacing Beneath Playground Equipment in Existing Playgrounds, Various Locations, City-Wide," in the amount of \$600,000.

1966-1967 Capital Budget

Reduce Line 357y, Project P-13, "Flushing Meadow Park, Queens, Park Development," from \$1,772,200 to \$1,172,200.

January 29, 1969.

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

Sir—On July 30, 1968, the Administrator of Parks, Recreation and Cultural Affairs requested amendment of the Capital Budgets, as described above.

The Department indicates that previous appropriations in the amount of \$755,000 have been encumbered for contracts either completed or nearing completion. The Department has had very favorable experience with safety surfacing and, in response to neighborhood requests, now proposes to install such surfacing in 40 locations (eight playgrounds per Borough) throughout the City.

Accordingly, \$600,000 will be required to finance the proposed additional contracts and these funds may be provided by amending the 1968-1969 Capital Budget. In order to maintain the City's debt-incurring margin, \$600,000 may be rescinded from Project P-13, Flushing Meadow Park, since the funds cannot be obligated at this time. These funds will be restored in a later Capital Budget, as required.

On January 15, 1969, Cal. No. 46, the City Planning Commission fixed January 29, 1969 as the date for a public hearing on the proposed amendment of the Capital Budgets for 1966-1967 and 1968-1969.

The matter was the subject of a public hearing duly held by the Commission on January 29, 1969, Cal. No. 48. There were no appearances.

The Commission approved the amendment and adopted the following recommendations:

That the Capital Budget for 1968-1969, under Department of Parks, be amended as follows:

Column Number	Column Heading	Column Entry
1	Line	472h
2	Project	P-515
3	Title	Safety Surfacing Beneath Playground Equipment in Existing Playgrounds, Various Locations, City-Wide.
4	Total Estimated Cost	\$2,000,000 00
5	Total Authorization as of April 5, 1968	765,000 00
6	Available Sums from Mayor's Prior Certification as of December 31, 1967	480,706 54
7	1968-1969 Capital Budget	600,000 00
8	Required to Complete	635,000 00
9	Period of Probable Usefulness and Annual Debt Service and Maintenance and Operation	{ 5(35) 138,000 0

Footnotes—

Column 9—The figure shown in parentheses after the statutory period of usefulness 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 Parks, be amended as follows:

Column Number	Column Heading	Column Entry
1	Line	357y
2	Project	P-13
3	Title	Flushing Meadow Park, Queens, Park Development
4	1966-1967 Capital Budget	\$1,472,200 00
5	* Code	55-7279-12-52
6	Source of Funds for Capital Budget	1,172,200 00A
7	Total Estimated Cost	5,000,000 00
8	Total Authorization as of March 25, 1966.....	0
9	Required to Complete and Estimated Annual Maintenance and Operation	{ 3,827,800 00
10	Statutory Period of Probable Usefulness and Estimated Additional Annual Debt Service	{ 11,600 00 { (10)19 { 251,000

Footnotes—

*—Amounts not allocated for expenditure as of the date indicated.

A—Additional Funds.

Column 10—The figure shown in parentheses after the statutory period of usefulness 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

ZONING

BOROUGH OF BROOKLYN

No. 49

(CP-20112)

COMMUNICATION, from Bay Ridge Air Rights, Inc., requesting an **extension of time** to complete construction of a **proposed housing development involving railroad air space** located on property bounded by **2d Avenue, 65th Street, 4th Avenue** and a public park, Borough of Brooklyn, application for which was approved and became effective on February 8, 1968 under Section 74-68 of the Zoning Resolution of The City of New York.

On motion, the following favorable report was unanimously adopted:

January 29, 1969.

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

Whereas, The City Planning Commission on January 31, 1968, Cal. No. 9, adopted a resolution approving, pursuant to Section 74-68 of the Zoning Resolution, an application of Bay Ridge Air Rights, Inc., for approval of a proposed housing development involving railroad air space on property bounded by 2d Avenue, 65th Street, 4th Avenue and a public park, Borough of Brooklyn, which resolution was approved by the Board of Estimate and became effective on February 8, 1968; and

Whereas, The City Planning Commission is in receipt of a communication, from a representative of the applicant, requesting an extension of time to complete construction; be it

Resolved, By the City Planning Commission, that the Resolution duly adopted by the City Planning Commission on January 31, 1968, Cal. No. 9, and approved by the Board of Estimate on February 8, 1968, Cal. No. 47, pursuant to Section 74-68 of the Zoning Resolution involving the application of Bay Ridge Air Rights, Inc., for approval of a proposed housing development involving railroad air space on property bounded by 2d Avenue, 65th Street, 4th Avenue and a public park, Borough of Brooklyn, be and hereby is amended with respect to Condition No. 4 to read as follows: 4. The approval

January 29, 1969

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herein granted shall lapse after the expiration of two years from February 8, 1968, if no substantial construction has taken place in accordance with the plans for which such approval was granted.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman;
WALTER McQUADE, JAMES G. SWEENEY, Commissioners.

On motion, the Commission adjourned at 12.35 p. m., to meet Wednesday, February 19, 1969, at 10 a. m., in Room 16, City Hall, Manhattan.

LEONARD A. MANCUSI, Secretary.