

CITY PLANNING COMMISSION

Minutes of Special Meeting of the City Planning Commission, Held in Room 16, City Hall, Beginning Monday, March 14, 1960.

The Commission met pursuant to adjournment.

Present—James Felt, Chairman; Francis J. Bloustein, Vice-Chairman; Goodhue Livingston, Jr., Lawrence M. Orton, Michael A. Provenzano, James G. Sweeney, Commissioners; Edward Hoffman, sitting for Acting Commissioner, Stuart Constable.

(Roll Call at 10 a. m.)

PUBLIC HEARING

ZONING

No. 1 (CP-15278)

IN THE MATTER OF a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text and maps** which are a part thereof and which are appended thereto.

On December 23, 1959, Cal. No. 48, the Commission fixed **Monday, March 14, 1960** for a hearing on this matter, which was duly advertised. For the convenience of the public, to insure orderly procedure, and to permit a full hearing, the hearing on March 14, 1960 was initially devoted to the Proposed Text and was continued on the dates set forth below, starting at 10 a. m. on each day:

Tuesday, March 15, 1960—**Proposed Text.**

Friday, March 18, 1960—Proposed **Zoning Maps** for the **Borough of The Bronx.**

Monday, March 21, 1960—Proposed **Zoning Maps** for the **Borough of Brooklyn.**

Tuesday, March 22, 1960—Proposed **Zoning Maps** for the **Borough of Manhattan.**

Wednesday, March 23, 1960—Proposed **Zoning Maps** for the **Borough of Queens.**

Friday, March 25, 1960—Proposed **Zoning Maps** for the **Borough of Richmond.**

CHAIRMAN FELT—On behalf of the City Planning Commission, I wish to welcome all of you who have come here today to participate in or observe these proceedings. I am also happy to welcome the listening audience of municipal radio station WNYC which is broadcasting today's and tomorrow's sessions as a public service.

The public hearing we open this morning is probably more vital to the well-being of the people of New York City than any public hearing held by the Planning Commission in the more than two decades of its existence. It was well over four decades ago—in 1916—that New York City took the pioneering step of enacting the nation's first zoning code.

The concept of regulating the private use of land in the interest of the general public welfare represented a great step forward. Not surprisingly it aroused bitter opposition in those who looked upon the use of land as a matter of purely personal concern, to be developed as they—and they alone—saw fit, regardless of the effects on neighbors or the general community. And not surprisingly, the dire predictions of its opponents that chaos and ruin would follow adoption of the zoning resolution, failed to come to pass.

Indeed, just the opposite happened. Instead of grass growing in the streets, there followed one of the greatest building booms in the City's history. But that is so often the history of regulatory legislation proposed to check unsound and unhealthy practices: bitter opposition and prophecies of doom, followed by a tide of improvement which carries along the professional no less than it does the public.

A zoning code is not, however, despite the flattering analogy some of its opponents have drawn, like the Constitution of the United States or the Ten Commandments. It embodies a set of specific regulations, not broad principles of law or conduct. And specific regulations, if they are to be effective, must be in tune with the condition, the customs, the technology, and broadly speaking, the environment, of the elements being regulated.

I need hardly remind anyone here that the elements regulated by a zoning code—the use and development of land—have undergone a complete evolution in the past forty odd years. The auto age and incredible technological leapfrogging which have burst upon us in the past few decades have altered the use and organization of land as profoundly and far more rapidly than did the industrial revolution in the 19th century. Witness shopping centers, supermarkets, horizontal factories and industrial parks, jetports, rooftop heliports, large-scale residential projects, and the space-covering and space-consuming private passenger car.

The 1916 resolution was swept and tossed by this accelerating current of change despite the improvised amendments we piled on in a desperate attempt to maintain control. In 1940, after the Planning Commission had been established and given jurisdiction over the zoning resolution, some substantial amendments were made. As a matter of historical interest, they were strongly opposed by most of those who today oppose our new proposal on the grounds that the existing zoning is fine because of the 1940 amendments.

While the 1940 amendments did not have any of the ill-effects so morosely predicted by their opponents, unfortunately neither did they catch us up with change. Nor could they, bound as they were to the framework of the outdated 1916 resolution. Mayor Wagner recognized this when in 1950 the Commission, under his chairmanship, launched a comprehensive zoning study by outside consultants. However, he left the Commission before it was completed, and for a variety of reasons it was never brought to public hearing.

When the Mayor appointed me chairman of the Commission, we agreed that the adoption of a modern zoning code for New York was urgent and should be given top priority. In 1956, the Board of Estimate authorized us to contract with the outstanding architectural and planning firm of Voorhees Walker Smith and Smith for a comprehensive rezoning study. Following the publication of the consultants' recommendations in February of last year, the Commission held a series of informal hearings here and in each of the other boroughs to seek advice, recommendations and constructive criticism. On the basis of those hearings, of literally hundreds of subsequent meetings and conferences with interested groups and individuals, and of its own analysis and study, the Commission published its revised proposal last December 21st. It is this proposal which is the subject of today's public hearing.

Today and tomorrow will be devoted to the text of the proposed resolution. Five subsequent sessions over the next two weeks will be devoted to comments on the proposed zoning maps for each of the five boroughs.

We have scheduled these hearings not only to conform with the legal requirements of the City Charter, but because we believe they will serve a genuinely useful purpose. It is important that we receive the views of the public on the merits of an undertaking which—all technicalities aside—is of such vital importance to the public. And it is equally important, and we shall welcome, detailed recommendations and constructive criticism. We have made scores of text changes and hundreds of map changes in the consultants' original proposal, and I am certain that as a result of these hearings and of the continuing meetings and conferences we are holding we shall recommend many many more changes when we submit this proposal to the Board of Estimate for final action. It is in the nature of a proposal of this type that there is always room for modification and improvements.

But speaking for myself, and I am sure for my colleagues, we shall reject any counsel of delay and postponement. The process of developing this proposal has been deliberate and long-drawn. Modern zoning for our City has already been too long in coming. In deference to the genuine problems of the professionals in real estate and building we have proposed a year's grace period, so that the new zoning will not, in any case, take effect before July 1, 1961, an ample period to cushion the impact of change and to allow for such further modifications as may be deemed desirable. But in deference to the general public welfare, and to all the citizens of our City, we cannot delay any longer.

The obligations imposed upon us by Charter, and the sense of duty we must show to New Yorkers of today and to succeeding generations, require us to move forward in providing New York with modern zoning—zoning aimed at reducing congestion, increasing the opportunities for light, air and open space, providing encouragement and

adequate protection for both residential and industrial development, recognizing the need to provide increased off-street parking, and, perhaps, most importantly, providing the foundation indispensable to the fundamental renewal of New York that we must and we will undertake.

Everyone who desires to speak will be heard. In deference to the great number of those who wish to speak, I would ask that all speakers keep their remarks as brief and concise as possible and attempt to avoid duplicating in detail what has been said before. We will welcome any supplementary briefs you may wish to send us as an extension of your remarks. Out of courtesy to succeeding speakers, I will reserve the right to ask anyone whose testimony becomes too lengthy to complete it at the end of the day's session.

Appearances—Francis Keally, architect; Dr. Luther Gulick, for the Institute of Public Administration and the Committee for Modern Zoning; Frank A. Barrera, for the Metropolitan Association of Real Estate Boards; I. D. Robbins, for the City Club of New York; Mendes Hershman, for the Association of the Bar of the City of New York; Robert W. Dowling, for the Citizens Budget Commission; Irving I. Rosenbaum; Richard C. Murphy, for the Old Forest Hills Association; Henry J. Lippe, for the City Island Civic Association; Arnold Bergier, for the "Save the Village" Committee; James H. Scheuer, for the Citizens Housing and Planning Council of New York City, and as an individual; Abraham M. Lindenbaum, for the Associated Builders of Greater New York; Max Abramovitz, of Harrison & Abramovitz, architects; William Lescaze, architect; Allan S. Marcus, for the Manhattan Land Owners Association; Harold Siegel, for the United Parents Associations of New York City, Inc.; Victor Remer, for the Lenox Hill Neighborhood Association and the Yorkville Housing Committee; Lis F. Rusch, for the Yorkville Civic Council; Martha Ross Leigh, for the Bedford Stuyvesant Neighborhood Council; Harry Bram; Abe Solor.

Recess from 1.30 p. m. to 2.30 p. m.

(Roll Call at 2.30 p. m.—Quorum Present)

Appearances—John P. McGrath, for the New York State Petroleum Council; Max M. Lome, for the Federation of Civic Councils of the Borough of Queens; Arthur C. Holden, architect; J. G. L. Molloy, Esq., for the Zoning Committee of the Greenwich Village Association; Geoffrey Platt, for the Municipal Art Society; Helen M. Harris, for the United Neighborhood Houses of New York; Max G. Koenig, for the Building Industry League; Millard Henlein, for the Avenue of Americas Association; Giovanni Nisita, for the Eastern Queens Civic Council and Queens Federation of Civic Councils; Max M. Simon, for the Architects Council of New York City; Peter A. Canaveri, for the Manhattan Borough President's Planning Board; Simon Breines, of Pomerance & Breines, architects; Frederick A. Wyckoff, for the Real Estate Board of New York; Miss Elsa Steinert, for the Washington Square Association; Mrs. Edith Lyons, representing Norman Redlich, for the Housing Committee of the Greenwich Village Association; Anthony Dapolito, for the Greenwich Village Association; Vito Battista, for the Highland Park Home-owners Association, the New York Council of Property Owners, and the United Taxpayers Party; Leighton Haring Smith; Mr. Diether, representing Doris Diether, his wife, for the "Save the Village".

Communications—The following communications were read into the record: Telegram from William Zeckendorf, President of Webb & Knapp, Inc., and member of the Committee on Modern Zoning; communication from Carson and Lundin, Architects; communication from I. M. Pei, Associates, Architects; communication from Lynn Goodnough, Esq., President of the Brooklyn Bar Association.

On motion, the Commission recessed at 5.30 p. m., to continue Tuesday, March 15, 1960, in Room 16, City Hall, Manhattan

TUESDAY, MARCH 15, 1960 (Proposed Text)

Continued Public Hearing

In the matter of a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text and maps** which are a part thereof and which are appended thereto (CP-15278).

Present—James Felt, Chairman; Francis J. Bloustein, Vice-Chairman; Goodhue Livingston, Jr., Lawrence M. Orton, Michael A. Provenzano, James G. Sweeney, Commissioners; Edward Hoffman, sitting for Acting Commissioner Stuart Constable.

(Roll Call at 10 a. m.)

CHAIRMAN FELT—I made a statement at the outset of our hearing yesterday that I would like to summarize again this morning; that is, that the City Planning Commission was authorized by the Board of Estimate to retain Voorhees Walker Smith and Smith as consultants in the spring of 1956. The responsibility of the consultants was to submit a proposal for a modern zoning resolution. That proposal was received by the Planning Commission and made public in February, 1959. From February, 1959, and on, the City Planning Commission worked with groups all over the City in order to obtain their views, their recommendations and their constructive criticism in connection with the consultants' proposal.

After hearing the views of the people of The City of New York and after its own deliberations, the City Planning Commission prepared its own proposed zoning resolution which was made public on December 21, 1959, almost fifteen months ago. Since that time, we have continued meeting with various groups throughout the City in order to obtain further recommendations and suggestions. And we have, even though it is not as yet in printed form, many changes that we intend to submit to the Board of Estimate after these hearings are concluded and after our deliberations come to a close.

These hearings are of extreme importance to us because we want the views of those present, so that we may make still other changes and have still further recommendations based upon what comes forth at these hearings.

I further stated that many people either favor the resolution, or are opposed to it but have reservations. They have statements to make pro and con. So, we are dispensing with the usual procedure of first hearing those who are in opposition to the item and then hearing those who are in favor of the item. We will call upon you as we receive your card and after we have heard from all those who have presented their cards we will, of course, be anxious to hear those who have not as yet indicated their intention to speak.

Appearances—Hon. Stanley Isaacs, City Councilman, speaking as an individual; Jacob S. Potofsky, as a representative of labor, and for the Committee for Modern Zoning; Walter H. Kilham, Jr., of O'Connor and Kilham, Architects; Alfred Rheinstein, for the Board of Directors of the Regional Plan Association, and as an individual; Douglas S. Powell, for the Executive Committee of the Regional Plan Association; Edward S. Reid, for the Brooklyn Heights Association; William L. Savacool, for the Chamber of Commerce of the Borough of Queens; William J. Cedzich, for the Richmond Hill Taxpayers Association; Allen A. Blaustein, as an individual and for the Flatbush Chamber of Commerce, the South Brooklyn Board of Trade, Kings Highway Merchants Association, Fifth Avenue Merchants Association and other groups; Paul Friedman for the Citizens Union; Juliet Bartlett, for the Women's City Club of New York; Mrs. Milton Gordon, for Citizens Committee for Children of New York, Inc.; H. Robert Mandel; William C. Kane, for Metropolitan Chapter of Presidents Council of New York State Society of Professional Engineers; Fred J. Carideo, for the Metropolitan Outdoor Advertising Association; Rev. Paul W. Rishell; Lewis C. Whiteman, for the Investing Builders Association; Miss Rosaleen C. Skehan, for the Port of New York Authority; Rev. Kenneth O. Jones, for the Executive Committee of the Manhattan Division of the Protestant Council; Robert Fuller, speaking for Robert C. Weinberg, and the Civic Design Committee of the New York Chapter of the American Institute of Planners; Bradford M. Greene, for the New York Chapter of the American Society of Landscape Architects, and as an individual; Robert M. Morgenthau, for the Riverdale Community Planning Association; Carl H. Salminen, for the Civic Planning Committee of the Flushing Chamber of Commerce; Walter Thabit, for the New York Metropolitan Committee on Planning; Peter A. Clancy, for the Planning and Zoning Committee of the Bronx Board of Trade; Bruce J. Gould, for the Lenox Hill Club; Mrs. Joseph Mindell, for the Greenwich Village Homeowners Division of the Manhattan Landowners Association; Carey Vennema, representing State Senator McNeil Mitchell and the 1st A. D. Republican Club Manhattan; Raymond A. Pickard, for the Civic Congress of Staten Island; Mrs. Charles J. Patterson, for the Staten Island Citizens Planning Committee; Bernard L. Hegeman, for the New York Chapter of the Society of Industrial Real Estate Brokers; Elsie Heins, representing Mrs. Mabel Otterstedt of the United Property Owners and Taxpayers Association.

Recess from 1.30 p. m. to 1.40 p. m.

(Roll Call at 1.40 p. m.—Quorum Present)

Appearances—Eugene J. Morris, Esq., for the Law Committee and Sub-Committee on Zoning of the Association of the Bar of the City of New York; Orrin G. Judd,

Esq., for the Lawyers Committee of the Committee for Modern Zoning; James Amster, for the East 49th Street Association; Joseph Modugno, for the North Shore Council and Federation of Civic Councils of the Borough of Queens; Jack Gurney, as chief architect for housing of the New York Life Insurance Company, and the Civic Committee of the New York Chapter of the American Institute of Architects; Leon T. Scofield, for the Central Queens Civic Council, and the Laurelton Civic Association; L. Bancel La Farge, architect; Samuel H. Kosse, for the Bronx Real Estate Board; Mrs. Barbara Reach, for the Committee on Housing of the Community Service Society; Lorimer Rich, architect; Albert Melniker, for the Zoning Committee of the Staten Island Chamber of Commerce and the Joint Zoning Committee; Roger Starr, for the Citizens Housing and Planning Council of the City of New York; Mrs. Randolph Guggenheimer, for the Day Care Council and the Women's Division of the Committee for Modern Zoning; Aaron L. Benjamin, for the Zoning Committee of the New York Regional Chapter of the American Institute of Planners; Leonard Mancusi, for the Francis Manor Civic Association, and as an individual; Francis X. Stephens, Jr., Esq., for the Hunts Point Industrial Property Owners; Witham J. Dufour, for the Zoning Committee of the Old Country Club Civic Association of Flushing, Inc., and the North Shore Council of Homeowners Association, Inc.; Rose Schnepf, Esq., for the Zoning Committee of the Bronx Women's Bar Association; Irving Wolfson, Democratic District Leader of Manhattan's Fifth Assembly District, North; Miss Jane Benedict, for the "Yorkville Save Our Homes Committee"; Mrs. Ada Zakin, for the Far Rockaway Taxpayers and Civic Association; Geoffrey R. Wiener, for the Hamilton-Madison House, and the Lower East Side Neighborhoods Association; Raphael H. Courland, of Maurice Courland & Son, architects; Mrs. Jane Binney, for the "Save the Village Group" and as an individual; Joseph Stein, Esq., for the Seven Santini Brothers of Jerome Avenue, the Bronx; Jack Schulman, for the Queens Valley Homeowners Association; Stanley B. Tankel, for the Greenwich Village Study Group, the Greenwich Village Association, and as an individual; Philip Beane; Mrs. Letitia Kent.

Communications—The following communications were read into the record: Communication from G. G. Tegnell of the New York Chamber of Commerce; telegram from Assemblyman William F. Passannante, for the Greenwich Village Area; telegram from Mrs. Edward J. Isley, for the Thornycroft Civic Association; telegram from Joseph F. Krikawa of the Woodside Improvement Association, for Woodside Kiwanis Club, the Harry M. Sullivan Association, The Woodside Business Men's Association, the Woodside Post of the American Legion, St. Sebastian Post of the Veterans of Foreign Wars, the Congregations of the Community Baptist Church, St. Pauls Episcopal Church, St. Sebastian Roman Catholic Church, Christ Lutheran Church, and the Lutheran High School Association of Queens and Brooklyn; communication from Nathan Straus, chairman of the Board of W.M.C.A.; telegram from Thomas A. Caliguri, for the Somerville Arverne Civic Association; telegram from Rev. Charles Reinhardt, for the Unitarian Church of Staten Island; telegram from Arthur A. Walsh, for Bronx Chamber of Commerce; communication from James V. Gilloon, Jr., on behalf of President Carroll V. Newsom, of New York University.

Communication from Edgar I. Levy, Chairman of the Special City Planning and Zoning Committee of the Commerce and Industry Association of New York, Inc., requesting that it be noted in the record.

On motion, the Commission recessed at 5.40 p. m., to continue, Friday, March 18, 1960, at 10 a. m., in Room 16, City Hall, Manhattan.

FRIDAY, MARCH 18, 1960

(Proposed Zoning Maps—Borough of The Bronx)

Continued Public Hearing

In the matter of a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text and maps** which are a part thereof and which are appended thereto (CP-15278).

Present—James Felt, Chairman; Francis J. Bloustein, Vice-Chairman; Goodhue Livingston, Jr., Lawrence M. Orton, Michael A. Provenzano, James G. Sweeney, Commissioners; Edward Hoffman, sitting for Acting Commissioner, Stuart Constable.

(Roll Call at 10 a. m.)

CHAIRMAN FELT—As you may know, we have completed two days of hearings on the general text of the proposed Zoning Resolution. The testimony heard at these hearings—both in quantity and quality—has given us assurance that New Yorkers have a growing understanding and interest in achieving a modern zoning ordinance for this city.

Today's hearing marks the first of five sessions devoted to the mapping in each of the boroughs. These meetings do not merely involve praise or criticism of the ordi-

nance, but are in effect workshop sessions in which the public comes before this body to offer specific mapping recommendations and suggestions which will help us prepare the best resolution possible.

Many have told me that they would like to suggest map changes, but they did not want their requests to imply any basic dissatisfaction with the Commission's Proposal. I do not want anyone to feel that we regard the request for a mapping change as opposition to a modern zoning ordinance.

We understand that many of you support the general principles of the proposed resolution, but have specific questions regarding your property or your district. We welcome these questions and shall endeavor to resolve them equitably.

Criticism and suggestions offered at this and the other hearings are accepted in the constructive vein they are offered. No request, no matter how small, will be ignored. We will be spending many weeks working on these recommendations—reviewing maps, making checks in the field, meeting with groups and individuals. The result of this effort will be a zoning resolution in which every citizen can be assured that he or his representatives have participated. It will be your resolution.

Appearances—Frank Montero, for Riverdale Neighborhood and Library Association; D. Miller, for the Locust Point Civic Association; Harvey E. Hauptner and Henry J. Lippe, for the City Island Civic Association; Edward J. Hurley, for the Fieldston Property Owners Association; Jack Vernon; Samuel H. Kosse, for the Real Estate Board of the Bronx; Joseph Stein, Esq., for the Santini Brothers; Dr. Gamliel Saland, for Spuyten Duyvil Taxpayers Association; Robert F. Weinberg, Esq., for Ray Weinberg Development and Construction Associates and individually; Leonard Pearlman; N. Matthew Gottesman, Esq., for Garrison Whittier Realty Corporation, Multi-Metal Wire Cloth Company, and Metal Media, Inc.; Alfred A. Frantz; Esther W. Greenfield; Jerome R. Goldman, for Neptune Warehouses; Francis X. Stephens, for Hunts Point Industrial Property Owners Association; Philip Bramnick; Mrs. Frank D. Brannan; Mrs. Carl Shoup; Mrs. Henry Alien Moe; Mrs. John B. Butler; Mrs. Barbara R. Michaels; Mrs. Louise Froelich; Mrs. Daniel Brown, for Fieldston Property Owners; Mrs. Henry Colcher; Mrs. Michael Schlesinger; Mrs. Leo Rosen; Mrs. Alvin Lane, for Joseph Goode, and as an individual; Mrs. Herman Cohn, for Fieldston Property Owners; Mrs. Patricia Orr, for Mr. and Mrs. J. Burton, and individually; Mrs. Harold G. Wolf; Michael Shore, for the Bronx Home Builders Association; Robert J. Crinnion, for Fran-Stell Realty Corporation; John L. Diamond, for the Riverdale Country School; Alfred J. Pesnick, Esq.; Rev. Robert Davidson, for the Clason Point Community Council; Karl W. Koch, III, for Karl Koch Erecting Company; William W. MacSorley.

Recess from 1.30 p. m. to 2.30 p. m.

(Roll Call at 2.30 p. m.—Quorum Present)

Appearances—Richard Sachs, for Sachs Quality Stores; Gilbert Kerlin, for Albert C. Wheeler and the Riverdale Community Planning Association; Mrs. Bayard Williams, representing Dr. Bayard Williams, for the Committee on Housing of the Community Service Society; Rev. Gerald Barry, of the Christ Church of Riverdale; Mrs. Theodore Kheel, for Theodore Kheel; Mrs. Philip Pollatin, for Dr. Philip Pollatin, the area of Fieldston, and as an individual; Seymour Alper, for Emory J. Worth; Dr. Joseph A. Coleman.

On motion, the Commission recessed at 3.10 p. m., to continue, Monday, March 21, 1960, at 10 a. m., in Room 16, City Hall, Manhattan.

MONDAY, MARCH 21, 1960

(Proposed Zoning Maps—Borough of Brooklyn)

Continued Public Hearing

In the matter of a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text and maps** which are a part thereof and which are appended thereto (CP-15278).

Present—James Felt, Chairman; Francis J. Bloustein, Vice-Chairman; Goodhue Livingston, Jr., Lawrence M. Orton, Michael A. Provenzano, James G. Sweeney, Commissioners; Edward Hoffman, sitting for Acting Commissioner, Stuart Constable.

(Roll Call at 10 a. m.)

CHAIRMAN FELT—I would like to read a brief statement. As you may know, we have completed two days of hearings on the general text of the proposed Zoning

Resolution. The testimony heard at these hearings—both in quantity and quality has given us assurance that New Yorkers have a growing understanding and interest in achieving a modern zoning ordinance for New York.

Today's session marks the second of five sessions devoted to the mapping in each of the Boroughs. These meetings do not merely involve praise or criticism of the ordinance, but are in effect workshop sessions in which the public comes before this body to offer specific mapping recommendations and suggestions which will help us prepare the best resolution possible.

Many have told me that they would like to suggest map changes, but they did not want their requests to imply any basic dissatisfaction with the Commission's Proposal. I do not want anyone to feel that we regard the request for a mapping change as opposition to a modern zoning ordinance.

We understand that many of you support the general principles of the proposed resolution, but have specific questions regarding your property or your district. We welcome these questions and shall endeavor to resolve them equitably.

Criticism and suggestions offered at this time, and at the other hearings are accepted in the constructive vein they are offered. No request, no matter how small, will be ignored. We will be spending many weeks working on these recommendations—reviewing maps, making checks in the field, meeting with groups and individuals. The result of this effort will be a zoning resolution in which every citizen can be assured that he or his representatives have participated. It will be your resolution.

Appearances—Charles Riedel, Chief Engineer, Borough of Brooklyn, for Borough President Caslmore; Hon. Victor L. Anfuso, representing the area from Kent Avenue to Wythe Avenue, and the Brooklyn-Queens Highway to the Williamsburgh Bridge Plaza; Howard N. Mantel, assistant director of the Legislative Drafting Research Fund of Columbia University, appearing individually; John Baggata, for Macy's Brooklyn Store; Bernard L. Hegeman and Milton Rosen, for the Brooklyn Real Estate Board; M. C. O'Brien, Jr.; Mack Cort, for Mrs. M. Cort; D. J. Denahy, for 10 property owners; William A. Delano, for West Brooklyn Independent Democrats, 3d A.D.; Mrs. Ardith Rauschman; Olindo Grossi, Dean of the School of Architecture of Pratt Institute; Mrs. Martha Ross, Leigh, for the Women's City Club of New York; Rev. Miecslaus Mrozinski, St. Cyril Methodious R. C. Church; Benjamin Overton, for Bedford Stuyvesant Neighborhood Council; Allan A. Blaustein, for Flatbush Chamber of Commerce, South Brooklyn Board of Trade, Fifth Avenue Merchants Association, et al.; Irwin Rosenbloom, for Parents Committee for a Southeast Brooklyn High School, and Presidents of Parents Associations of Junior High School 211, P. S. 272 and P. S. 279; Mitchell Siegel, for Mr. Holland and Simon Holland & Son, Inc.; Harry Waxnian; Harry Biederman, for Rayno Corporation; Matthew Black, for Greenfield Civic Association of Midwood; Milton P. Miller, for property owner on Flatlands Avenue; Mrs. Grace Liotta, for Greenpoint Property Owners Protective Association; Harry Zeltner, Esq., for Manhattan Terrace Civic Association; Abraham M. Lindenbaum, Esq., for Associated Builders of Greater New York; Michael Levine, Esq., for Sun Company and 275 Realty Corporation; Samuel Azadian, for West Brooklyn Independent Democratic Club; Peter Governale, for Governale Brothers, Inc.; William T. Bellard, for Floyd Bennett Post of the American Legion; George Maki, for Arabol Mfg. Co.; Michael A. De Piuo, for Francis P. Headley; Jay Sam Unger, of Unger & Unger, architects, for Seafarers Housing Foundation; Paul Prendergast, for Neary Realty Company; Thomas J. Lavelle, for Civic Affairs Committee of the Parkville Taxpayers Association; Anthony W. Krieg, for Cypress Novelty Corporation; Mrs. Shirley Schonhaut, for Kensington Community Council.

Recess from 1.55 p. m. to 2.30 p. m.

(Roll Call at 2.30 p. m.—Quorum Present)

Appearances—Max Fortunoff, for Esther Equities, Inc.; George Swetnick, executive member of the Seneca Club; Mrs. Ann Malach; Covington Hardee, for Brooklyn Heights Association; Edward Reid, property owner of 22 Garden Place, Brooklyn; Alexander E. Levine, Esq., owner of property East 87th Street, Brooklyn; William Rokkaw, for Greenpoint Civic Council; Doris Schiffmacher and Dr. Bart L. Palamaro, for Vanderveer Civic Association; Victor A. Sutter, for the Sutter Company, and as an individual; Murray B. Felton, Esq., of Dreyer & Traub, representing property owners and Astoria Holding Corporation; A. J. Wheeler, Esq., of Cullen & Dykman, attorneys for Brooklyn Union Gas Company; Edgar Schwartz, for Wilna Drug Shop; Frederick B. Merkle, Esq., representing property owners; Joseph H. Goldstein, Esq., for Coney Island Chamber of Commerce; I. H. Fein; Dora J. Wollman; B. M. Blumenthal, for

Dean Street Realty Corporation; Harry Bram; Oscar Ginsberg; Edward E. Swarmer, for Downtown Area Renewal Effort.

Communication—Communication from Queens Valley Home Owners Association, Inc., Rose Weisler, President, was read into the record.

On motion, the Commission recessed at 4.53 p. m., to continue Tuesday, March 22, 1960, at 10 a. m., in Room 16, City Hall, Manhattan.

TUESDAY, MARCH 22, 1960
(Proposed Zoning Maps—Borough of Manhattan)

Continued Public Hearing

In the matter of a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text and maps** which are a part thereof and which are appended thereto (CP-15278).

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(Roll Call at 10 a. m.)

CHAIRMAN FELT—I would like to read a brief statement. As you may know, we have completed two days of hearings on the general text of the proposed Zoning Resolution. The testimony heard at these hearings—both in quantity and quality has given us assurance that New Yorkers have a growing understanding and interest in achieving a modern zoning ordinance for New York.

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We understand that many of you support the general principles of the proposed resolution, but have specific questions regarding your property or your district. We welcome these questions and shall endeavor to resolve them equitably.

Criticism and suggestions offered at this time and at the other hearings are accepted in the constructive vein they are offered. No request, no matter how small, will be ignored. We will be spending many weeks working on these recommendations—re-viewing maps, making checks in the field, meeting with groups and individuals. The result of this effort will be a zoning resolution in which every citizen can be assured that he or his representatives have participated. It will be your resolution.

Appearances—Hon. James L. Watson, Senator, for the United Democratic Leadership Team; Elliot V. Walter, for R. H. Macy & Co.; J. G. L. Molloy, for the Zoning Committee of the Greenwich Village Association; Paul Petrillo, for the Automobile Club of New York; Victor Remer, for the Lenox Hill Neighborhood Association; Lis L. Rusch, for the Yorkville Civic Council; Bruce J. Gould, for the Lenox Hill Club, an Independent Democratic Club on Manhattan's East Side; William Myerson, for the Hearst Corporation and the Daily Mirror; Peter Ausnit, for the owners of 521-525 Park Avenue; Robert C. Weinberg, for the American Institute of Planners; Anthony Dapolito and Peter A. Canaveri, for the Manhattan Borough Presidents Planning Board and the Washington Square Association; Mrs. Charlotte Kunkes, for Local School Board No. 2, of Manhattan; Edgar I. Levy, for the City Planning Committee of the Real Estate Board of New York, Inc.; Dr. Duncan Elder, for Phipps Houses; Leonard Farbman, Esq., for the Midwest Democratic Club; Barnett August, for the East Side Chamber of Commerce; Fred Nehring, for the Manhattan Community Planning Board No. 12, and the Broadway Temple of Washington Heights Methodist Church; Mrs. Jane Benedict, for the Yorkville "Save Our Homes" Committee; J. G. Vanderpool, architect; Gabriel Zuckerman, for the Chelsea Committee for Neighborhood Development; Mrs. Esther T. Rand, for the site tenants and businessmen of the Cooper Square Community Development Committee; H. Robert Mandel, Chairman of the Board of Abbott & Adams; James H. Scheuer, for the Citizens Housing and

Planning Council; S. F. Boden, for the Middle Income Housing Corporation; Chester Rapkin, Professor of City Planning in the School of Fine Arts, and Professor of Finance in the Wharton School of Business Administration, University of Pennsylvania; Herbert Lippman, architect; Allen S. Marcus and Arnold Bergier, for the "Save the Village Association"; Paul M. O'Brien, for the New York Employing Printers Association and the commercial Printing industry in the New York Metropolitan area; Mary Barrett Reis, for the Murray Hill citizens and the First Assembly District, North; Miss Juliet Bartlett, for the Women's City Club of New York, Inc.; Mrs. Margaret Kaye, representing Mrs. Joseph Mindell, for the Greenwich Village Home Owners Division of the Manhattan Land Owners Association; Richard T. Levy, for the Manhattan Community Planning Board, No. 6; Peter Detmold, for the East 49th Street Association; Mrs. Rollo May, for the Subcommittee on Urban Renewal of the Morningside Citizens Committee; Mrs. A. D. Malvestiti; Alfred J. Pesnick, for two property owners; Louis Rubinstein; Roman Ferber, a student in planning.

Recess from 2.45 p.m. to 3 p.m.

(Roll Call at 3 p. m.—Quorum Present)

Appearances—Roger Starr, for Citizens Housing and Planning Council; Milton Pulakos, for Two Bridges Neighborhood Council, an affiliate of the Lower East Side Neighborhood Association; Geoffrey Wiener, for the Housing Division of the Lower East Side Neighborhood Association; Anthony Dapolito, for Greenwich Village Planning Board of the Manhattan Borough President's Office; Myron Seid, for the Deauville Realty Corporation; Simon Breines, for Pomerance & Breines, Architects; Milton Glass, Architect; Hon. Lewis Okin, City Councilman; David Stoloff, a professional city planner; Robert Jacobs, for the Zoning Committee of the Greenwich Village Association; Jack Diether, for Mrs. Doris Diether.

On motion, the Commission recessed at 4.10 p.m., to continue Wednesday, March 23, 1960, at 10 a.m., in Room 16, City Hall, Manhattan.

WEDNESDAY, MARCH 23, 1960
(Proposed Zoning Maps—Borough of Queens)

Continued Public Hearing

In the matter of a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text and maps** which are a part thereof and which are appended thereto (CP-15278).

Present—James Felt, Chairman; Francis J. Bloustein, Vice-Chairman; Goodhue Livingston, Jr., Lawrence M. Orton, Michael A. Provenzano, James G. Sweeney, Commissioners; Edward Hoffman, sitting for Acting Commissioner, Stuart Constable.

(Roll Call at 10 a. m.)

CHAIRMAN FELT—I would like to read a brief statement. As you may know, we have completed two days of hearings on the general text of the proposed Zoning Resolution. The testimony heard at these hearings—both in quantity and quality has given us assurance that New Yorkers have a growing understanding and interest in achieving a modern zoning ordinance for New York.

Today's session marks the fourth of five sessions devoted to the mapping in each of the Boroughs. These meetings do not merely involve praise or criticism of the ordinance, but are in effect workshop sessions in which the public comes before this body to offer specific mapping recommendations and suggestions which will help us prepare the best resolution possible.

Many have told me that they would like to suggest map changes, but they did not want their requests to imply any basic dissatisfaction with the Commission's Proposal. I do not want anyone to feel that we regard the request for a mapping change as opposition to a modern zoning ordinance.

We understand that many of you support the general principles of the proposed resolution, but have specific questions regarding your property or your district. We welcome these questions and shall endeavor to resolve them equitably.

Criticism and suggestions offered at this time and at the other hearings are accepted in the constructive vein they are offered. No request, no matter how small, will be ignored. We will be spending many weeks working on these recommendations—reviewing maps, making checks in the field, meeting with groups and individuals. The result of

this effort will be a zoning resolution in which every citizen can be assured that he or his representatives have participated. It will be your resolution.

Appearances—Mrs. Lillian L. Mitchell, for Rockaway Council of Civic Associations, Inc. and affiliated civic associations, consisting of Edgemere Civic Assn., Lawrence Greens Civic Assn., North Hammels-Holland Civic Assn., Rockaway Civic Club, Inc., Rockaway Park-Belle Harbor Civic Assn., Rockaway Property Owners Civic Assn., Somerville-Arverne Civic Assn., Wavecrest Civic Assn., Wavecrest Gardens Community Assn., and Belle Harbor Property Owners, Inc.; M. Jules Michaelis, for Rockaway Council of Civic Associations, Inc. and Wavecrest Civic Association; Abraham M. Lindenbaum, Esq., for Associated Builders of Greater New York; Mrs. Phyllis Caroff, for the Queens District Office of Community Service Society; William J. Cedzich for the Richmond Hill Taxpayers Association and homeowners of Richmond Hill and Woodhaven; Joseph Modugno, for the North Shore Council and Federation of Civic Councils of Queens; Leonard Mancusi, for the Zoning Committee of North Shore Council of Homeowners Assn. and Francis Manor Civic Association of Whitestone; Leo Brown, for the Municipal Affairs Committee of the Liberal Party; Edward Kaplan, for United Civic Council of Queens; Francis D. Fleeson, for Rockaway Point Association, Inc.; Edgar J. Hellriegel, for Rockaway Point Assn. and Homeowners of Rockaway Point Peninsula; Edward F. Bertron, for Rockaway Point Association, Inc.; Frank J. Concannen, for Breezy Point Association; Louis C. Moser, for North Queens Home Owners Civic Association; Morris Pottish; Paul Miller, Esq., for Bayswater Civic Association; George E. Netter, Esq., for Bayswater Civic Association, Consolidated 228th St. Corp., and Consolidated Fur Dressing Assn.; Gabriel Nathan and Edward L. Cole, for Bayswater Civic Association; Jack Stillman, for Hollis-St. Albans Civic Association and St. Albans Civic Council; Harold McArthur and Joseph M. Kricawa, for Woodside Improvement Association; Gustav Berne; Mrs. Mildred Fisher, for Women's City Club of New York, Inc.; Mrs. Mary Jane Edgar, for neighbors and as an individual; Benjamin M. Zelman, for Queensview Cooperative Homes and Ravenswood Homes; Mrs. Ralph Curtis, for Astoria Community Council; John Silverberg, for North Queensview Homes, Inc.

Recess from 1.30 p. m. to 2.30 p. m.

(Roll Call at 2.30 p. m.—Quorum Present)

Appearances—William L. Savacool, for Chamber of Commerce of the Borough of Queens; Max M. Lome, for Federation of Civic Councils of the Borough of Queens; Thomas J. Sullivan, for Old Country Club Civic Association; Hon. Charles F. Murphy, for property owners; Robert J. Gill, Esq., for Franklyn Folding Box Company, L. Edward Dupuy, George De Combo, and Forster Brothers; Frank Weinstein, Esq., for Greater New York Terminal, Inc.; Jeremiah M. Evarts, Esq., for David Minkin; Carl H. Salminen, for the Civic Planning Committee of the Flushing Chamber of Commerce; Herman Jaffe; Joseph H. Burkard, Jr., for the Queens Home Builders Association; Gilbert Lazarus, Esq., for Morris Maran, Irving Weinstein, and Billiou Corporation; Meyer Kraushaar, Esq., for Cohen Kraushaar Realty Company and as an individual; Bernard A. Helfat, for Douglaston Civic Association, Inc.; Mrs. C. L. Richardson, for Douglas Manor Association of Queens and Mr. Zeller; Giovanni Nisita, for Rocky Hill Civic Association and Eastern Queens Civic Council; Louis B. Kanigher; Fred Caston, for Queens Home Builders Association; Meyer Dvorkin, Esq., for owners of property at 27-50 51st Street, Astoria; Carl A. Abramson; Michael Levine, Esq., for several property owners; Malcolm B. Stark, for Inско Realty Corporation and Coffe Instants, Inc.; Arthur Cohen, for Decorative Displays; Harry J. Schenck, for Cating Rope Works; Douglas A. Witschieben, for Property Owners Association of Middle Village; Witham J. Dufour, for Zoning Committee of Old Country Club Civic Association and North Shore Council Civic Association; David L. Klein, for Endo Laboratories of Richmond Hill; Mrs. Adele Gerity, for Astoria Property Owners Association; Anthony Del Russo, for Laurel Hill Property Owners; Joseph J. Cullen, Esq., for Thomas W. Cullen, other property owners, and as an individual; Kathleen Nylin, for neighbors, and as an individual; Bernard Segall, Esq., for General Builders Corporation and other property owners; Margaret Lauricella, for Greater Bayside Citizens Association; Joseph J. Mangan; Ada Zakin, for Far Rockaway Taxpayers and Civic Association; Martin Seligson, for Northern Properties, Inc.; Hyman Muss, for Charles Muss, and as an individual; John F. Blaha, for Charles W. Kolburger, John W. Farone, Paul Cerrito, Bersel Holding Corp., Edmund J. O'Brien, and as an individual; Peter P. Bach, for Bellaire Gardens Taxpayers Association, Inc.; Lucille Kittross, for Jackson Heights Community Federation, Inc.; Alfred A. Frantz; Sheldon H. Solow; Richard L. Geist, for Rockaway's Playland; Jeremiah M. Evarts, for David Simon, owner and operator of Kiddie City, and the lessee and operator of a golf driving range on Northern Boulevard and 234th Street; Darwin Sussberg, for Gleitsmans, Inc.; Irving E. Teplitsky, for

several property owners and as an individual; Ralph M. Kendall; Louis M. Russo, for Little Neck Bay Civic Association; Mrs. W. Gerken, for Juniper Park Civic Association; Edward J. Ledogar, for several property owners; Martin J. Knorr, for Associated Organizations of Ridgewood, Glendale, Middle Village, and Maspeth.

On motion, the Commission recessed at 8.45 p. m., to continue, Friday, March 25, 1960, at 10 a. m., in Room 16, City Hall, Manhattan.

FRIDAY, MARCH 25, 1960
(Proposed Zoning Maps—Borough of Richmond)

Continued Public Hearing

In the matter of a **Proposed Comprehensive Amendment**, pursuant to Section 200 of the New York City Charter, of the **Zoning Resolution** of The City of New York, consisting of **text of maps** which are a part thereof and which are appended thereto (CP-15278).

Present—James Felt, Chairman; Francis J. Bloustein, Vice-Chairman; Goodhue Livingston, Jr., Lawrence M. Orton, James G. Sweeney, Commissioners; Stewart Sherman, Acting Commissioner; Edward Hoffman, sitting for Acting Commissioner Stuart Constable.

(Roll Call at 10 a. m.)

CHAIRMAN FELT—I would like to state at the outset that the members of the Planning Commission are honored to have with us this morning, as an observer, Borough President Maniscalco. He obviously is very much interested in the views of the people of Staten Island on the Zoning Resolution and has agreed to remain with us during the morning session, so that your views will be heard by him firsthand. We are happy to have you with us, Mr. President, and want to thank you.

I have at each of the past four meetings on mapping, read a statement which I shall read today so that those from each of the boroughs will be able to have the views of the Commission directly.

As you may know, we have completed two days of hearings on the general text of the proposed Zoning Resolution. The testimony heard at these hearings—both in quantity and quality—has given us assurance that New Yorkers have a growing understanding and interest in achieving a modern zoning ordinance for this city.

Today's hearing marks the last of five sessions devoted to the mapping in each of the boroughs. These meetings do not merely involve praise or criticism of the ordinance, but are in effect workshop sessions in which the public comes before this body to offer specific mapping recommendations and suggestions which will help us prepare the best resolution possible.

Many have told me that they would like to suggest map changes, but they did not want their requests to imply any basic dissatisfaction with the Commission's Proposal. I do not want anyone to feel that we regard the request for a mapping change as opposition to a modern zoning ordinance.

We understand that many of you support the general principles of the proposed resolution, but have specific questions regarding your property or your district. We welcome these questions and shall endeavor to resolve them equitably.

Criticism and suggestions offered at this and the other hearings are accepted in the constructive vein they are offered. No request, no matter how small, will be ignored. We will be spending many weeks working on these recommendations—reviewing maps, making checks in the field, meeting with groups and individuals. The result of this effort will be a Zoning Resolution in which every citizen can be assured that he or his representatives have participated. It will be your resolution.

I hope that those of you who are present have had an opportunity of seeing the maps at the head of the stairway as you entered this Board of Estimate chamber. Those maps indicate the present uses of land in your borough, the uses as permitted under the present Zoning Ordinance and the uses as we have designated them under the Proposed Ordinance. Some of you may be here for quite a while during the day—until your names are called. If you haven't seen these maps I hope you will examine them carefully because it will be readily apparent that the Proposed Zoning Ordinance as indicated on the maps is far more in keeping with the balanced type of community you want. It represents a distinct advantage, as we in the Commission see it, from the zoning that you have today. Our zoning will have particular significance in Staten Island. It will afford the type of protection that will permit the borough to maintain its suburban character. The onrush of high-density development that would change the character of the Island, particularly after the opening of the Staten Island Bridge, will be controlled. The bulk permitted under the present Zoning Ordinance would enable Staten Island

to have a population of 7 million people which would not be possible under our present proposal.

Zoning is an indispensable element for sound planning. As we envisage it, the westerly portion of the Island facing Arthur Kill will probably be one of the most attractive industrial park areas in the entire metropolitan region, not only New York City. We think it will strengthen the economy of the City and it will improve Richmond as a place in which to live, to work and to do business. Modern zoning will for the first time enable us to plan for the future. The uncertainties that relate to physical improvements—the building of schools, of libraries, of parks, streets and sewers cannot be gauged and determined with a degree of accuracy unless we have a modern Zoning Resolution. That is readily apparent because in a borough with a present population of 220,000, how can we judge where these facilities should be and their order of priorities if 7 million people could be housed on the Island.

We have since December 21st, when we proposed this resolution, considered a number of changes that we expect to recommend to the Board of Estimate. In that connection, we have thought in terms of industrial areas, of residential areas and commercial areas. Many, in some of the boroughs, and this applies particularly to Staten Island, have felt that in certain limited sections it would be wise to have a residential district where a minimum size lot for a single-family home would be approximately 10,000 square feet. I want to say to you that we have sympathetically reviewed that item and I anticipate that when our proposal goes to the Board of Estimate it will include a new district—an R-1A District—where the minimum lot size for single-family residences will be 10,000 square feet. There has been some discussion, particularly from people in Queens and Staten Island, about having the R-3 District a district where apartment houses would be prohibited. In the proposal as it now is before you low-density apartments may be built in an R-3 District. This is being given favorable consideration and I am hopeful that at the time our proposal is submitted to the Board of Estimate we will suggest a designation which would indicate that apartment houses will be prohibited in districts which we show as R-3 Districts.

A great deal of thought has been given to commercial areas. We feel that while these commercial areas should be properly balanced, we do not want to make the mistake of utilizing or designating too much land for commercial or retail purposes. We have seen what has happened in other boroughs when that has been overdone. We want to make sure that there is adequate space for retail and for store development in Staten Island but we don't want to overdo it. I think the time has come at long last when we should be in a position to benefit and control and guide ourselves appropriately based upon experience and the history and knowledge of what has happened in the past.

Finally, I would like to say that we have had a movement of gasoline stations into residential districts. We think that that is inappropriate; we think it is improper; and as many of you may have noted in your study of the resolution, we have in our Zoning Ordinance proposed a section which would prohibit the development of a gasoline station in a residential district and the prohibition that would keep the Board of Standards and Appeals from giving variances which would enable gasoline stations to go into residential districts.

My remarks this morning have been extended, I realize. I am now about to call on those who have given us their names and wish to be heard. I have extended my remarks because I think that Staten Island is the borough which would probably have the greatest opportunity of benefit under our proposed zoning resolution. Staten Island, with half of the vacant land in all of the five boroughs and with the imminence of the bridge, requires the guidance and requires the protection that our zoning ordinance will make available for its residents and for its people in general.

Appearances—Raymond Pickard, for Livingston Community Association and several member organizations of the Civic Congress of Staten Island; Walter Sailliard, for 22 homeowners, and as an individual; M. Lorin Supplee; Hon. Farrell M. Kane, for Perry Austin Manufacturing Company; Albert Melniker, Architect, for the Zoning Committee of the Staten Island Chamber of Commerce and several affiliated groups; William J. Scribner, for S. S. White Dental Manufacturing Company; Edwin K. Merrill, Esq., for Children's Aid Society and Goodhue Children's Center; D. H. Lovejoy, for Dongan Hills Improvement Society; Irvin E. Herrick, for Civic Congress of Staten Island and Huguenot Park Home Owners Association, Inc.; Thomas McAndrew, for Northeast Midland Beach Association; Ralph A. Porcell, for Manor Civic Association; Marland Gale, Esq., for Alken Realty Co., Low Terrace Realty Corp., Winston Enterprises, Inc., American Dock Co., and Pouch Terminals, Inc.; Clifford Winston, for Winston Enterprises, Inc. and 107 Daniel Low Terrace Corp.; L. F. Jahnke, for Fort Hill Park Civic Association, Fort Hill Circle and homeowners opposite Belmont Terrace; Charles A. Cogliandro, for Todt Hill Civic Association; Mrs. Marion Patterson, for Staten Island

Citizens Planning Committee; James Scarlotta, for Clovina Park Civic Association; Leonard Burney, for Clove Lake Civic Association; Rev. Herbert J. Murray, Jr., for Church Planning Committee of the Staten Island Division of the Protestant Council; Mrs. Adele Fornari; Abe Solor, for Berlor Realty Corp. and Kings Mercantile Corp.; Philip J. Brown, for Richmond Storage, Warehouse & Van Co. and Margreen Realty Co., Inc.; Mrs. Helen C. West, for Women's City Club; Jaffee Venuto, for Decker Avenue Civic Association; James Hannon, for Butler Manor Home Owners Association; Mrs. Frances X. Haley, for Grymes Hill Estates Association; Vincent J. Paras, for Fairview Civic Association.

Recess from 1.30 p. m. to 2 p. m.

(Roll Call at 2 p. m.—Quorum Present)

Appearances—Frank Mannone and Joseph Mannone, for the Mannone family; Henry Endress, for Grymes Hill Neighbors Association; E. J. Isley, for Thornycroft Civic Association; Albert Melniker, Architect, for Gail Construction Company, Sylvie Funeral Home and Manor Holding Company; Louis Werb, for Bay Vista, Inc.; Elmer J. Hoare, Esq., for Hylan-Mill Holding Corp.; Mrs. Charles Neu, for Great Kills Citizens Committee; Richard Irwin, for the Staten Island Chamber of Commerce; Harold E. Witteman, for Emerson Hill Association; Richard Lasher, for John Lembo; David S. Cohen; Irving Ginsberg, for Frank Barbara; Fred Winrock; Kenneth W. Milnes, Architect, for Staten Island Chapter of American Institute of Architects; Mrs. Alida S. Goodrich, for Great Kills Committee on Zoning; John J. Hogan; Paul Buglioli; Catherine Milleysack, for the Great Kills Area and as an individual; John T. Connolly, Esq., for Delaware Chemicals, Inc.; George Dorfman, for Dorfman Realty Corp.; Mrs. Robert A. Donaldson; Abe J. Kaufman, for himself and a group of individuals on Justin Street; Robert Weissberg, for Edward Menden, on behalf of Maxine B. Forman and Marjorie B. Menden; William A. Dreyer, for Arthur Dreyer & Son, Inc.; Paul A. Lagno, for Annadale Community Organization; Irwin E. Herrick, for Huguenot Park Home Owners Association, Inc.; Sanford Nalitt; George Ference, for the Staten Island Rapid Transit Company; Genaro Benecini; Kevin Fogarty, Esq., for Piel Brothers; Borough President Maniscalco.

Communications—The following communications were read into the record: Communication from Harold E. Witteman, president of Emerson Hill Association; communication from Hon. Robert Moses, Commissioner of Parks.

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

On motion, the Commission adjourned at 5 p. m., to meet Wednesday, March 30, 1960, at 10 a. m., in Room 16, City Hall, Manhattan.

PAULINE J. MALTER, Secretary.