

SPECIAL MEETING OF Monday, Dec. 19, 1983 TIME: 1:55

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BOE			
1	C.840206	ZSM		Sched. 1/4/84		JASA
2	C.840423	HUM		" "		Pueblo Nuevo
3	C.840424	HPM		" "		" "
4	C.840425	HAM		" "		" "
5	C.840136	ZSX		For. Rpt. Adopted	M. Gallant voted No	Rainbow Pl
6	C.840137	HPX		" " "	" " " "	" "
7	N.840135	ZAX		" " "	" " " "	" "
8	C.800754	ZSM	from files	Res. Adopted		875 34th Av
9	N.831977	RAR		Autho. Approved		Joan Leaf
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25					Present:	
26						
27					Chairman Sturz	
28					Vice " Gallant	
29					Comm. Bond	
30					Hulino	
31					Hornstein	
32					Motley	
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34					Mtg. Adj. at 2:00 P.M.	
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SPECIAL MEETING OF THE CITY PLANNING COMMISSION - MONDAY, DECEMBER 19, 1983  
Held in the 15th Floor Conference Room, 2 Lafayette Street, New York, NY  
at

S C H E D U L I N G  
BOROUGH OF MANHATTAN

No. 1

CB 7

C 840206 ZSM

IN THE MATTER OF an application, pursuant to Section 74-95 of the Zoning Resolution, for the grant of a special permit involving Housing Quality, to modify height and setback, open space, and exclusion from floor area of recreation space requirements for a proposed 11 story residential building on property located south of 68th Street between Central Park West and Columbus Avenue, Borough of Manhattan.

DISPOSITION: Resolution adopted scheduling January 4, 1984 for a public hearing.

Nos. 2, 3 and 4

(Urban renewal plan, housing plan and project and disposition of property located at 355-357 East Hourston Street)

No. 2

CB 3

C 840423 HUM

IN THE MATTER OF an Urban renewal plan, pursuant to Article 15 of the General Municipal (Urban Renewal Law) of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed amendment provides for the creation of Site 4 by reducing Site 1 by 1300 square feet and changes the land use on Sites 4 and 2 from residential to institutional. In addition, the land use for Q parcel is changed to institutional.

The proposed amendment would facilitate the construction of institutional space for an extension to the excluded contiguous property currently owned and occupied by the Boy's Club of New York.

This application was submitted by the Department of Housing Preservation and Development on December 5, 1983.

DISPOSITION: Resolution adopted scheduling January 4, 1984 for a public hearing.

THE MATTER OF a housing plan and project and related land disposition pursuant to Article V of the New York State Private Housing Finance Law, Section 197-c of the New York City Charter, and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed Amendment to the rental housing project tentatively known as Pueblo Nuevo would provide for the reduction in the site area by approximately 1300 square feet.

The amended housing plan and project and related land disposition applications were submitted by the Department of Housing Preservation and Development on November 5, 1983.

DISPOSITION: Resolution adopted scheduling January 4, 1984 for a public hearing.

IN THE MATTER OF an application relating to the disposition of property located in Community Board 3, Borough of Manhattan, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is requested

- 1) The designation of City-owned property located within the Pueblo Nuevo Urban Renewal Area:

<u>Address</u>	<u>Block</u>	<u>Lot</u>
355-357 East Houston Street	345	55 & 56

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to the Boy's Club of New York under the City Spaces Program.

This application was submitted by the Department of Housing Preservation and Development on December 5, 1983.

DISPOSITION: Resolution adopted scheduling January 4, 1984 for a public hearing.

R E P O R T S  
BOROUGH OF THE BRONX

Nos. 5 and 6

*[Special permit, plan and project and related land disposition for the construction of 126 rental units of housing]*

No. 5

CB 1

C 840136 ZSX

**IN THE MATTER OF** an application, pursuant to Section(s) 78-312 and 78-41 of the Zoning Resolution, from the Department of Housing Preservation and Development for the grant of a special permit and an authorization involving a large-scale residential development within the area bounded generally by East 139th Street, St. Ann's Avenue, East 141st Street and Cypress Avenue.

Plans for this proposed large-scale residential development are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York.

(On November 23, 1983, Cal No. 8, the Commission scheduled December 7, 1983 for a public hearing. On December 7, 1983, Cal. No. 33, the hearing was closed.)

**DISPOSITION:** .....FAVORABLE REPORT ADOPTED

No. 6

CB 1

C 840137 HPX

**IN THE MATTER OF** a plan and project pursuant to Article 5 of the New York State Private Housing Finance Law, and a related land disposition application. Both applications are pursuant to Section 197-c of the Uniform Land Use Review Procedure.

The proposed new construction project, tentatively known as Rainbow Plaza, would provide 126 rental dwelling units for families of low and moderate income in one seven story building. The project site is located in the Mott Haven Section and comprises property on two blocks, as follows:

**Block 2553** - Property on part of the block bounded by East 140th Street, St. Ann's Avenue, East 141st Street and Cypress Avenue, (Blocks 2553, Lots 1, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 18, 64, 66, 67, 68 and 72)

**Block 2552** - Property on part of the block bounded by East 140th Street, Cypress Avenue, East 149th Street and St. Ann's Avenue (block 2552, Lots 9, 10, 11, 12, 13, 15, 17, 18, 19 and 20).

This application was submitted by the Department of Housing Preservation and Development on August 12, 1983.

(On November 23, 1983, Cal No. 9, the Commission scheduled December 7, 1983 for a public hearing. On December 7, 1983, Cal. No. 34, the hearing was closed.)

**DISPOSITION**.....FAVORABLE REPORT ADOPTED.

No. 7

CB 1

N 840135 ZAX

**IN THE MATTER OF** a request for a large-scale residential development authorization to allow off-street parking to be located anywhere within the development without regard to lot lines.

**DISPOSITION**.....FAVORABLE REPORT ADOPTED.

CB 6

C 800754 ZSM

○ Last July the Commission commenced litigation and an administrative proceeding against the developers of a new office building at 875 Third Avenue in which it asserted that various provisions of a special zoning permit issued for the new building had been violated. A settlement agreement was concluded on December 9, 1983 which resolved all claims asserted by the Commission and counterclaims by the developers. The resolution adopted as item 8 at the special meeting on December 19, 1983 terminated the administrative proceeding with prejudice, in accordance with the settlement agreement.

DISPOSITION.....RESOLUTION ADOPTED

CB 3

N 831977 RAR

(Modification of existing topography and removal of existing trees in South Richmond Special District pursuant to Sections 107-65 and 107-64 of the Zoning Resolution and Section 200 of the New York City Charter.)

**IN THE MATTER** of an application, pursuant to Sections 107-65 and 107-64 of the Zoning Resolution and Section 200 of the New York City Charter from Rudolf J. Beneda, Architect, for granting authorization of modification of existing grade and removal of trees for the construction of 23 dwelling units fronting on a proposed private roadway, east of Sprague Avenue, beginning 616.37 feet north of Hylan Boulevard to Jacob Street, Borough of Staten Island, Block 7841, Lots 33, 47, 63, 85 and 90.

DISPOSITION: .....Authorization Approved