

Monday

SPECIAL MEETING OF February 10, 1986

TIME: 3:24 P.M.

CITY PLANNING COMMISSION
2 Lafayette Street
15th Fl. Conference Rm.
New York, New York 10007

AL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 860605	PPX		Sched. for 2/26/86		
2	C 860200 (A)	ZSM		Fav. Rept. Adopted		
3	C 860428	ZMM		" " "		
4	C 860320	PPX		" " "		
5	N 850458	ZRX		" " "	as modified	
6	N 850815	RAR		Auth. Approved		
7	N 850751	ZAR		" "		
8	N 850752	ZAR		" "		
9	C 850739	PSR		Fav. Rept. Adopted		
10	N 860089	RAR		Auth. Approved		
11	N 860330	RAR		" "		
12	N 851056	RAR		Favourable Rept. Adopted		
13						
14						
15						
16						
17						
18						
19						
20					Present:	
21					Ch. Sturz	
22					Comm. Bond	
23					" Gulino	
24					" Miller	
25					" Scheinberg	
26					Mtg. News at 3:30 P.M.	
27					" reconvened at 4:25 P.M.	
28					Mtg. adjourned at 4:26 P.M.	
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SPECIAL MEETING OF THE CITY PLANNING COMMISSION - FEBRUARY, 10, 1986
Held in the 15th Floor Conference Room, 2 Lafayette Street, N.Y., N.Y.

SCHEDULED
BOROUGH OF THE BRONX
No. 1

CB 4

C 860605 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one City-owned property as follows:

<u>Block No.</u>	<u>Lot No.</u>	<u>Location</u>
2487	35, 41, 46, 49, 52, 55, 58, 61, 64, 67	W/S Gerard Avenue between E. 165th Street and McClellan Street.

Resolution for adoption scheduling February 26, 1986 for a public hearing.

R E P O R T S
BOROUGH OF MANHATTAN
No. 2

CB 5

C 860200 (A) ZSM

IN THE MATTER OF a modified application by the Landmark Preservation Commission pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-711 of the Zoning Resolution for the grant of a special permit for the modification of Section 81-45, pedestrian circulation and Section 81-42, retail continuity along designated streets requirements of the Special Midtown District, the modification of Sections 81-43 and 81-83, special street wall requirements of the Fifth Avenue Sub-district, the modification of Section 33-432, height and setback and Section 81-90, street wall requirements in the Preservation Subdistrict, the modification of Section 81-211 to permit the transfer of 30,656 square feet of bulk from the C5-3 district to the C5-P district area in the zoning lot and the modification of Section 32-422, to permit the location of non-residential uses at the same level or above residential uses for a proposed 55 story, including 3 mechanical floors, mixed-use building on property located on the southwest corner of Fifth Avenue and West 56th Street (Block 1271, Lots 30, 38, 39, 40, 43, 44 and 45).

The modifications to the original application (C 860200 ZSM) relate to the transfer of bulk from C5-3 district to the C5-P district area in the zoning lot by shifting the upper 34 stories of the building 10 feet toward Fifth Avenue.

Plans for this proposed 55 story mixed-use building are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street; New York, N.Y. 10007.

(On December 23, 1985, Cal. No. 1, the Commission scheduled January 15, 1986 for a public hearing. On January 15, 1986 Cal. No. 11, the hearing was closed.)

For consideration

CB 8

No. 3

C 860428 ZMM

IN THE MATTER OF an application submitted by the Manhattan Office of the Department of City Planning pursuant to Section 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Sections 8c and 9a, changing from an R8 District to an R8B District, property bounded by 66th Street; a line 125 feet west of York Avenue, a line mid way between 63rd Street and 64th Street, and a line 125 feet east of First Avenue, as shown on a map dated November 25, 1985.

(On January 13, 1986, Cal. No. 15, the Commission scheduled January 29, 1986 for a public hearing. On January 15, 1986 Cal. No. 21, the hearing was closed.)

For consideration

BOROUGH OF THE BRONX

No. 4

CB 8

C 860320 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of City-owned property pursuant to Section 197-c of the New York City Charter.

BLOCK	LOT	LOCATION	TYPE OF ACTION PROPOSED
3266	13	North side of West 230th Street, 40 feet west of Major Deegan Blvd.	Long-term lease for parking and parking uses (Kingsbridge parking field).

(On January 13, 1986, Cal. No. 17, the Commission scheduled January 29, 1986 for a public hearing. On January 15, 1986 Cal. No. 26, the hearing was closed.)

For consideration

No. 5

CB 10

N 850458 ZRX

[Proposed amendments to the Zoning Resolution concerning the Special City Island District to increase off-street parking requirements for eating and drinking establishments.]

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 the Special City Island District, specifically Sections 112-12, 112-121, 112-122 and 112-123 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.

Article XI
Special Purpose Districts
(continued)
Chapter II Special City Island District

* * *

112-12

Accessory Parking for Commercial Uses

For any commercial or mixed use development, except for eating or drinking establishments, one off-street accessory parking space shall be provided [at the rate of one space]. for every 300 square feet of commercial floor area [or portion thereof]. [The waiver provisions of Sections 36-23 and 44-22 shall not apply to developments constructed after the effective date of this amendment where the developments contain an eating or drinking establishment. In addition such waiver provisions shall not apply to existing developments converted to eating or drinking establishments and accessory parking shall be provided as if such conversion were a new development.]

The provisions of Section 73-453 (Modification of Off-Site Parking Provisions) are hereby made inapplicable.

112-121

Accessory Parking and floor area requirements for eating or drinking establishments.

After April 15, 1985 for any application filed with the Department of Buildings or the Department of Ports and Terminals for any development, enlargement, extension or change of use involving an eating or drinking establishment which, in the aggregate, results in an increase of more than 150 square feet of floor area, one off-street accessory parking space shall be provided for each 150 square feet of the total existing and new floor area.

After April 15, 1985 any reduction in the number of existing off-street *accessory* parking spaces, either on-site or off-site, which lowers the ratio of off-street *accessory* parking space per *floor area* to less than one space per 150 square feet of *floor area* is prohibited.

New off-site *accessory* parking for eating and drinking establishments in C1 or C2 districts may be located only in C1 and C2 districts.

For the purposes of this section, *floor area* shall also include *cellar space* and outdoor table service areas used for eating or drinking establishments. The outdoor table service area shall be shown on the plans filed with the application for a *building* or work permit and used to determine the minimum requirement for *accessory* off-street parking. An outdoor table service area shall be screened from the required *accessory* parking facility in a manner set forth in Section 112-123 of this Special Purpose District.

The provisions of Sections 36-23 (Waiver of Requirements for Spaces below Minimum Number), 44-23 (Waiver of Requirements for Spaces below Minimum Number), 52-41 (Applicable Off-Street Parking Regulation for Enlargements or Extensions), 73-43 (Reduction of Parking Spaces for Churches or Places of Assembly) and 73-453 (Modification of Off-Site Parking Provisions) are hereby made inapplicable.

112-122

Reservoir space requirement for eating and drinking establishments

All *developments, extensions, enlargements* or changes of *use* involving an eating or drinking establishment with attendant operated parking services shall provide adequate on-site reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 10 percent of the total number of spaces, but in no event shall such reservoir space be required for more than 10 automobiles. Reservoir space shall be delineated by painted stripes or lines pursuant to the standards of the Department of Buildings.

Within one year of the effective date of this amendment all existing eating or drinking establishments with attendant operated parking services shall provide adequate reservoir space pursuant to this section and shall file a site plan and documented evidence of compliance with the Department of Buildings or Department of Ports and Terminals.

112-123

Screening requirements for parking facilities accessory to commercial uses.

All new, or any *enlargement* of, off-street parking facilities with 10 spaces or more which are *accessory* to *commercial* uses shall be screened in accordance with the provisions of this section from all adjoining *zoning lots*, including such *zoning lots* situated across a street, by either:

- a) A wall or barrier or uniformly painted fence of fire resistant material at least six feet high, but not more than eight feet above finished grade. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50 percent of the face is open.
- b) A strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at the time of planting and which are of a type which may be expected to form a year-round dense screen at least six feet high within three years.

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street, Room 1614, New York, N.Y. 10007.

(On June 19, 1985, Cal. No. 9, the Commission scheduled July 10, 1985 for a public hearing. On July 10, 1985, Cal. 49, the hearing was closed. On August 28, 1985 the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 6

CB 3

N 850815 RAR

IN THE MATTER of an application pursuant to Sections 107-64, 107-65 and 107-08 of the Zoning Resolution from R. Randy Lee for granting authorizations for tree removal, modification of topography and subdivision certification at Verterans Road East and Sharrotts Road, Borough of Staten Island (Block 7267, Lots 385 and 334).

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York.

For consideration

No. 7

CB 2

N 850751 ZAR

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Donald Rowe, A.I.A., for the grant of authorizations involving modification of topography and alteration of botanic environment or removal of trees on property located on the north side of Richmond Road, 202.67' west of Hitchcock Avenue. (Block 2258 Lot 11)

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York.

For consideration

No. 8

CB 2

N 850752 ZAR

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Donald Rowe, A.I.A., for the grant of authorizations involving modification of topography and alteration of botanic environment or removal of trees on property located on the north side of Richmond Road, 277.73' west of Hitchcock Avenue (Block 2258 Lot 14).

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York.

For consideration

CB 2

C 850739 PSR

IN THE MATTER OF an application submitted by the New York City Fire Department pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located at former Block 2909, Lots 24, 27, 28, 29 and 32, generally bounded by Clove Road, Targee Street, Narrows Road South, and Oder Avenue, for the construction of a field to park emergency and employee vehicles, conduct drills, test equipment, to use as a staging area for brush fires, and to facilitate access to Narrows Road South.

(On December 11, 1985, Cal. No. 24, the Commission scheduled January 15, 1986 for a public hearing. On January 15, 1986, Cal. No. 22 the hearing was closed. On

January 29, 1986, Cal. No. 44, the item was laid over. On February 3, 1986, Cal. 3, the item was laid over.)

For consideration.

No. 10

CB 3

N 860089 RAR

IN THE MATTER OF an application pursuant to Sections 107-65, 107-64, 107-321 and 107-323 of the Zoning Resolution and Section 200 of the New York City Charter from **Calvanico Associates, architects, for granting authorization of modification of topography and removal of trees, tree preservation and substitution of plant material certification at 21 Tottenville Place, Borough of Staten Island, Block 7964, Lot 26.**

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York.

For consideration.

No. 11

CB 3

N 860330 RAR

IN THE MATTER OF an application pursuant to Sections 107-65, 107-64 and 107-123 of the Zoning Resolution and Section 200 of the New York City Charter from **Jerome Grushkin, architect, for granting authorization of modification of topography and removal of trees, school seat certification at Rathbun Avenue, Maguire Avenue and Ramona Avenue, Borough of Staten Island, Block 6958, Lot 50.**

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York.

For consideration.

No. 12

CB 3

N 851056 RAR

IN THE MATTER of an application pursuant to sections 107-65, 107-323 of the Zoning Resolution and section 200 of the New York City Charter from Joseph E. Nelson, P.E., for granting authorization for topographical modifications and certification for substitution of plant materials at the Cemetery of the Resurrection, 6081 Hylan Boulevard, Borough of Staten Island, Block 6775, Lot 1.

Plans for the proposed development are on file, and may be seen, at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island.

For consideration

The City of New York
 City Planning Commission
 2 Lafayette Street
 15th Fl. Conference Room
 NY NY 10007

SPECIAL MEETING
 DATE: Mon. 2/10/86
 TIME: _____
 ADJ. _____

CAL. NO. 1 ITEM NO. C 860605 PPX DATE _____

Schedule for hearing on 2/26/86

	ABSENT	VOTING			REMARKS
		YES	NO	NOT	
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

CAL. NO. 2 ITEM NO. C 860200 (A)25M DATE _____

Fav. Rept. for Adoption

	ABSENT	VOTING			REMARKS
		YES	NO	NOT	
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

CAL. NO. 3 ITEM NO. C 860428 ZMM DATE _____

Fav. Rept. for Adoption

	ABSENT	VOTING			REMARKS
		YES	NO	NOT	
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

The City of New York
 City Planning Commission
 2 Lafayette Street
 15th Fl. Conference Room
 NY NY 10007

SPECIAL MEETING

DATE: _____

TIME: _____

ADJ. _____

CAL. NO. 4 ITEM NO. C 860320 PPX DATE _____

Fav. Rept. for Adoption

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

CAL. NO. 5 ITEM NO. N 850458 2RX DATE _____

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

X.P.A. as modified

CAL. NO. 6 ITEM NO. N 850815 RAR DATE _____

Authorization for Approval

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

The City of New York
 City Planning Commission
 2 Lafayette Street
 15th Fl. Conference Room
 NY NY 10007

SPECIAL MEETING

DATE: _____

TIME: _____

ADJ. _____

CAL. NO. 7 ITEM NO. N 850751 ZAR DATE _____

Auth. for Approval

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

CAL. NO. 8 ITEM NO. N 850752 ZAR DATE _____

Auth. for Approval

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					

CAL. NO. 9 ITEM NO. C 850739 PSR DATE _____

Fav. Rept. for Adop.

	ABSENT	YES	NO	NOT VOTING	REMARKS
STURZ		X			
GALLENT					
BOND		X			
GULINO		X			
MOTLEY		X			
SCHEINBERG		X			
TEAH					