

SPECIAL MEETING OF OCTOBER 19, 1987

TIME:

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	C 870918	PPR			Sched for 11/4.	
2	C 870862	PPX				
3	C 880121	HDX				
4	C 880122	HDX				
5	C 870952	PPK				
6	N 880168	BDK				
7	C 870512(A)	PSK				
8	C 870861	PPQ				
9	C 870086	ZSM				
10	C 870500	HDM				
11	C 880047	ZSM				
12	NOTICE C 880125	ZSM				
13	C 880123	HDM				
14	N 870565	ZRY				
15	N 880245	HKM	✓		Approved	
16	N 880060	BDM	✓		"	
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Logged

PRESENT

S. Deutsch, Ch.

S. Gagliardo, Comm.

G. McNeil, "

D. Scannell, "

D. Scheinberg, "

Adjourned at: 5:01

SPECIAL MEETING

CITY PLANNING COMMISSION
SPECTOR HALL
NEW YORK, NEW YORK 10007

MONDAY, OCTOBER 19, 1987
(Date of Hearing)

At: 4:59
(Time of Meeting)

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS
TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 4, 1987
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK

BOROUGH OF STATEN ISLAND

No. 1

CD 2

C 870918 PPR

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 sixteen (16) city-owned vacant lots.

A list and description of the properties is on file and can be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

BOROUGH OF THE BRONX

No. 2

CD 9

C 870862 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 (1) city-owned vacant lot located at Westchester Avenue and Zerega Avenue (Block 3846, Lot 3).

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 3

CD 4

C 880121 HDX

IN THE MATTER OF an application by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 1015 Anderson Avenue, on the westerly side of Anderson Avenue between West 164th Street and West 165th Street (Block 2508, Lot 41). The property proposed to be disposed is a fully occupied, five-story new law walk-up building with twenty-one (21) residential units, to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation, for the purpose of providing housing for low-income families.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 4

CD 2

C 880122 HDX

IN THE MATTER OF an application by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 1015 Longwood Avenue, on the northerly side of Longwood Avenue between Fox Street and Southern Boulevard (Block 2721, Lot 43). The property is a five-story new law walk-up building with ten occupied and ten vacant residential units proposed to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

BOROUGH OF BROOKLYN

No. 5

CD 5

C 870952 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of 45 city-owned vacant buildings to be sold at auction under HPD terms of sale, pursuant to Section 197-c of the New York City Charter.

A list and description of properties are on file and may be seen at the Department of City Planning, 22 Reade Street, Room 2E, New York, New York.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 6

CD 9, 14

N 880168 BDK

IN THE MATTER OF an application submitted by the Office of Business Development, pursuant to Section D3-4.0(c), Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the District Plan for the Flatbush Avenue Business Improvement District.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 7

CD 17

C 870512(A)PSK

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the selection and acquisition of property located at 5811 Ditmas Avenue, northeast corner of East 58th Street, and Ditmas Avenue (Block 7916, Lot 13) and a triangular area created by realignment of Ditmas Avenue as more specifically described in a diagram provided by the Human Resources Administration and dated October 13, 1987, Borough of Brooklyn, CD 17, for the construction of a family residence center.

This modification, which is made under the provisions of Section 6.040 of the ULURP guidelines, involves the construction of a new building in lieu of a rehabilitation.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

BOROUGH OF QUEENS

No. 8

CD 14

C 870861 PPQ

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

<u>Block</u>	<u>Lot</u>	<u>Property Size</u>	<u>Property Type</u>
15833	28,30,31	80'x100'	vacant land
16066	14	35'x100'	vacant land

Resolution for adoption scheduling November 4, 1987 for a public hearing.

BOROUGH OF MANHATTAN

No. 9

CD 2

C 870086 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution of the City of New York, by 120 Wooster Associates requesting a Special Permit to modify Section 42-14D 1(b) to allow in an M1-5A Zoning District the conversion of 3 units to Joint Living-Work Quarters for Artists on the second, fifth and sixth floors of the loft building whose coverage exceeds 5,000 square feet located on the east side of Wooster Street between Prince and Spring Streets (120-126 Wooster Street).

Plans for this proposal are on file with the City Planning Commission and may be seen at 22 Rcade Street, Room 3N, New York, New York.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 10

CD 10

C 870500 HDM

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, by the Department of Housing Preservation and Development, for the disposition of city-owned property.

The property proposed for disposition is two vacant lots, 2410-2412 Seventh Avenue and 204-206 West 141st Street, located on the southwesterly corner of the intersection of Adam Clayton Powell, Junior, Boulevard (Seventh Avenue) and West 141st Street (Tax Block 2026, Lots 33 and 38). The property is proposed to be disposed to the Southwest 141st Street Housing Development Fund Corporation, Inc., a corporation formed pursuant to Article XI of the New York State Private Housing Finance Law and Section 402 of the New York State Not-For-Profit Corporation Law. The property is to be used for the development of a new six-story residential building with approximately 68 apartments for the elderly and handicapped and one superintendent's apartment, tentatively known as John Paul II Apartments.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 11

CD 4

C 880047 ZSM

IN THE MATTER OF an application submitted by Able Empire Group, Inc. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-922 of the Zoning Resolution for the grant of a special permit to allow a large retail shopping facility with no limitation on floor area (department store) to be located within an existing building on a zoning lot bounded by Tenth Avenue, West 17th Street, Eleventh Avenue and West 16th Street (Block 688, Lots 1001 and 1002), in an M1-5 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 22 Rcade Street, 3rd Floor, New York, New York 10007.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

NOTICE

On November 4, 1987 at 10:00 a.m. in City Hall, New York, a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed Belz Department Store pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 12

CD 5

C 880125 ZSM

IN THE MATTER OF an application, submitted by the Landmarks Preservation Commission on behalf of West 56th Street Associates, 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 to modify a previous special permit (C 850643 ZSM) which was approved by the City Planning Commission on June 24, 1985 (Calendar No. 3) and by the Board of Estimate on August 15, 1985 (Calendar No. 4), granting modification of the height and setback, rear yard, residential density, through block connection design standards, and bulk distribution across district boundary line regulations, in order to construct a 68-story plus penthouse mixed-use building, on property located between West 55th Street and West 56th Street, approximately 360 feet west of Avenue of the Americas (Block 1008, Lots 12, 15, 51, 53, 55, 56, 57, 58 and 59) in C6-6 and C6-6.5 Districts. The present application (C 880125 ZSM) increases the previously approved modifications of the height and setback and rear yard regulations, resulting from an increase of 10 feet 10½ inches in the building height, and an error of 2.86 feet in the datum elevation, which is corrected in this application.

Plans for this proposed increase in the previously approved modifications are on file with the City Planning Commission and may be seen on the 3rd Floor, 22 Rcade Street, New York, New York 10007.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

No. 13

CD 12

C 880123 HDM

IN THE MATTER OF the disposition of city-owned property pursuant to Section 197-c of the New York City Charter.

The property to be disposed, 546 West 156th Street, contains a six-story new law walk-up building with 12 occupied and 18 vacant residential units, located on southerly side of West 156th Street between Broadway and Amsterdam Avenue (Tax Block 2114, Lot 19). The property is proposed to be disposed to an Article XI (New York State Private Housing Finance Law) Housing Development Fund Corporation for the purpose of providing housing for low-income families.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

CITYWIDE

No. 14

City-wide

N 870565 ZRY

(An amendment to Section 54-314 of the Zoning Resolution to allow the construction of elevator shafts in the non-complying rear yards of non-complying buildings in R6, R7 and R8 zones.)

IN THE MATTER OF an amendment pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 54-314 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

54-314

Modification by authorization

In R6, R7 or R8 Districts, for any substantial rehabilitation of one or more *non-complying* multiple dwellings which were in existence prior to December 15, 1961, the City Planning Commission may authorize the [existing *open space* on the *zoning lot* to be reduced by not more than 5 percent and the existing *building floor area* on such *zoning lot* to be increased by not more than 5 percent, if the Commission finds that such modification of the applicable *bulk* regulations as set forth in Section 54-31 will result in an improved apartment design with adequate access of light and air and an improved circulation system. In the *Special Clinton District* such authorizations may apply to complying multiple dwellings and may include a 5 percent increase in *lot coverage* and *floor area*. The Commission, in making the findings above may round out the *floor area* or *lot coverage* increase to the nearest percent. No increase in the existing zoning *room* count and apartment *floor area* shall be permitted for such *buildings*.]

following:

- (a) the existing *open space*, where applicable, on the *zoning lot* to be reduced by not more than five percent and the existing *floor area* and the existing *lot coverage*, where applicable, on such *zoning lot* to be increased by not more than five percent; or
- (b) an elevator shaft to encroach into an existing *rear yard* by not more than sixty-four (64) square feet or penetrate a *rear sky exposure plane*, provided the existing *open space*, where applicable, on the *zoning lot* is not reduced by more than five percent and the existing *floor area* or *lot coverage*, where applicable, on such *zoning lot* is not increased by more than five percent as set forth in (a) above.

Prior to granting any such authorization, the Commission shall find that modification to the applicable *bulk* requirements as set forth above in this Section:

- (1) will result in an improved apartment design or in an improved circulation system; and,
- (2) will result in adequate access of light and air to all apartments in the building.

The Commission, in making the above findings, shall round out the *open space* decrease or the *floor area* or *lot coverage* increase to the nearest percent.

No increase in the existing zoning *room* count or apartment *floor area* shall be permitted for such *buildings*.

In the *Special Clinton District* such modifications may apply to complying multiple dwellings.

Resolution for adoption scheduling November 4, 1987 for a public hearing.

R E P O R T S

BOROUGH OF MANHATTAN

No. 15

CD 7

N 880245 HKM

IN THE MATTER OF a communication dated September 22, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provisions of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on 9/15/87, List No. 191, the Beresford Apartments (LP 1520), located at 211 Central Park West, New York, New York (Tax Block 1195, Lot 29) for landmark approval.

For consideration.

disposition

Fav. Rep. Adopted

No. 16

CD 5, 6

N 880060 BDM

IN THE MATTER OF an application by the Office of Business Development pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the District Plan for the Grand Central Area.

(On September 2, 1987, Cal. No. 6, the Commission scheduled September 30, 1987 for a public hearing. On September 30, 1987 Cal. No. 16, the hearing was closed.)

For consideration.

disposition

Fav. Rep. Adopted