

Cal. No.	C.P. No.	Repts. B.O.E.	C.P.C. Action	Cal. No.	C.P. No.	Repts. B.O.E.	C.P.C. Action
1	N 891039 HKK		approved	36			
2	N 891040 HKK		"	37			
3 *	C 890520 PSK		Fav. Rept. Adopted	38			
4 *	C 890667 HUK		" " "	39			
5	C 890519 PSX		" " "	40			
6	C 890521 PSX		" " "	41			
7	C 890614 HUX		" " "	42			
8	C 890249 PSX		" " "	43			
9 **	C 890523 HAX		" " "	44			
10	C 890451 HDX		" " "	45			
11	C 880738 MMX		" " "	46			
12	N 870417 ZAX		Laid Over	47			
13	C 890278 HDM		Fav. Rept. Adopted	48			
14	C 881000 HDM		Fav. Rept. Adopted	49			
15	C 880104 ZMQ		Withdrawn	50			
16	C 880682 ZMQ		Fav. Rept. Adopted	51			
17	C 861105 ZMQ		" " "	52			
18	C 861106 MMQ		" " "	53	* Cal. No. 3 & 4		
19	C 880849 ZMR		" " "	54	Comm. McNeil voted "no"		
20	C 880919 ZMR		" " "	55			
21				56	** Cal. No. 9		
22				57	Comm. Mammano		
23				58	voted "no"		
24				59			
25				60			
26				61			
27				62			
28				63			
29				64			
30				65			

COMMISSION ATTENDANCE		Present/Absent	
31	Sylvia Deutsch, Chair.	✓	—
32	Denise Scheinberg, V.C.	✓	—
33	Sal. C. Gagliardo, Comm.	✓	—
34	** Marilyn Mammano, "	✓	—
34	* Wm. Gary McNeil, "	✓	—
35	Stuartz Pertz, "	—	✓
35	Daniel Scannell, "	✓	—

Lory R. Alcalá, Calendar Officer (212) 720-3370  
 22 Reade Street, Room 2E  
 New York, New York 10007-1216  
 (212) 720-3370  
 LRA 6/88

Meeting Adjourned at 3:26 p.m.  
 Logged by: \_\_\_\_\_

COMPREHENSIVE  
CITY PLANNING CALENDAR

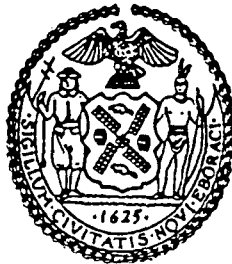
of

The City of New York

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CITY PLANNING COMMISSION

SPECIAL MEETING OF THE CITY PLANNING COMMISSION  
HELD IN SPECTOR HALL, 22 READE STREET, MAIN FLOOR  
NEW YORK, NEW YORK 10007



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MONDAY, JULY 10, 1989

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SYLVIA DEUTSCH, CHAIRPERSON  
DENISE M. SCHEINBERG, VICE CHAIRPERSON  
SALVATORE C. GAGLIARDO  
MARILYN MAMMANO  
WM. GARY McNEIL  
STUART PERTZ  
DANIEL T. SCANNELL, COMMISSIONERS

3:05

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21				56	** Cal. No. 9		
22				57	Comm. Mammamo		
23				58	voted "no"		
24				59			
25				60			
26				61			
27				62			
28				63			
29				64			
30				65			
31				COMMISSION ATTENDANCE Present/Absent			
32				Sylvia Deutsch, Chair.	✓	—	
33				Denise Scheinberg, V.C.	✓	—	
33				Sal. C. Gagliardo, Comm.	✓	—	
34				** Marilyn Mammano,	✓	—	
34				Wm. Gary McNeil,	✓	—	
35				Stuartz Pertz	—	✓	
35				Daniel Scannell	✓	—	

Lory R. Alcala, Calendar Officer (212) 720-3370  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370

Meeting Adjourned at 3:26 p.m.  
Logged by: \_\_\_\_\_

## BOROUGH OF BROOKLYN

Nos. 1 and 2

(Landmark reports for approval in the matters of the Parachute Jump and the Wonder Wheel in Coney Island)

No. 1

CD 13

N 891039 HKK

IN THE MATTER OF a communication dated May 31, 1989 from the Executive Director of the Landmarks Preservation Commission, submitting, pursuant to the provision of Section 25-303 of the Administrative Code designated by the Landmarks Preservation Commission on May 23, 1989 (List 215), for the proposed landmarking of the Parachute Jump located on the southwest corner of the block between Surf Avenue, Riegelman Boardwalk, West 16th Street and West 19th Street (Block 7073, Lot No. 1) in Coney Island.

For consideration

No. 2

CD 13

N 891040 HKK

IN THE MATTER OF a communication dated May 31, 1989 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 May 23, 1989 (List 215), for the proposed landmarking of the Wonder Wheel located on portion of Jones Walkover which the Wonder Wheel projects and portion of the sidewalk of West 12th Street over which the Wonder Wheel sign projects (Block No. 8696, Lot 145 and portion of 140) in Coney Island.

For consideration

Nos. 3 and 4

*(Proposed Marcus Garvey Urban Renewal Area Plan and proposed juvenile detention facility within it).*

No. 3

CD 16

C 890520 PSK

**IN THE MATTER OF** an application submitted by the Department of Juvenile Justice pursuant to Section 197-c of the New York City Charter for the selection of property generally bounded by Bristol Avenue, Chester Avenue, East New York Avenue and Pitkin Avenue (Block 3498, Lot 8), for use as a juvenile detention facility.

(On May 17, 1989 Cal. No. 38, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 56 the hearing was closed.

On July 5, 1989 Cal. No. 58, the item was laid over.)

**For consideration.**

No. 4

CD 16

C 890667 HUK

**IN THE MATTER OF** an Urban Renewal Plan for the Marcus Garvey Urban Renewal Area, pursuant to Article 15, Section 505 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The proposed sixth amendment to the Marcus Garvey Urban Renewal Plan would change the land use of Site 5 (on the major part of the block bounded by East New York Avenue, Chester Street, Pitkin Avenue, and Bristol Street, Block 3498, lot 8) from "Residential and/or Commercial" to "Public and Semi-Public". The definition of permitted "Public and Semi-Public" uses would include a juvenile detention facility on Site 5.

(On May 17, 1989 Cal. No. 37, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 57 the hearing was closed.

On July 5, 1989 Cal. No. 59, the item was laid over.)

**For consideration.**

BOROUGH OF THE BRONX

Nos. 5, 6 and 7

*(Proposed selection of properties for use as a juvenile detention facility and the 40th Police precinct within the proposed Bronxchester Urban Renewal Area)*

No. 5

CD 1

C 890519 PSX

**IN THE MATTER OF** an application submitted by the Department of Juvenile Justice pursuant to Section 197-c of the New York City Charter for the selection of property generally bounded by Westchester Avenue, East 149th Street, Brook Avenue and St. Ann's Avenue (Block 2276, Lots 7, 10, part of lots 1 and 9), for use as a juvenile detention facility.

(On May 17, 1989 Cal. No. 12, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 53 the hearing was closed.

On July 5, 1989 Cal. No. 55, the item was laid over.)

**For consideration.**

No. 6

CD 1

C 890521 PSX

**IN THE MATTER OF** an application submitted by the NYC Police Department pursuant to Section 197-c of the New York City Charter for the selection of property generally bounded by Westchester Avenue, East 149th Street, Brook Avenue and St. Ann's Avenue (Block 2276, Lots 33, 34, 36 and 52, part of Lots 1 and 9), Borough of the Bronx, Community District 1, for use as a police stationhouse for the 40th Precinct.

(On May 17, 1989 Cal. No. 13, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 54 the hearing was closed.

On July 5, 1989 Cal. No. 56, the item was laid over.)

**For consideration.**

No. 7

CD 1

C 890614 HUX

**IN THE MATTER OF** an Urban Renewal Plan for the Bronxchester Urban Renewal Area pursuant to Section 505 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The proposed Bronxchester Urban Renewal Plan establishes the Bronxchester Urban Renewal Area as a separate urban renewal project, extracting it from the South Bronx Neighborhood Development Area/Urban Renewal Area. The proposed plan reconfigures existing sites 8 and 9 of the South Bronx Urban Renewal Area to conform with the proposed development of a juvenile detention center (on Site 9) and a police precinct (on site 8a). The block (2276), on which these sites are located, is bounded by Westchester Avenue, St. Ann's Avenue, East 149th Street and Brook Avenue.

Additional provisions of the proposed plan include defining the city-owned air rights passing through former Sites 8 and 9 as Site 17, and specifying within the definition of permitted Public and Semi-Public uses the inclusion of a police precinct on Site 8a and a juvenile detention center on Site 9.

(On May 17, 1989 Cal. No. 14, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 55 the hearing was closed.

On July 5, 1989 Cal. No. 57, the item was laid over.)

**For consideration.**

No. 8

*(Selection of city-owned property located at West 230th Street and Irwin Avenue for the proposed Tibbet Gardens public school)*

CD 8

C 890249 PSX

**IN THE MATTER OF** an application submitted by the New York City Board of Education pursuant to Section 197-c of the New York City Charter for selection of City-owned property located at West 230th Street and Irwin Avenue (Block 5716, part of Lot 725), for use as an elementary school for 650 students.

(On May 17, 1989 Cal. No. 11, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 39 the hearing was closed.)

For consideration.

No. 9

*(Disposition of city-owned property located at 315-17 East 148th Street for the proposed Queen of Peace residential facility for homeless adult males)*

CD 1

C 890523 HAX

**IN THE MATTER OF** the disposition of city-owned property, 315-17 East 148th Street, pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is required:

- 1) The designation as an Urban Development Action Area of property located on the north side of East 148th Street, between Morris and Courlandt avenues, 315-17 East 148th Street (Tax Block 2330, Lots 59 and 60.)
- 2) The approval of an Urban Development Action Area Project for such property; and
- 3) The disposition of such property to the developer selected by the Department of Housing Preservation and Development (HPD).

The proposed project involves the rehabilitation of two vacant *in rem* buildings in order to provide a transitional residential facility for 64 homeless single adult males over 18 years of age.

(On April 26, 1989 Cal. No. 23, the Commission scheduled May 17, 1989, for a public hearing. On June 7, 1989, Cal. No. 66 the hearing was closed.

On June 21, 1989 Cal. No. 52, the item was laid over.)

For consideration.

No. 10

CD 7

C 890451 HDX

**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, 3175-77 Villa Avenue (Tax Block 3322, Lot 37, between 205th Street and Van Cortlandt Avenue East, is an occupied five-story new law walk-up building with 52 residential units and three commercial units. The property has been managed and maintained by a tenant's association since June 1, 1985 under HPD's Leasing Bureau. The Department of Housing Preservation and Development (HPD) intends to sell the property 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.

(Or June 7, 1989 Cal. No. 10, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 27 the hearing was closed.

On July 5, 1989 Cal. No. 50, the item was laid over.)

For consideration.

Nos. // and /2

*(Proposed Blackstone Avenue City Map Amendment and related authorizations to facilitate the construction of a residential development)*

No. //

CD 8

C 880738 MMX

**IN THE MATTER OF** an application, submitted by the M and M Riverdale Associates pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an **amendment to the City Map** involving the elimination, discontinuance and closing of Blackstone Avenue between West 252nd Street and West 254th Street to **facilitate the construction of a residential development and remove the cloud from the applicant's property and that of the abutting property**, all in accordance with Map. 13038, dated January 12, 1988 and signed by the Borough President.

(On May 17, 1989 Cal. No. 10, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989, Cal. No. 55 the hearing was closed.)  
On July 5, 1989 Cal. No. 53, the item was laid over.)

For consideration.

No. /2

CD 8

N 870417 ZAX

**IN THE MATTER OF** an application submitted by M&M Riverdale Associates requesting **authorizations** pursuant to Section 105-421 and 105-423 of the Zoning Resolution to allow the modification of existing topography and the removal of 33 trees and a certification pursuant to Section 105-90 to allow the subdivision into ten zoning lots of property located at 5245 Blackstone Avenue (Blackstone Avenue is proposed to be eliminated under related application C880738MMX), Block 5942, Lots 167 and 325, within the Special Natural Area District 2 (NA-2) of Riverdale.

A site plan for this proposed development is on file with the City Planning Commission and may be seen in Room 3 North, 22 Reade Street, New York, NY 10007.

(On July 5, 1989 Cal. No. 54, the item was laid over.)

Laid over

#### BOROUGH OF MANHATTAN

No. /3

*(Proposed disposition of city-owned property located at 273 Water Street within the Brooklyn Bridge Southeast Urban Renewal Area)*

CD 1

C 890278 HDM

**IN THE MATTER OF** the disposition of city-owned property, within the Brooklyn Bridge Southeast Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The property to be disposed, 273 Water Street, (Tax Block 107, Lot 48), is a four-story frame building with a brick facade. The Department of Housing Preservation and Development (HPD) intends to sell the property to a developer through the public auction process, subject to landmark restrictions.

(On June 7, 1989 Cal. No. 2, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 19 the hearing was closed.)

On July 5, 1989 Cal. No. 92, the item was laid over.)

For consideration.



CD 9

C 881000 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, 503-05 West 141st Street (Tax Block 2073, Lot 28) between Amsterdam Avenue and Broadway, is an occupied six-story new law walk-up building with 28 residential units and 2 commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property 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.

The property has been managed and maintained by a community management group since November 1, 1982, under HPD's Community Management Program.

(On June 7, 1989 Cal. No. 4, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 21 the hearing was closed.

On July 5, 1989 Cal. No. 84, the item was laid over.)

For consideration.

### BOROUGH OF QUEENS

No. 15

*(Proposed Amendment of the Zoning map with reference to the Kew Gardens Road rezoning)*

CD 9

C 880104 ZMQ

IN THE MATTER OF an application submitted by N.H.E. Realty Co. pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section No. 14b, changing from an R5 District to an R7-1 District property bounded by Kew Gardens Road, Lefferts Boulevard, a line 125 feet northeast of Kew Gardens Road and the northwest boundary line of Maple Grove Cemetery, as shown on a diagram dated March 20, 1989 and subject to the conditions of CEQR Declaration E-18.

(On May 17, 1989 Cal. No. 28, the Commission scheduled June 7, 1989 for a public hearing. On June 7, 1989 Cal. No. 70 the hearing was closed.

On July 5, 1989 Cal. No. 74, the item was laid over.)

For consideration.

No. 16

*(Proposed Rockaway Beach Boulevard Rezoning for St. Marks Stores)*

CD 14

C 880682 ZMQ

IN THE MATTER OF an application submitted by St. Marks Realty Associates pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section 30b, establishing within an existing R5 District a C1-2 District bounded by Rockaway Beach Boulevard, a line 365 feet west of Beach 109th Street, a line 100 feet north of Rockaway Beach Boulevard, and Beach 109th Street, as shown on a diagram dated March 20, 1989 and subject to the conditions of CEQR Declaration E-16.

On July 5, 1989 Cal. No. 75, the item was laid over.)

For consideration.

Nos. 17 and 18

(Amendment of the Zoning Map and the City Map to facilitate the proposed Skyline Terrace residential development)

No. 17

CD 7

C 861105 ZMQ

**IN THE MATTER OF** an application submitted by Taljan Joint Venture pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section 10a, changing from an M1-1 District to an R4 District, property bounded by a line 100 feet south of 23rd Avenue and its westerly prolongation, 120th Street, 25th Avenue and its westerly prolongation and the U.S. Pierhead Line, as shown on a diagram dated March 6, 1989.

(On April 26, 1989 Cal. No. 32, the Commission scheduled May 17, 1989, for a public hearing. On May 17, 1989, Cal. No. 76 the hearing was closed. On June 21, 1989, Cal. No. 89, the item was laid over.)

On July 5, 1989 Cal. No. **72**, the item was laid over.)

**For consideration.**

No. 18

CD 7

C 861106 MMQ

**IN THE MATTER OF** an application submitted by Taljan Joint Venture pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination of 119th Street south of 23rd Avenue and the widening of 120th Street between 23rd Avenue and 25th Avenue and the delineation of a sewer easement and a public pedestrian easement and the adjustment of legal grades necessitated thereby to **facilitate residential development**, all in accordance with Map No. 4842 dated September 16, 1988 and signed by the Borough President.

(On April 26, 1989 Cal. No. 33, the Commission scheduled May 17, 1989, for a public hearing. On May 17, 1989, Cal. No. 77 the hearing was closed. On June 21, 1989, Cal. No. 90, the item was laid over.

On July 5, 1989 Cal. No. **73**, the item was laid over.)

**For consideration.**

BOROUGH OF STATEN ISLAND

No. 19

*(Proposed New Dorp II Zoning Map Amendment)*

CD 2

C 880849 ZMR

**IN THE MATTER OF** an application submitted by Community Board 2 on behalf of the New Dorp Central Civic Association, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 27b, changing from an R3-2 district to an R3-1 district property bounded by New Dorp Lane, New Dorp Plaza (South Railroad Avenue), Beach Avenue, Amboy Road and Richmond Road, as shown on a diagram dated April 3, 1989.

(On June 7, 1989 Cal. No. 25, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 42 the hearing was closed.)  
On July 5, 1989 Cal. No. 76, the item was laid over.)

**For consideration.**

No. 20

*(Proposed Westerleigh Zoning Map Amendment)*

CD 1

C 880919 ZMR

**IN THE MATTER OF** an application submitted by Westerleigh Improvement Society pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Sections Nos. 20d and 21b, changing from an R3-2 district to an R3-1 district property bounded by North Avenue, Shaw Place, Burnside Avenue, Jewett Avenue, Watchogue Road, Bradley Avenue, Victory Boulevard, Byrne Avenue, Marble Street, Demorest Avenue, Watchogue Road, a line midway between Glascoe Avenue and Wooley Avenue, College Avenue, Marianne Street and a line 150 feet south of Forest Avenue, as shown on a diagram dated April 17, 1989.

(On June 7, 1989 Cal. No. 26, the Commission scheduled June 21, 1989 for a public hearing. On June 21, 1989, Cal. No. 43 the hearing was closed.)  
On July 5, 1989 Cal. No. 77, the item was laid over.)

**For consideration.**