

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	C 890236 MMQ		Sched. 10/18/89	36			
2	C 890787 PLO			37			
3	C 890987 PLO			38			
4	C 890968 PPQ			39			
5	C 880723 ZSK			40			
6	C 890247 HAK			41			
7	C 890248 ZMK			42			
8	C 890833 PLK			43			
9	C 890742 PPK			44			
10	C 890743 PPK			45			
11	C 890871 HDK			46			
12	C 890874 HDK			47			
13	C 891003 HDK			48			
14	C 891004 HDK			49			
15	C 891006 HDK			50			
16	C 891008 HDK			51			
17	C 891009 HDK			52			
18	C 891010 HDK			53			
19	C 900083 HDK			54			
20	C 870057 ZMR			55			
21	C 870058 ZSR			56			
22	C 870059 MMR			57			
23	C 89088 ZMR			58			
24	C 900079 HDM			59			
25	C 891036 PSM			60			
26	C 890676 PPM			61			
27	C 900080 HDM			62			
28	C 891014 HDM			63			
29	C 880136 MMX			64			
30	C 890792 PPX			65			
31	N 860666 ZAM		Auth. Approved	COMMISSION ATTENDANCE		Present/Absent	
32				Sylvia Deutsch, Chair.	✓	___	
33				Denise Scheinberg, V.C.	✓	___	
34				Sal. C. Gagliardo, Comm.	✓	___	
35				Marilyn Mammano, "	✓	___	
				Wm. Gary McNeil, "	___	___	✓
				Daniel Scannell, "	✓	___	___

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

Meeting Adjourned at 3:20 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, OCTOBER 2, 1989

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SYLVIA DEUTSCH, *Chairperson*

DENISE M. SCHEINBERG, *Vice Chairperson*

SALVATORE C. GAGLIARDO

MARILYN MAMMANO

WM. GARRISON McNEIL

DANIEL T. SCANNELL, *Commissioners*

## S C H E D U L I N G

### BOROUGH OF QUEENS

*(Amendment to the City Map to eliminate a paper street)*

*No. 1*

CD 14

C 890236 MMQ

IN THE MATTER OF an application submitted by the Yeshiva of Far Rockaway pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of Beach 8th Street — a paper street — from Frisco Avenue to Hicksville Road in order to remove an encumbrance on the applicant's title and to facilitate construction of a new building for the existing Yeshiva located in Far Rockaway, in accordance with Map No. 4858 dated April 28, 1989 and signed by the Borough President. The map was referred to the City Planning Commission by the Board of Estimate on May 23, 1989 (Calendar No. 417).

Resolution for adoption scheduling October 18, 1989 for a public hearing.

*No. 2*

CD 13

C 890787 PLQ

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 leasing of up to ten years of private property located at 225-30 104th Avenue (Block 11174, Lot 70), for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 3

CD 13

C 890987 PLQ

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 leasing of up to ten years of private property located at 80-18 232nd Street (Block 7916, Lot 21), for use as an Agency Operated Boarding Home.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No 4

CD 9

C 890968 PPQ

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 property located at , Block No. 9420, Lot No. 12.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

#### BOROUGH OF BROOKLYN

*(Applications for the grant of a zoning special permit, UDAAP disposition and an amendment to the Zoning Map concerning the Metropolitan Jewish Geriatric Center)*

No. 5

CD 13

C 880723 ZSK

IN THE MATTER OF an application submitted by the Metropolitan Jewish Geriatric Center pursuant to Sections 197-c and 200 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to permit the development of a 360-bed skilled nursing home on property located at 2802-2830 Surf Avenue (Block 7068, Lots 14, 20 and 30), on the south side of Surf Avenue, between West 28th Street and West 29th Street.

Plans for this proposed development are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street; New York, N.Y. 10007

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 6

CD 13

C 890247 HAK

IN THE MATTER OF the disposition of city-owned property, pursuant to 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, property on the southerly side of Surf Avenue, between West 28 and West 29 Streets (block 7068, Lots 14 and 20)
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 disposition is to facilitate the construction of a 360 bed nursing home, replacing an existing facility.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 7

CD 13

C 890248 ZMK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section 28d, changing from an R5 District to an R6 District, property bounded by West 28th Street, the northerly boundary line of Coney Island Beach, West 29th Street and Surf Avenue, as shown on a diagram dated August 7, 1989.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 8

CD 17

C 890833 PLK

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 leasing of up to ten years of private property located at 116 Linden Boulevard (Block 5087, Lot 27), for use as an Agency Operated Group Home.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 9

CD 3

C 890742 PPK

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 1 city-owned property, (Block 1657, Lot 58).

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 10

CD 6

C 890743 PPK

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 1 city-owned property, (Block 1042, Lot 10).

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 11

CD 7

C 890871 HDK

**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, 88 16th Street (Tax Block 1051, Lot 24) is a four-story new law walk-up building with 16 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 12

CD 11

C 890874 HDK

**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, 1513-1515 West 7th Street (Tax Block 6600, Lot 86) is a four-story new law walk-up building with 16 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 13

CD 2

C 891003 HDK

**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, 12 St. Marks Place (Tax Block 395, Lot 6) is a four-story new law walk-up building with 8 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 14

CD 2

C 891004 HDK

**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, 342 Lafayette Avenue (Tax Block 1948, Lot 14) is a four-story old law walk-up building with 16 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 15

CD 1

C 891006 HDK

**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, 728 Driggs Avenue (Tax Block 2406, Lot 26) is a six-story new law walk-up building with 30 residential units and 6 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 1

No. 16

C 891008 HDK

**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, 218 Scholes Street (Tax Block 3045, Lot 17) is a five-story exempt class walk-up building with 16 residential units and 3 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 17

CD 1

C 891009 HDK

**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, 265 Lee Avenue (Tax Block 2264, Lot 5) is a four-story old law walk-up building with 6 residential units and 1 commercial unit. 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 18

CD 1

C 891010 HDK

**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, 330 South 3rd Street (Tax Block 2437, Lot 7) is a six-story new law walk-up building with 27 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 8

No. 19

C 900083 HDK

**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, 340 St. Marks Avenue (Tax Block 1153, Lot 25) between Underhill and Washington Avenues is a three-story new law walk-up building with 6 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.



**BOROUGH OF STATEN ISLAND**

*Nos. 20 and 21*  
**(Proposed Zoning Map Amendments, request for the grant of special permits  
and amendments to the City Map concerning the Princes' Point development)**

CD 3

*No. 20*

C 870057 ZMR

**IN THE MATTER OF** an application submitted by Muss Development Company pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section 35c:

a) changing from an M1-1 District to an R3-2 District, property bounded by Purdy Place, Holten Avenue, Johnston Terrace, the easterly boundary line of the proposed park addition (which boundary line is also the easterly street line of Seguine Avenue; portions of Holten Avenue, Johnston Terrace and Seguine Avenue are proposed to be eliminated and a portion of Seguine Avenue is proposed for a park addition and are the subject of related application C 870059 MMR), the northerly boundary line of the proposed park addition, and Seguine Avenue;

b) changing from an M1-2 District to an R3-2 District, property bounded by Johnston Terrace, Holten Avenue, the southeasterly prolongation of the centerline of Holten Avenue, the U.S. Pierhead Line, the easterly boundary line of the proposed park addition (which boundary line is also the easterly street line of Seguine Avenue) and its southwesterly prolongation (portions of Holten Avenue, Johnston Terrace and Seguine Avenue are proposed to be eliminated, and a portion of Seguine Avenue is proposed for a park addition, and are the subject of related application C 870059 MMR); and

c) changing from an M1-2 District to a C3 District property bounded by the U.S. Bulkhead Line, the southwesterly prolongation of the easterly boundary line of the proposed park addition (which boundary line is also the easterly street line of Seguine Avenue), the U.S. Pierhead Line, and the southwesterly prolongation of the centerline of Seguine Avenue; as shown on a diagram dated August 7, 1989.  
Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 3

*No. 21*

C 870058 ZSR

**IN THE MATTER OF** an application submitted by Muss Development Company pursuant to Sections 197-c and 200 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution: Section 78-34 to allow modifications in the open space ratio, floor area ratio, and lot area per room requirements for a large scale residential development pursuant to the special bonus provisions of Sections 78-351 and 78-352; Section 78-42 to allow the waiver of the requirement for off-street parking spaces accessory

to the commercial use in the large scale residential development authorized pursuant to Section 78-22; Section 78-312(d) to allow minor variations in the front height and setback regulations on the periphery of the development; Section 78-312(f) to allow modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot); Section 74-731 to permit a private sewage disposal plant; Section 74-732 to permit a private sewage pumping station; and Section 74-53 to permit an accessory group parking facility with a capacity of 725 spaces; for authorizations pursuant to the following sections of the Zoning Resolution: Section 78-22 to allow as accessory uses in a large scale residential development 3,000 square feet of commercial uses listed in Use Group 6A or 6F; Section 78-311 to allow the modifications of the height and setback regulations set forth in Section 23-631 and Section 78-31(b) for buildings wholly within the development; Section 78-44 to allow the modification of the curb cut width requirements set forth in Section 25-631(b)(3) for a curb cut located on Purdy Avenue which exceeds the 30 foot maximum width; and Section 107-65 to allow the modification of existing topography; and for certifications by the City Planning Commission pursuant to the following sections of the Zoning Resolutions: Section 107-22 that the designated open space shall be preserved in its natural state by the owner of the zoning lot, that the applicant has complied with the provisions of Section 107-222 (Public Pedestrian Ways) if applicable, and that the applicant has complied with Section 107-23 (Waterfront Esplanade); Section 107-222 as to whether or not the applicant shall be required to provide a public pedestrian way through a portion of the designated open space; Section 107-23 of the location and design of the waterfront esplanade; and Section 107-323 to allow the substitution of other plant material for the trees required by Section 107-322(a); for a large scale residential development on property bounded by Purdy Place, Wolfe's Pond Park, Raritan Bay and Lemon Creek Park (Block 6660, Lot 1; Block 6662, Lot 1, 90 and 99; Block 6655, Lot 1), mainly within an R3-2 District, in the Special South Richmond Development District.

Plans for this proposed large scale residential development are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street; New York, New York 10007.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 22

CD 3

C 870059 MMR

**IN THE MATTER OF** an application submitted by the Muss Development Company 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 of Holten Avenue between Johnston Terrace and the U.S. bulkhead line; the elimination, discontinuance and closing of Seguine Avenue between Purdy Place and the U.S. bulkhead line, Johnston Terrace between Seguine Avenue and Holten Avenue, Holten Avenue between Purdy Place and Johnston Terrace and a small triangular portion in the intersection of Purdy Place and Holten Avenue; the establishment of a park addition to Lemon Creek Park in the proposed to be eliminated, discontinued and closed portion of Seguine Avenue; the establishment of a park addition to Wolfe's Pond Park in the proposed to be eliminated, discontinued and closed triangular portion of Purdy Place; the delineation of a 30-foot-wide pedestrian easement along the shore front between Lemon Creek Park and Wolfe's Pond Park; and the delineation of a pedestrian easement connecting the east end of the shore front pedestrian easement to Purdy Place to facilitate residential and commercial development in accordance with Map No. 4094, dated April 26, 1989 and signed by the Borough President.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 23

CD 2

C 880888 ZMR

**IN THE MATTER OF** an application submitted by Advance Publications, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section No. 27c, changing from an R3-2 district to an M1-1 district property bounded by a line 115 feet easterly of Glendale Avenue and its southerly prolongation, a line at right angles to the westerly boundary line of the New York City right-of-way (leased by the Staten Island Transit Operating Authority (SIRTOA)) distant 750 feet southerly of the intersection of West Fingerboard Road with the westerly boundary line of said New York City right-of-way, and the westerly boundary line of the New York City right-of-way, as shown on a diagram dated August 7, 1989 and subject to the conditions of Restrictive Declaration D-130. Resolution for adoption scheduling October 18, 1989 for a public hearing.

**BOROUGH OF MANHATTAN**

CD 4

No. 24

C 900079 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, 352-54 West 48th Street (Tax Block 1038, Lots 58 and 59) between Eighth and Ninth avenues, is a five-story old law walk-up building with 30 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 3

No. 25

C 891036 PSM

IN THE MATTER OF an application submitted by the New York City Department of Correction pursuant to Section 197-c of the New York City Charter for the selection of property for use as a detention facility to be temporarily located at Pier 36, (Block 241, Part of Lot 13), located at South Street at the foot of Clinton Street.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 9

No. 26

C 890676 PPM

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 twelve (12) City-owned properties.

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

Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 7

No. 27

C 890080 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, 176-178 West 81st Street (Tax Block 1211, Lots 61 and 62) is a five-story old law walk-up building with 21 residential 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

No. 28

CD 3

C 891014 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, 519 E. 11th Street (Tax Block 405, Lot 51) between Avenue A and B, is a five-story old law walk-up building with 11 residential units and 2 community facility units. The Department of Housing Preservation and Development (HPD) Housing 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.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

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BOROUGH OF THE BRONX

No. 29

CD 11

C 880136 MMX

IN THE MATTER OF an application submitted by Albert Einstein College of Medicine of Yeshiva University 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 a change in the City Map involving the elimination, discontinuance and closing of Tenbroeck Avenue between Pierce and Sacket Avenues, Community Board 11, Borough of the Bronx, to facilitate the construction of an enlargement of an existing boiler plant, all in accordance with Map. 13032, dated August 31, 1988 and signed by the Borough President.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

CD 6

No. 30

C 890792 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 1 city-owned property, Block 3044, Lot 94.

Resolution for adoption scheduling October 18, 1989 for a public hearing.

REPORTS

BOROUGH OF MANHATTAN

No. 31

*(Approval of authorization to facilitate a 114 spaces parking garage at 225 Rector Place within the Special Battery Park District)*

CD 1

N 860666 ZAM

IN THE MATTER OF an application submitted by The Related Companies, Inc. on behalf of Liberty View Associates requesting an authorization pursuant to Section 84-31 of the Zoning Resolution to allow 114 permitted off-street parking spaces accessory to residential uses on Parcels C (southeast corner of Albany Street and South End Avenue), D (southwest corner of Albany Street and Marginal Street), and L (southwest corner of Rector Place and South End Avenue) to be located without regard for zoning lot lines in a single accessory parking garage on Parcel D at 225 Rector Place (Block 16, Lot 70) within sub-zone A-3 of the Special Battery Park District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, New York 10007.

(On July 5, 1989 Cal. No. 85 the Commission laid over the item.)

For consideration.