

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 880923 ZMK		Scheduled to be Heard 1/31/90 ↓ Hearing Closed ↓ Fav. Report Adopted	36	N 890245 ZAR		Authorization Approved
2	C 900028 PPK			37	N 890173 ZAR		" "
3	C 900271 PPK			38	C 890400 PLR		Fav. Report Adopted
4	C 890959 PPK			39	C 900130 HDM		" " "
5	C 890976 PPK			40	C 870529 ZSM		Laid Over
6	C 890745 PPR			41	C 890789 PLM		Fav. Report Adopted
7	C 890716 PPX			42	C 891046 PSM		" " "
8	C 900103 PPQ			43	C 890504 PPM		" " "
9	C 890682 PPK		44	C 890086 ZSM		" " "	
10	C 890953 PPK		45	N 900411 HKM		Forward to BOE	
11	C 890958 PPK		46	C 890918 PLQ		Favorable Rept. Adopted	
12	C 900081 HDM		47				
13	C 900100 PLM		48				
14	C 900102 ZSM NOTICE		49				
15	C 880205 GFM		50				
16	C 890470 HDM		51				
17	C 890464 VTM		52				
18	C 890465 VTM		53				
19	C 900027 PPX		54				
20	C 890399 ZSX *		55				
21	C 870520 ZMX *		56				
22	C 890828 PPX *		57				
23	C 890226 GFQ		58				
24	C 890441 PSQ NOTICE		59				
25	C 890456 ZSQ		60				
26	N 900283 ZRQ		61				
27	C 890831 PLQ		62				
28	C 890970 PPQ		63				
29	C 900144 ZMK		64				
30	C 900258 ZMK		65				
31	C 900022 MMK		Laid Over	COMMISSION ATTENDANCE		Present/Absent	
32	C 900023 ZMK		" "	DENISE M. SCHEINBERG; Acting Chairperson		✓	_____
33	C 900024 ZSK		" "	SALVATORE C. GAGLIARDO		✓	_____
34	C 900025 ZSK		" "	RAFAEL MARTINEZ *		✓	_____
35	C 890235 ZMK		" "	WM. GARRISON McNEIL		✓	_____
				DANIEL T. SCANNELL,		✓	_____
				Commissioners			

* = Abstained

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

Meeting Adjourned at 11:15 A.M.
Logged by: _____

January 17, 1990

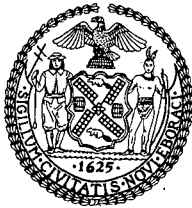
**COMPREHENSIVE
CITY PLANNING CALENDAR
of**

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 17, 1990

**MEETING AT 10:00 A.M.
in the
CITY HALL**



David N. Dinkins, Mayor

City of New York

[No. 1]

Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.

2. Final action by the Commission shall be by the affirmative vote of not less than four members.

3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.

4. Matters not on the calendar may be considered by unanimous consent.

NOTE—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York—Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street—Room 2E
New York, New York 10007-1216

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

DENISE M. SCHEINBERG, *Acting Chairperson*

SALVATORE C. GAGLIARDO

RAFAEL MARTINEZ

WM. GARRISON McNEIL

DANIEL T. SCANNELL, *Commissioners*

LOIS McDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, January 17, 1990

Roll Call; approval of minutes	1
I. Scheduling January 31, 1990	1
II. Public Hearings	4
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for January 31, 1990, in the City Hall, Room 16, Manhattan, New York at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office—Room 2E
22 Reade Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____

CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, January 17, 1990

APPROVAL OF MINUTES OF Regular Meeting of December 27, 1989
and Special Meeting of December 11, 1989

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 31, 1990
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 6

C 880923 ZMK

IN THE MATTER OF an application submitted by Alwayne Construction Corporation pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section No. 16a:

1. changing from an M1-1 district to an R6 district, property bounded by Creamer Street, Otsego Street, Lorraine Street, and Columbia Street; and
2. establishing within the proposed R6 district a C1-3 district bounded by Creamer Street, Otsego Street, Lorraine Street, and Columbia Street;

as shown on a diagram dated November 20, 1989.

Resolution for adoption scheduling January 31, 1990 for a public hearing.

No. 2

CD 3

C 900028 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 three (3) 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 January 31, 1990 for a public hearing.

No. 3

CD 16

C 900271 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 four (4) 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 January 31, 1990 for a public hearing.

 No. 4

CD 15

C 890959 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 one (1) city-owned property** located at **2626 East 26th Street**, Block No. 7470, Lot No. 15.

Resolution for adoption scheduling January 31, 1990 for a public hearing.

 No. 5

CD 4

C 890976 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 three (3) 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 January 31, 1990 for a public hearing.

 BOROUGH OF STATEN ISLAND

No. 6

CD 1

C 890745 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 two (2) 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 January 31, 1990 for a public hearing.

BOROUGH OF BRONX

No. 7

CD 1

C 890716 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 eighteen (18) 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 January 31, 1990 for a public hearing.

BOROUGH OF QUEENS

No. 8

CD 12

C 900103 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 **105-17 148th Street**, Block No. 10062, Lot No. 12.

Resolution for adoption scheduling January 31, 1990 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 9

CD 4

C 890682 PPK

PUBLIC HEARING:

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 twenty-four (24) 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.

(On December 27, 1989, Cal. No. 7, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 6

C 890953 PPK

PUBLIC HEARING:

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 230-32 10th Street, Block No. 1015, Lot No. 16.**

(On December 27, 1989, Cal. No. 8, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 14

C 890958 PPK

PUBLIC HEARING:

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 1616 Newkirk Avenue, Block No. 5237, Lot No. 6.**

(On December 27, 1989, Cal. No. 9, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 10

C 900081 HDM

PUBLIC HEARING:

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, **8 Morningside Avenue** (Tax Block 1849, Lot 18) on the easterly side of Morningside Avenue between West 114th and West 115th Streets is a five-story old law walk-up building with 10 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.**

The property has been managed and maintained by a community group since May 15, 1981.

(On December 27, 1989, Cal. No. 10, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 10

C 900100 PLM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration (HRA) pursuant to Section 197-c of the New York City Charter for the **renewal of a lease for up to a ten-year term** of private property located at **120 West 146th Street** (Block 2014, Lot 36), **for continued use as a senior citizen center.**

(On December 27, 1989, Cal. No. 11, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 4

C 900102 ZSM

PUBLIC HEARING;

IN THE MATTER OF an application submitted by the 9th & 33rd Associates, L.P., pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit** pursuant to **Section 74-681** of the Zoning Resolution to allow development over a rail road yard; and for the **grant of a special permit** pursuant to **Sections 13-462 and 74-52** of the **Zoning Resolution to allow an attended public parking garage** with a maximum capacity of 312 spaces, to facilitate the development of a **31-story office building over the Pennsylvania/Long Island Rail Road yard on property located over the southwest corner of Ninth Avenue, and West 33rd Street** (Block 729, Lot 9060), within an M1-6 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 December 27, 1989, Cal. No. 12, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

N O T I C E

On January 17, 1990 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Departments of City Planning and Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Office Tower at Ninth Avenue and 33rd Street, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR) No. 86-331M.

 No. 15

CD 6

C 880205 GFM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Glick Development Affiliates for a **revocable consent for a period of ten years** to allow the installation, maintenance and use of **fifteen (15) lampposts** in the public sidewalk **along the northerly and southerly street frontages of East 37th Street between First Avenue and the FDR Drive** in connection with a building constructed at 415 East 37th Street.

(On December 27, 1989, Cal. No. 13, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 11

C 890470 HDM

PUBLIC HEARING:

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

The property proposed to be disposed **comprises Site 34R in the Milbank-Frawley Urban Renewal Area**, located on the southerly side of Luis Munoz Marin Boulevard (East 116th Street) between Fifth and Madison Avenues (Block 1621, Lots 66, 67, and 68). Of these properties, one is a vacant 5-story building to be rehabilitated to provide 10 cooperative apartments for low and very low-income families. The two adjoining lots are to be used for parking.

(On December 27, 1989, Cal. No. 14, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 1, 2, 3, 4, 5, 6, 7, 8

C 890464 VTM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Manhattan Cable Television, Inc. for the **renewal of an existing franchise for a period of twenty years**, pursuant to Sections 197-c and 366a of the New York City Charter, to continue to **construct, maintain and use a cable television system** within the streets of Manhattan, southerly of West 79th and East 86th Streets and including Roosevelt Island.

(On December 27, 1989, Cal. No. 15, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 7, 8, 9, 10, 11, 12

C 890465 VTM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Paragon Cable Manhattan for the **renewal of an existing franchise for a period of twenty years**, pursuant to sections 197-c and 366a of the New York City Charter, **to continue to construct, maintain and use a cable television system** within the streets of Manhattan, northerly of West 79th and East 86th Streets.

(On December 27, 1989, Cal. No. 16, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BRONX

No. 19

CD 3

C 900027 PPX

PUBLIC HEARING:

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 two (2) 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.

(On December 27, 1989, Cal. No. 17, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 20, 21 and 22

(Request for a Zoning Special Permit, Zoning Map change, and Disposition of real property for the Southern Boulevard Parking Lot.)

No. 20**CD 2****C 890399 ZSX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Bronx Community Board 2 and the Division of Real Property of the New York City Department of General Services pursuant to Section 74-512 of the Zoning Resolution **to allow an attended public parking lot with a maximum capacity of 178 spaces**, on property located at 999 Hoe Avenue, Block 2742, Lots 47, 49, 50, 52, 53, 55, 57, 66, in a C4-4 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, NY 10007.

(On December 27, 1989, Cal. No. 18, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 21
CD 2**C 870520 ZMX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Bronx Community Board 2 and the Division of Real Property of the NYC Department of General Services pursuant to Sections 197-c and 200 of the New York City Charter **for an amendment of the Zoning Map**, Section No. 6c, changing from an R7-1 District to a C4-4 district property bounded by Aldus Street, Hoe Avenue, a line perpendicular to Hoe Avenue distant 465 feet northerly from the intersection of Hoe Avenue and East 163rd Street, and a line midway between Hoe Avenue and Southern Boulevard, as shown on a diagram dated November 6, 1989.

(On December 27, 1989, Cal. No. 19, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 2

C 890828 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Division of Real Property of the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for **unrestricted disposition of real property located on the southwest corner of Hoe Avenue and Aldus Street** (Block 2742, Lots 47, 49, 50, 52, 53 and 55).

(On December 27, 1989, Cal. No. 20, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 23

CD 2

C 890226 GFQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Citibank, N.A. for a revocable consent for a period of ten years to allow the construction, maintenance and use of thirteen lampposts and fixtures on 44th Drive, Jackson Avenue and 45th Avenue, and four lampposts and fixtures in the "plaza" area at 44th Drive and Jackson Avenue.

(On December 27, 1989, Cal. No. 1, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 5

C 890441 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection (DEP), Bureau of Heavy Construction, pursuant to Section 197-c of the New York City Charter for the **selection of, and acquisition of both a temporary and permanent easement on, private property located at 5301 Grand Avenue** (Block 2610, Lot 119), to construct a water tunnel shaft (Shaft 19B) to link City Water Tunnel No. 3 with the existing water grid.

(On December 27, 1989, Cal. No. 2, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On January 17, 1990 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Department of City Planning and the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Water Supply Shaft 19B of Water Tunnel No. 3, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR) No. 89-117Q.

No. 25

CD 8

C 890456 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Chapin Home for the Aging pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of special permits pursuant to Sections 74-90 and 74-902 of the Zoning Resolution to permit the enlargement to 220 beds of, and to allow the community facility floor area ratio of Section 24-11 to apply to, an existing 78-bed nursing home facility on property located at 165-01 Chapin Parkway (Block 9858, Lot 39) on the north side of Chapin Parkway, approximately 200 feet east of 164 Street, in an R4 District.**

NOTE: Under related application (N 900283 ZRQ), Section 74-903 (Designation of Community District in Which Special Permits are Required for Certain Community Facility Uses) of the Zoning Resolution is proposed to be revised to add Community District 8 in the Borough of Queens to the list of community districts in which special permit provisions of Section 74-90 apply. The special permit pursuant to Section 74-90 (C 890456 ZSQ) is being sought in accordance with the proposed text change).

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 December 27, 1989, Cal. No. 3, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 8

N 900283 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an amendment of the Zoning Resolution of the City of New York pursuant to Section 200 of the New York City Charter, relating to Section 74-903, to include Community District 8, Queens under the Special Permit Provisions of Section 74-903 as required pursuant to Sections 22-13, 22-42 and 32-45 of the Zoning Resolution as follows:

Matter in **bold** is new;

Matter in ~~strikeout~~ is old, to be omitted;

Matter in *italics* is defined in Section 12-10

74-903

Designation of Community Districts in which Special Permits are Required for Certain Community Facility Uses

The special permit provisions of Section 74-90 shall apply to all nursing homes and health related facilities within the boundaries of Community Districts 7, 11, 12, 13 and 14 in The Bronx, Community Districts 2, 6, 8, 11, 12, 13, 14, 15 and 17 in Brooklyn, Community Districts 4, 7, 11 and 12 in Manhattan, Community Districts 4, 7, 8, 12 and 14 in Queens and Community Districts 2 and 3 in Staten Island, where the findings of Section 22-13 have been made.

(On December 27, 1989, Cal. No. 4, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

 No. 27

CD 4

C 890831 PLQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration (HRA) pursuant to Section 197-c of the New York City Charter for the **renewal of a lease for a term up to ten years of private property located at 87-11 Whitney Avenue (Block 1559, Lot 28), for continued use as a senior citizen center.**

(On December 27, 1989, Cal. No. 5, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

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 five (5) 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.

(On December 27, 1989, Cal. No. 6, the Commission scheduled January 17, 1990, for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 29

CD 7

C 900144 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section Nos. 16b and 22a, changing from an M1-2 district to an M1-2D district property bounded by 2nd Avenue, a line midway between 44th Street and 45th Street, Third Avenue, and 54th Street, as shown on a diagram dated October 16, 1989.

(On December 11, 1989 Cal. No. 1, the Commission scheduled December 27, 1989 for a public hearing. On December 27, 1989, Cal. No. 21 the hearing was closed.)

For consideration.

No. 30

CD 7

C 900258 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an **amendment of the Zoning Map**, Section Nos. 16b and 16d;

1. changing from an M1-2 district to an M1-2D district property bounded by 3rd Avenue, Prospect Avenue, 4th Avenue and a line midway between 37th Street and 38th Street; and
2. changing from an M1-1 district to an M1-1D district property bounded by 24th Street, 5th Avenue, a line midway between 28th Street and 29th Street, and 4th Avenue;

as shown on a diagram dated October 16, 1989.

(On December 11, 1989 Cal. No. 2, the Commission scheduled December 27, 1989 for a public hearing. On December 27, 1989, Cal. No. 22 the hearing was closed.)

For consideration.

Nos. 31, 32, 33 and 34

(Applications for an amendment to the City Map, a Zoning Map change and Special permits concerning the Proposed Brighton-By-The-Sea development)

No. 31

CD 21

C 900022 MMK

IN THE MATTER OF an application submitted by Alexander Muss and Sons pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving the elimination of Brightwater Avenue from Coney Island Avenue to Seacoast Terrace, Brighton 11th Street from Brightwater Avenue to Brighton Beach Avenue, and Brighton 12th Street from Brighton 11th Street to Brighton Beach Avenue, and the adjustment of legal grades related thereto, and the delineation of a public access easement, to facilitate construction of a mixed use development, in accordance with Map No. 2549 dated October 25, 1989 and signed by the Borough President.

(On November 8, 1989 Cal. No. A, the Commission scheduled November 29, 1989 for a public hearing. On November 29, 1989, Cal. No. 23 the hearing was closed. On December 27, 1989, Cal. No. 37 the item was laid over.)

For consideration.

 No. 32

CD 13

C 900023 ZMK

IN THE MATTER OF an **application** submitted by Alexander Muss and sons pursuant to Sections 197-c and 200 of the New York City Charter **for an amendment of the Zoning map**, Sections Nos. 28d and 29b:

- a) changing from a C3 District to an R7-1 District property bounded by Brighton Beach Avenue, Seacoast Terrace, a line 500 feet north of Brightwater Avenue, Brighton 14th Street, Brighton 15th Street, the northerly and westerly boundary lines of a park, the northerly boundary line of Coney Island Beach, Coney Island Avenue, a line 100 feet south of Brighton Beach Avenue and a line 230 feet east of Coney Island Avenue (center line of Brighton 11th Street which is proposed to be eliminated and is the subject of related application C 900022 MMK).
- b) changing from an R6 District to a R7-1 District property bounded by Brighton Beach Avenue, a line 230 feet east of Coney Island Avenue, a line 100 feet south of Brighton Beach Avenue and a line 200 feet east of Coney Island Avenue (within the bed of Brighton 11th Street

which is proposed to be eliminated and is the subject of related application C 900022 MMK);

- c) eliminating from the existing R6 District a C1-2 District bounded by Brighton Beach Avenue, a line 230 feet east of Coney Island Avenue, line 100 feet south of Brighton Beach Avenue and a line 200 feet east of Coney Island Avenue; and
- d) establishing within the proposed R7-1 District a C2-2 District bounded by Brighton Beach Avenue, Seacoast Terrace, the northerly and westerly boundary lines of a park, the northerly boundary line of Coney Island Beach, Coney Island Avenue, a line 100 feet south of Brighton Beach Avenue and a line 200 feet east of Coney Island Avenue;

as shown on a diagram dated October 30, 1989.

(On November 8, 1989 Cal. No. B, the Commission scheduled November 29, 1989 for a public hearing. On November 29, 1989, Cal. No. 24 the hearing was closed. On December 27, 1989, Cal. No. 38 the item was laid over.)

For consideration.

No. 33

CD 13

C 900024 ZSK

IN THE MATTER OF an application submitted by Alexander Muss and Sons pursuant to Sections 197-c of and 200 of the New York City Charter and Sections 78-312 (c), (d), and (f) of the Zoning Resolution for the **grant of a special permit** to allow minor variations of rear yard, height and setback and minimum distance between buildings requirements on property bounded by Brighton Beach Avenue, Seacoast Terrace, a park, and Coney Island Avenue (Block 8720, Lot 14 and part of Lot 1).

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

(On November 8, 1989 Cal. No. C, the Commission scheduled November 29, 1989 for a public hearing. On November 29, 1989, Cal. No. 25 the hearing was closed. On December 27, 1989, Cal. No. 39 the item was laid over.)

For consideration.

No. 34

CD 13

C 900025 ZSK

IN THE MATTER OF an application submitted by Alexander Muss and Sons pursuant to Sections 197-c of and 200 of the New York City Charter and Section 74-512 of the Zoning Resolution for the **grant of a special permit** for a public parking garage with a maximum capacity of 1,856 spaces on property bounded by Brighton Beach Avenue, Seacoast Terrace, a park, and Coney Island Avenue (Block 8720, Lot 14 and part of Lot 1).

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

(On November 8, 1989 Cal. No. D, the Commission scheduled November 29, 1989 for a public hearing: On November 29, 1989, Cal. No. 26 the hearing was closed. On December 27, 1989, Cal. No. 40 the item was laid over.)

For consideration.

 No. 35

CD 11, 15

C 890235 ZMK

IN THE MATTER OF an application, submitted by Top Tomato, Inc., pursuant to Sections 197-c and 200 of the New York City Charter, for **an amendment of the Zoning Map**, Section No. 28c, establishing within an existing R5 district, a C2-3 district bounded by 86th Street, West 12th Street, Avenue U, 86th Street, West 13th Street, a line 150 feet northerly of Avenue U, a line midway between West 12th Street and West 11th Street, Avenue U, West 11th Street, and a line 150 feet southerly of Avenue U, as shown on a diagram dated August 28, 1989.

(On November 29, 1989 Cal. No. 6, the Commission scheduled December 13, 1989 for a public hearing. On December 13, 1989, Cal. No. 8 the hearing was closed. On December 27, 1989, Cal. No. 34, the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND**No. 36**

(Request for the grant of authorizations to allow the construction of a single-family dwelling in the Special Natural Area District [NA-1] of Staten Island.)

CD 2**N 890245 ZAR**

IN THE MATTER OF an application, submitted by Linda and Anthony Rana for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving the modification of existing topography and alteration of the botanic environment, including the removal of one (1) tree on property located at 229 St. Andrew's Road (Block 2270, Lot 38), within the Special Natural Area District (NA-1).

Plans for this proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th floor, Staten Island, New York 10301.

For consideration.

No. 37

(Request for grant of authorization to allow the construction of a single-family dwelling in the Special Hillside Preservation District of Staten Island.)

CD 1**N 890173 ZAR**

IN THE MATTER OF an application, submitted to Kathleen Dunne, for the grant of authorizations pursuant to Section 119-311 of the Zoning Resolution, involving an authorization of a development on a portion of a zoning lot having a slope of 35 percent or more, on property located at 47 Claire Court (Block 619, Lot 146) within the Special Hillside Preservation District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th floor, Staten Island, New York 10301.

For consideration.

No. 38
CD 1**C 890400 PLR**

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Section 197-c of the New York City Charter for the leasing of ten years of private property located at 1893 Richmond Terrace (Block 185 part of Lot 501), for use as a vehicle maintenance and repair shop.

(On November 8, 1989 Cal. No. 2, the Commission scheduled November 29, 1989 for a public hearing. On November 29, 1989, Cal. No. 19 the hearing was closed. On December 13, 1989 Cal. No. 26, the item was laid over. On December 27, 1989, Cal. No. 43, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 39

CD 11

C 900130 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, **129-31 East 102nd Street** (Tax Block 1630; Lot 16) on the Northerly side of East 102nd Street between Park and Lexington avenues, is a six-story new law walk-up building with 33 residential units and 5 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 group since July 19, 1979, under HPD's Community Management Program.

(On December 11, 1989 Cal. No. 3, the Commission scheduled December 27, 1989 for a public hearing. On December 27, 1989, Cal. No. 23 the hearing was closed.)

For consideration.

No. 40

CD 4

C 870529 ZSM

IN THE MATTER OF an application submitted by 310 Associates pursuant to Sections 197-c and 200 of the New York City Charter for the **grant of a special permit pursuant to Section 96-104** of the Zoning Resolution to modify the special height restrictions of **Section 96-10** (Preservation Area) **to allow the enlargement to a height of 99 feet of two existing 2-story buildings at 310-312 West 53rd Street** on a zoning lot (Block 1043, Tax Lots 39, 40, 1001-1066 and 1101-1166) located on the southwest corner of West 53rd Street and Eighth Avenue, within the Special Clinton District.

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.

(On December 11, 1989 Cal. No. 4, the Commission scheduled December 27, 1989 for a public hearing. On December 27, 1989, Cal. No. 24 the hearing was closed.)

For consideration.

No. 41

CD 1

C 890789 PLM

IN THE MATTER OF an application submitted by the Human Resources Administration (HRA) pursuant to Section 197-c of the New York City Charter for a lease of up to a 15-year term of private property located at 350 Broadway (Block 171, Lot 1), for use as a senior citizens center.

(On December 11, 1989 Cal. No. 5, the Commission scheduled December 27, 1989 for a public hearing. On December 27, 1989, Cal. No. 25 the hearing was closed.)

For consideration.

No. 42

CD 11

C 891046 PSM

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 of property located on a part of the block bounded by East 119th Street, Madison Avenue, East 118th Street and Fifth Avenue (Block 1745, lots 5, 9 through 12, 59, 160, 61, 62, 162, 63, 163, 64, 65 and 165), for the construction of a supported housing center for single homeless persons.

(On December 11, 1989 Cal. No. 6, the Commission scheduled December 27, 1989 for a public hearing. On December 27, 1989, Cal. No. 26 the hearing was closed.)

For consideration.

No. 43**CD 3****C 890504 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 1 city-owned property** on Block 415, Lot 27, located at **135 Allen Street**.

(On November 29, 1989 Cal. No. 12, the Commission scheduled December 13, 1989 for a public hearing. On December 13, 1989, Cal. No. 14 the hearing was closed.)

For consideration.

No. 44**CD 1****C 890086 ZSM**

IN THE MATTER OF an application submitted by New York Chinese Baptist Church pursuant to sections 197-c and 200 of the New York City Charter and Section 74-921 of the Zoning Resolution **for the grant of a special permit** to allow a church (Use Group 4) to be located at **82 and 84 Walker Street** (Block 196, Lots 27 and 28) in an M1-5 District.

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

(On November 29, 1989 Cal. No. 10, the Commission scheduled December 13, 1989 for a public hearing. On December 13, 1989, Cal. No. 12 the hearing was closed. On December 27, 1989, Cal. No. 45, the item was laid over.)

For consideration.

No. 45**CD 7****N 900411 HKM**

IN THE MATTER OF a communication dated December 11, 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 December 5, 1989 (List No. 222), for the **proposed landmarking of the Master Building** located at **310-312 Riverside Drive**, Block No. 1890, Lot No. 40.

For consideration.

BOROUGH OF QUEENS

No. 46

CD-13

C 890918 PLQ

IN THE MATTER OF an application submitted by the Human Resources Administration (HRA) pursuant to Section 197-c of the New York City Charter for the lease of private property located at 133-21 232nd Street (Block 12972, Lot 67) for a ten (10) year term, for use as a senior citizens center.

(On November 8, 1989 Cal. No. 28, the Commission scheduled November 29, 1989 for a public hearing. On November 29, 1989, Cal. No. 16 the hearing was closed. On December 13, 1989, Cal. No. 20, the item was laid over. On December 27, 1989, Cal. No. 33, the item was laid over.)

For consideration.
