

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 900022 MMK		Failed to adopt a Report ↓	36			
2	C 900023 ZMK			37			
3	C 900024 ZSK			38			
4	C 900025 ZSK			39			
5				40			
6				41			
7				42			
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31				<b>COMMISSION ATTENDANCE</b>		<b>Present/Absent</b>	
32				DENISE M. SCHEINBERG, Acting Chairperson		✓	<u>No</u>
33				SALVATORE C. GAGLIARDO		✓	<u>Yes</u>
34				RAFAEL MARTINEZ		✓	<u>Yes</u>
35				WM. GARRISON McNEIL		✓	<u>No</u>
				DANIEL T. SCANNELL, Commissioners		✓	<u>Yes</u>

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

(212) 720-3370

Meeting Adjourned at 2:19 p.m.  
Logged by: \_\_\_\_\_

COMPREHENSIVE  
CITY PLANNING CALENDAR

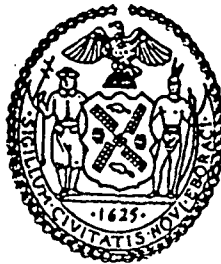
of

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, JANUARY 22, 1990

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DENISE M. SCHEINBERG, *Acting Chairperson*  
SALVATORE C. GAGLIARDO  
RAFAEL MARTINEZ  
WM. GARRISON McNEIL  
DANIEL T. SCANNELL, *Commissioners*  
LOIS McDANIEL, *Calendar Officer*

## REPORTS

### BOROUGH OF BROOKLYN

Nos. 1, 2, 3 and 4

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

No. 1

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. On January 17, 1990 Cal. No. 31, the item was laid over.)

**For consideration.**

No. 2

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. On January 17, 1990 Cal. No. ~~32~~, the item was laid over.)

**For consideration.**

**No. 3**

**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. On January 17, 1990 Cal. No. ~~33~~, the item was laid over.)

**For consideration.**

**No. 4**

**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. On January 17, 1990 Cal. No. ~~34~~, the item was laid over.)

**For consideration.**