

DISPOSITION SHEET: CPC PUBLIC MEETING OF WED. NOVEMBER 21, 1990 IN CITY HALL

L.	C.P. No.	REPORTS TO	CPC ACTION	CAL No.	C.P. No.	REPORTS TO	CPC ACTION
1	C 900642 ZMR		Scheduled to be Heard 12/5	51			
2	C 860710 ZSR		" "	52			
3	C 900471 PPK		Hearing Closed	53			
4	C 870234 MMK		" "	54			
5	C 900557 PQM		Continued Hearing	55			
6	C 900643 POQ		Hearing Closed	56			
7	N 900678 ZRY		" "	57			
8	C 850615 DMK		FAVORABLE REPORT Adopted	58			
9	C 900408 PCR	✓	" "	59			
10	C 900723 ZSM		Laid OVER	60			
11	C 900261 DLM		FAVORABLE Rep Adopted	61			
12	C 900790 PPX		" "	62			
13	C 900577 PSX		" "	63			
14	C 890211 ZMQ	✓	" "	64			
15				65			
16				66			
17				67			
18				68			
19				69			
20				70			
21				71			
22				72			
23				73			
24				74			
25				75			
26				76			
27				77			
28				78			
29				79			
30				80			
31				81			
32				82			
33				83			
34				84			
35				85			
36				86			
37				87			
38				88			
39				89			
40				90			
41				91			
42							
43							
44							
45							
46							
47							
48							
49							
50							

MEETING ADJOURNED AT: 11:20 p.m.

COMMISSION ATTENDANCE:		PRESENT/ABSENT	
Richard L. Schaffer, Chairman	✓	✓	_____
Victor G. Alicea, Vice-Chairman	✓	✓	_____
Eugenie L. Birch	✓	✓	_____
Amanda M. Burden	✓	✓	_____
Anthony I. Giacobbe	✓	✓	_____
Maxine Griffith	✓	✓	_____
James C. Jao	✓	✓	_____
Brenda Levin	✓	✓	_____
Joel A. Miele, Sr.	✓	✓	_____
Edward T. Rogowsky	✓	✓	_____
Ronald Shiffman	✓	✓	_____
Jacob Ward	✓	✓	_____
Deborah C. Wright, Commissioners	✓	✓	_____

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

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

---

**CITY PLANNING COMMISSION**

---

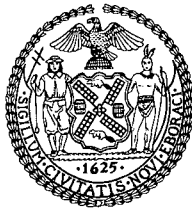
**WEDNESDAY, NOVEMBER 21, 1990**

---

**MEETING AT 10:00 A.M.**

**in**

**CITY HALL**



**David N. Dinkins, Mayor**

**City of New York**

**[No. 21]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

---

### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven 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

B

**CITY PLANNING COMMISSION**

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

- RICHARD L. SCHAFFER, *Chairman*
- VICTOR G. ALICEA, *Vice-Chairman*
- EUGENIE L. BIRCH
- AMANDA M. BURDEN
- ANTHONY I. GIACOBBE
- MAXINE GRIFFITH
- JAMES C. JAO, R.A.
- BRENDA LEVIN
- JOEL A. MIELE, SR., P.E.
- EDWARD T. ROGOWSKY
- RONALD SHIFFMAN
- JACOB B. WARD
- DEBORAH C. WRIGHT, *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**

**NOVEMBER 21, 1990**

Roll Call; approval of minutes .....	1
I. Scheduling December 5, 1990 .....	1
II. Public Hearings .....	3
III. Reports .....	10

**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 December 5, 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 20 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, November 21, 1990

---

APPROVAL OF MINUTES OF Regular Meeting of November 7, 1990  
and Special Meeting of October 29, 1990

---

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, DECEMBER 5, 1990  
STARTING AT 10 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

---

**BOROUGH OF STATEN ISLAND**

**No. 1**

**CD 2**

**C 900642 ZMR**

**IN THE MATTER OF** an application submitted by Old Town Civic Association and Community Board 2 pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 27a and 27c changing from an R3-1 district to an R2 district property bounded by a line midway between Columbus Avenue and Rome Avenue, a line 100 feet west of Stanwich Street, Columbus Avenue, West Fingerboard Road, a line 100 feet easterly of Glendale Avenue, Redwood Street (a record street), a line 30 feet easterly of Glendale Avenue, a line 190 feet southerly of Redwood Street, a line at right angles to the westerly boundary line of the New York City right-of-way (leased by the Staten Island Rapid 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, a line 115 feet easterly of Glendale Avenue and its southerly prolongation, the westerly boundary line of the New York City right-of-way, Old Town Road, Wilson Street, a line 100 feet southerly of Old Town Road, Richmond Road and Targee Street, as shown on a diagram dated August 20, 1990.**

**Resolution for adoption scheduling December 5, 1990 for a public hearing.**

## No. 2

CD 3

C 860710 ZSR

**IN THE MATTER OF** an application submitted by A.F.T. Associates pursuant to Sections 197-c and 200 of the New York City Charter for **the grant of a special permit pursuant to Section 74-732 of the Zoning Resolution to permit a private sewage pumping station in a Residence District** which will serve a residential development, tentatively **known as Bloomingdale Woods, on property located on the east side of Veterans Road East, north of Churchill Avenue** Block 7356, Lot 75, within the Special South Richmond 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, N.Y. 10007.

**Resolution for adoption scheduling December 5, 1990 for a public hearing.**

## II. PUBLIC HEARINGS

### BOROUGH OF BROOKLYN

#### No. 3

CD 4

C 900471 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 (20) 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 November 7, 1990 Cal. No. 2, the Commission scheduled November 21, 1990 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

#### No. 4

CD 12, 14

C 870234 MMK

#### **PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by the New York City Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map involving a change of legal grades in Coney Island Avenue between Avenue H and Avenue I, to facilitate the rehabilitation of the Coney Island Avenue Bridge and the reconstruction of the roadway at both approaches to the bridge between Avenue H and Avenue I,** all in accordance with Map No. X-2431, dated September 29, 1989 and signed by the Borough President.

(On November 7, 1990 Cal. No. 3, the Commission scheduled November 21, 1990 for a public hearing which has been duly advertised.)

**Close the hearing.**



---

**BOROUGH OF MANHATTAN**

No. 5

CD 10

C 900557 PQM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 311 West 120th Street**, (Block 1947, Lot 23), **for continued use as a day care center** (Champ Morningside Day Care Center).

(On November 7, 1990 Cal. No. 4, the Commission scheduled November 21, 1990 for a public hearing which was duly advertised.)

**Close the hearing.**

---

**BOROUGH OF QUEENS**

No. 6

CD 12

C 900643 PQQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York, City Charter for **acquisition of property located at 112-06 Sutphin Boulevard** (Block 11966, Lot 1), **for continued use as a day care center** (Afro-American Parents Day Care Center).

(On November 7, 1990 Cal. No. 1, the Commission scheduled November 21, 1990 for a public hearing which was duly advertised.)

**Close the hearing.**

CITYWIDE

No. 7

(Amendments to various sections of the Zoning Resolution concerning the ground floor location of certain commercial uses in C5 Districts. C5 Districts are located in Manhattan Community Districts 1, 4, 5, 6, and 8, Brooklyn Community District 2 and Queens Community District 2.)

PUBLIC HEARING:

N 900678 ZRY

IN THE MATTER OF an application submitted by Morgan Guaranty Trust Company pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to Sections 32-15, 32-18, 32-20, and 32-423, as follows:

Matter in bold is new, to be added;

Matter in Strikeout is old, to be deleted;

Matter within italics is defined in Section 12-10;

\*\*\* indicates where unchanged text appears in the Zoning Resolution.

32-15

C1 C2 C4 C5 C6 C8

Use Group 6

\* \* \*

A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS

\* \* \*

\*— Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of floor area per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.

\* \* \*

\*— Laundry establishments, hand or automatic self-service

\* \* \*

\*— Shoe or hat repair shops

\* \* \*

C. RETAIL OR SERVICE ESTABLISHMENTS

\* \* \*

\*— Frozen food lockers

	*	*	*
*— Loan offices			
*— Locksmith shops			
	*	*	*
*— Meeting Halls			
	*	*	*

---

\*— In a C5 District, a use in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a *building* unless such use is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

#### D. PUBLIC SERVICE ESTABLISHMENTS\*\*

##### Court houses

- \* Electric or gas utility substations, open or enclosed, limited in each case to a site of not more than 10,000 square feet

##### Fire or police stations

- \* Public utility stations for oil or gas metering or regulating

Telephone exchanges or other Communications equipment structures. In all districts the height above *curb level* of such structures not existing on the effective date of this resolution shall not exceed that attributable to commercial *buildings* of equivalent lot coverage, having an average floor to floor height of fourteen feet above the lobby floor which may be as much as twenty-five feet in height. For the purpose of making this height computation, the gross area of all floors of the building including accessory mechanical equipment space except the *cellar* shall be included as *floor area*.

Such height computation for the structure shall not preclude the ability to utilize unused *floor area* anywhere on the *zoning lot* or by special permit, subject to the normal provisions of the Resolution.

- \* Terminal facilities at river crossings for access to electric, gas, or steam lines

- \* Water or sewage pumping stations

#### E. CLUBS

Non-commercial clubs without restrictions on activities or facilities except for any activity or *use* listed within the definitions of either *adult physical culture establishments* or *physical culture or health establishments* in Section 12-10.

F. *Accessory Uses*

---

- \* In a C5 District, a *use* in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a *building* unless such use is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).
- \*\* In a C6-1A District, uses in Use Group 6D are not permitted.

32-18

C2 C4 C5 C6 C8

Use Group 9

\* \* \*

A. RETAIL OR SERVICE ESTABLISHMENTS

Automobile, motorcycle, *trailer*, or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery

- \* Blueprinting or photostating establishments
- \* Business schools or colleges
- \* Catering establishments
- \* Clothing or costume rental establishments
- \* Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures, or plates, not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable effects
- \* Musical instrument repair shops
- \* Gymnasiums used exclusively for basketball, handball, paddleball, racquetball, squash and tennis
- Plumbing, heating, or ventilating equipment showrooms, without repair facilities
- \* Printing establishments, limited to 2,500 square feet of *floor area* per establishment for production
- \* Public auction rooms
- \* Studios, art, music, dancing or theatrical
- \* Trade, or other schools for adults, not involving any danger of fire or explosion nor of offensive noise, vibration, smoke or particulate matter, dust, odorous matter, heat, humidity, glare, or other objectionable effects

- \* Typewriter or other small business machine sales, rental or repairs
- \* Umbrella repair shops
- \* Wedding chapels or banquet halls

- \* In C4 or C5 Districts, a *use* in Use Group 9, marked with an asterisk shall not be located on the ground floor of a *building* unless such *use* is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location.)

\* \* \*

### 32-20

C5 C6\*\* C8

#### Use Group 11

\* \* \*

#### A. MANUFACTURING ESTABLISHMENTS

- \*—Art needle work, hand weaving, or tapestries
- \*—Books, hand binding or tooling
- \*—Ceramic products, custom manufacturing
- \*—Clothing, custom manufacturing or altering for retail
- \*—Hair products, custom manufacturing
- \*—Jewelry manufacturing from precious metals
- \*—Medical, dental, drafting instruments, optical goods, or similar precision instruments
- \*—Musical instruments, except pianos and organs
- \*—Orthopedic or medical appliances, custom manufacturing
- \*—Printing, custom, limited to 2,500 square feet of *floor area* per establishment for production, provided that such *floor area* limitation shall not apply in C6 Districts
- \*—Watch making

#### B. WHOLESALE OR SIMILAR ESTABLISHMENTS

- \*—Ship chandlers
- \*—Wholesale establishments, with *accessory storage* limited to 2,500 square feet of *floor area* per establishment

\* \* \*

---

\*— In a C5 District, a use in Use Group 11, marked with an asterisk, shall not be located on the ground floor of a *building* unless such use is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

### 32-432

#### Limitation on ground floor location

#### C4 C5

In the districts indicated, *uses* in the Use Groups listed in the following table and marked with asteriks in the Use Group listing shall be located only as follows and as set forth in the following table:

- (a) On a floor above or below the ground floor, or
- (b) On the ground floor, but not within 50 feet of any *street wall* of the *building* and with no *show window* facing on the *street*.

Use Group

in Which Limitation Applies

*8,9, or 12*

*C4*

---

*6, 9, or 11*

*C5*

---

(On October 29, 1990 Cal. No. 1, the Commission scheduled November 21, 1990 for a public hearing which has been duly advertised.)

**Close the hearing.**

**III. REPORTS**

**BOROUGH OF BROOKLYN**

**No. 8**

**CD 3**

**C 850615 DMK**

**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.

(On October 10, 1990 Cal. No. 5, the Commission scheduled October 24, 1990 for a public hearing. On October 14, 1990, Cal. No. 16 the hearing was closed.)

**For consideration.**

---

**BOROUGH OF STATEN ISLAND**

**No. 9**

**CD 3**

**C 900408 PCR**

**IN THE MATTER OF** an application submitted by the New York City Department of Parks and Recreation pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 70 Satterlee Street (Block 7966, Lot 75) and the street bed of mapped Pittsville Avenue between Satterlee Street and the Arthur Kill, for use as park land.**

(On October 24, 1990 Cal. No. 10, the Commission scheduled November 7, 1990 for a public hearing. On November 7, 1990, Cal. No. 8 the hearing was closed.)

**For consideration.**

---

**BOROUGH OF MANHATTAN****No. 10****CD 5****C 900723 ZSM**

**IN THE MATTER OF** an application submitted by Time Out Family Amusement Centers, Inc. and Mid-City Associates pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-47 of the Zoning Resolution for **the renewal of a previously approved special permit** (C860927 ZSM) to allow the continued operation of an existing amusement arcade on the Long Island Rail Road concourse level of **property located at One Penn Plaza.**

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 October 10, 1990 Cal. No. 6, the Commission scheduled October 24, 1990 for a public hearing. On October 24, 1990, Cal. No. 17 the hearing was closed.)

**For consideration.**

---

**No. 11****CD 4****C 900261 DLM**

**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, **347 West 37th Street** (Block 761, Lot 9) is a vacant five-story old tenement located on the northerly side of West 37th Street, between 8th and 9th Avenues.

The proposed project involves the rehabilitation of this building, which upon completion, is to be operated by Fountain House Inc., **as an emergency facility for 12 mentally disabled homeless individuals and 8 apartments providing transitional accommodations for 31 homeless single adults.**

(On September 26, 1990 Cal. No. 9, the Commission scheduled October 10, 1990 for a public hearing. On October 10, 1990 the hearing was continued. On October 24, 1990, Cal. No. 18 the hearing was closed.)

**For consideration.**



**BOROUGH OF BRONX**

No. 12

CD 1

C 900790 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 **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.

(On October 10, 1990 Cal. No. 1, the Commission scheduled October 24, 1990 for a public hearing. On October 24, 1990, Cal. No. 12 the hearing was closed.)

**For consideration.**

---

 No. 13

CD 2

C 900577 PSX

**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 site selection of a city-owned property located on Ryawa Avenue, at the foot of Halleck Street (Block 2780, part of Lot 73), for temporary use as a floating detention facility.

(On October 10, 1990 Cal. No. 3, the Commission scheduled October 24, 1990 for a public hearing. On October 24, 1990, Cal. No. 14 the hearing was closed.)

**For consideration.**

**BOROUGH OF QUEENS**

No. 14

CD 9

C 890211 ZMQ

**IN THE MATTER OF** an application submitted by Sheldon Lobel & Associates 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 M1-1 district to an M1-5 district property bounded by Jamaica Avenue, a line midway between 121st Street and 123rd Street, and the northerly right-of-way line of the Long Island Rail Road (Montauk Division), as shown on a diagram dated July 23, 1990.

(On October 10, 1990 Cal. No. 4, the Commission scheduled October 24, 1990 for a public hearing. On October 24, 1990, Cal. No. 15 the hearing was closed.)

**For consideration.**