

DISPOSITION SHEET: CPC PUBLIC MEETING WED., JANUARY 9, 1991 IN SPECTOR HALL 10:00 AM

Cal. No.	C.P. No.	Repts.	C.P.C. Action	Cal. No.	C.P. No.	Repts.	C.P.C. Action
1	C 890218 ZMO		Withdrawn	36			
2	C 891028 PCO		Scheduled for hearing 1-23	37			
3	N 910175 BDQ			38			
4	C 890653 MMR			39			
5	C 900212 MMR			40			
6	C 900680 MMM		Hearing Continued	41			
7	C 900695 ZSM			42			
8	C 910082 ZSM			43			
9	C 890643 MMR			44			
10	C 900642 ZMR	✓	Favorable Report Adopted	45			
11	N 880806 ZAR		Authorization Approved	46			
12	N 880807 ZAR			47			
13	N 890625 ZAR	✓		48			
14	N 900428 ZAR			49			
15	N 900651 ZAM			50			
16	N 880840 ZRY	✓	Favorable Report Adopted	51			
17				52			
18				53			
19				54			
20				55			
21				56			
22				57			
23				58			
24				59			
25				60			
26				61			
27				62			
28				63			
29				64			

MEETING ADJOURNED AT: 12:42 P.M.

31			
32			
33			
34			
35			

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, R.A.	✓
BRENDA LEVIN	✓
JOEL A. MIELE, SR., P.E.	✓
EDWARD T. ROGOWSKY	✓
RONALD SHIFFMAN	✓
JACOB B. WARD	✓
LEBORAH 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

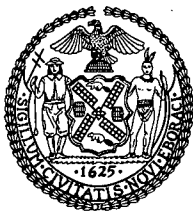
WEDNESDAY, JANUARY 9, 1991

MEETING AT 10:00 A.M.

in

SPECTOR HALL

22 Reade Street, Ground Floor



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 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
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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

JANUARY 9, 1991

Roll Call; approval of minutes	1
I. Scheduling January 23, 1991	1
II. Public Hearings	4
III. Reports	6

**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 23, 1991, 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, January 9, 1991

APPROVAL OF MINUTES OF Regular Meeting of December 19, 1990
and Special Meeting of December 10, 1990

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 23, 1991
STARTING AT 10 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF QUEENS

No. 1

CD 14

C 890218 ZMQ

IN THE MATTER OF an application submitted by Investors Collateral Corp. pursuant to Sections 197-c and 200 of the New York City Charter, for **an amendment to the Zoning Map, Section 31a**, changing from an R3-1 district to an R5 district property bounded by Beach 9th Street, Jarvis Avenue, a line 150 feet east of Beach 9th Street, and Seagirt Boulevard, as shown on a diagram dated October 22, 1990.

Resolution for adoption scheduling January 23, 1991 for a public hearing.

No. 2**CD 14****C 891028 PCQ**

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 generally bounded by Hillmeyer Avenue, Beach 72nd Street, and Jamaica Bay** (Block 16054, Lot 1; Block 16056, Lots 1, 15, 19, 20, 21, 23, 25, 27, 32, 33, 35, 38, 40, 42, 47, 49; Block 16057, Lots 1, 26, 36, 38, 40, 45, 46, 51; Block 10659, Lots 1, 46 and 50; Block 16061, Lots 1, 2, 3, 12, 15, 17, 22, 25, 30, 38, 41, 44, 46, 48) and includes the street beds of Barbadoes Drive between Beach 72nd Street and Hillmeyer Avenue, Bayfield Avenue between Beach 72nd Street and Barbadoes Avenue; and Decosta Avenue, between Beach 72nd Street and Jamaica Bay, for use as a public park and a nature preserve.

Resolution for adoption scheduling January 23, 1991 for a public hearing.

No. 3**CD 1****N 910175 BDQ**

IN THE MATTER OF an application submitted by the Office of Business Development on behalf of the Steinway Street District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York, as proposed to be amended, **concerning the establishment of the Steinway Street Business Improvement District**. The preparation of the plan was authorized by resolution of the Board of Estimate on August 19, 1982.

Plans for this proposal are on file at the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York 10007.

Resolution for adoption scheduling January 23, 1991 for a public hearing.

BOROUGH OF STATEN ISLAND**No. 4****CD 1****C 890653 MMR**

IN THE MATTER OF an application filed by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for **a change in the City Map** establishing a park in the area generally bounded by Wyona Avenue, Willow Road East and Victory Boulevard and any acquisition or disposition of property related thereto, in accordance with Map No. 4111 dated November 30, 1989 and signed by the Borough President.

Resolution for adoption scheduling January 23, 1991 for a public hearing.

No. 5**CD 1****C 900212 MMR**

IN THE MATTER OF an application filed by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for **a change in the City Map** establishing a park in the area generally bounded by the Staten Island Expressway right-of-way, Forest Avenue and Goethals Road North, and any acquisition or disposition of property related thereto, in accordance with Map No. 4113 dated December 27, 1989 and signed by the Borough President.

Resolution for adoption scheduling January 23, 1991 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 6

CD 8

C 900680 MMM

PUBLIC HEARING:

IN THE MATTER OF an application filed by the Department of Parks and Recreation in conjunction with Asphalt Green Inc. pursuant to Sections 197-c and 199 of the New York City Charter for a **change in the City Map** to eliminate a portion of an approach to the FDR Drive, located at the intersection of York Avenue and East 92nd Street and acquisition and disposition of property related thereto, in accordance with Map No. 30130, dated October 4, 1990 and signed by the Borough President.

(On December 19, 1990 Cal. No. 1, the Commission scheduled January 9, 1991 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 8

C 900695 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Richard L. Feigen and Co. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-711 of the Zoning Resolution for **the grant of a special permit** (C 900695 ZSM) to modify the use regulations to allow a commercial art gallery (Use Group 6) to occupy the cellar, mezzanine and first to third floors of a 5-story building located at 49 East 68th Street (Block 1383, Lot 32), in an R8B District, within the Upper East Side Historic District.

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

(On December 19, 1990 Cal. No. 2, the Commission scheduled January 9, 1991 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8**CD 8****C 910082 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of the Thirty Five East Corporation pursuant to Sections 197-c and 200 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution for the modification of use regulations to allow Use Group 6B uses in a building located at 35 East 62nd Street (Block 1377, Lot 26), in an R8B (LH-1A) district within the Upper East Side Historic District.

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

(On December 19, 1990 Cal. No. 3, the Commission scheduled January 9, 1991 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND**No. 9****CD 2****C 890643 MMR****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Barbara S. Warren pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving the elimination of the lines and grades of Emerson Avenue from its easterly terminus at Douglas Road to a point approximately 130 feet westerly therefrom and the adjustment of legal grades necessitated thereby, in accordance with Map No. 4144 dated March 13, 1990 and signed by the Borough President.

(On December 19, 1990 Cal. No. 4, the Commission scheduled January 9, 1991 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS**BOROUGH OF STATEN ISLAND**

No. 10

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.**

(On November 21, 1990 Cal. No. 1, the Commission scheduled December 5, 1990 for a public hearing. On December 5, 1990, Cal. No. 4 the hearing was closed.)

For consideration.

No. 11**CD 1****N 880806 ZAR**

(Request for the grant of authorizations to allow the construction of a two-story commercial building located within the Special Hillside Preservation District of Staten Island.)

IN THE MATTER OF an application submitted by Brock Properties for the **grant of authorizations** pursuant to Sections 119-311 and 119-312 of the Zoning Resolution, **authorizing development on a zoning lot having a slope of 35 percent or greater and authorizing certain uses** within the Special Hillside Preservation District **located at 300 Victory Boulevard** (Block 576, Lots 15 and 17, 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. 12**CD 1****N 880807 ZAR**

(Request for the grant of authorizations to allow the construction of a two-story mixed use building consisting of a community facility (medical office) with a two-family residence above located within the Special Hillside Preservation District of Staten Island.)

IN THE MATTER OF an application submitted by Brock Properties for the **grant of authorizations** pursuant to Sections 119-311 and 119-312 of the Zoning Resolution, **authorizing development on a zoning map lot having a slope of 35 percent or greater and authorizing certain uses** within the Special Hillside Preservation District **located at 288 Victory Boulevard** (Block 576, Lots 21 and 23, 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. 13**CD 2****N 890625 ZAR**

(Request for a grant of authorizations to allow the construction of four (4) detached single-family dwellings on a parcel of property in the Special Natural Area District (NA-1) of Staten Island.)

IN THE MATTER OF an application, submitted by Rudolph Beneda, A.I.A.; 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 thirty-five (35) trees, to allow the construction of four (4) detached single-family dwellings** on property located at a point on the southwesterly line of Chapin Avenue, subject to adoption, distant 82.27 feet northwesterly from the corner formed by the intersection of the southwesterly line of Chapin Avenue, subject to adoption, and the northwesterly line of Hillview Place subject to adoption (Block 865 Lots 410, 425, 440 and 447) 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. 14**CD 2****N 900428 ZAR**

(Request for the grant of an authorization concerning the Staten Island Mall expansion.)

IN THE MATTER OF an application submitted by Robert Schuster, for the **grant of an authorization** pursuant to Section 36-023 for an accessory group parking facility for a commercial development on a zoning lot in excess of 4 acres generally bounded by Richmond, Platinum and Marsh Avenues and Richmond Hill Road (Block 2400, Lots 180, 210, 7, 500).

Plans for the proposed development are on file with the City Planning Commission and may be seen at 22 Reade Street, New York, NY 10007.

For consideration.

BOROUGH OF MANHATTAN

No. 15

CD 2

N 900651 ZAM

IN THE MATTER OF an application submitted by the Henry and Lloyd Company for the **grant of an authorization**, pursuant to Section 13-542 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 24 spaces on property located at 22-26 Tenth Avenue (Block 645, Lot 2) on the east side of tenth Avenue between Little West 12th Street and West 13th Street, within an M1-5 district.

For consideration.

CITYWIDE

Amendments to Sections 32-31 and 42-31 of the Zoning Resolution and the addition of Section 73-37 to the Zoning Resolution concerning indoor interactive entertainment facilities.)

No. 16

N 880840 ZRY

IN THE MATTER OF an application submitted by Intertainment Projects Ltd. 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 32-21, 42-31, and 73-37, as follows:

Matter in **Bold** is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter in *Italic* is defined in Section 12-10;

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

* * *

32-30 USES PERMITTED BY SPECIAL PERMIT

32-31

By the Board of Standards and Appeals

* * *

Funeral establishments	H	C1	C4			
Indoor interactive entertain- ment facilities with eating and drinking	D		C4	C6	C7	C8

* * *

42-30 USES PERMITTED BY SPECIAL PERMIT

42-31

By the Board of Standards and Appeals

* * *

Children's amusement parks, with sites of not less than 10,000 square feet nor more than 75,000 square feet per establishment	E	M1
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Indoor interactive entertainment facilities with eating and drinking	D	M1
--	---	----

* * *

73-37

Indoor Interactive Entertainment Facilities

In C4, C6, C7, C8 and M1 Districts, the Board may permit, for a term not to exceed five years, indoor interactive entertainment facilities with eating and drinking consisting of computer-supported games subject to the following conditions:

- (a) that there shall be a minimum of 1,000 square feet of *floor area* per game;
- (b) that the entrance to such *use* shall be a minimum of 100 feet from the nearest *residence district* boundary;
- (c) in C4 and C6 Districts, that a minimum of four square feet of waiting area within the *zoning lot* shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms;
- (d) parking shall be provided in accordance with the parking regulations for Use Group 12A (Parking Category D); and

In addition to the above conditions, the Board shall find that:

- (1) such *use* will not impair the character or the future use or development of the surrounding area;
- (2) there is a reasonable plan to prevent the gathering of crowds and the formation of lines on the *street*;
- (3) such *use* will not cause undue vehicular or pedestrian congestion in local *streets*; and

- (4) such *use* will not cause the sound level in any affected conforming *residential use* or *joint-living work quarters for artists* to exceed the limits set forth in any applicable provision of the New York City Noise Control Code.

The Board shall prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows; provision of sound-lock vestibules; specification of acoustical insulation; maximum size of establishment; kinds of mechanical amplification; shielding of flood lights; adequate screening; curb cuts, or parking.

Any violation of the terms of a special permit may be grounds for its revocation.

(On August 8, 1990 Cal. No. 11, the Commission scheduled August 22, 1990 for a public hearing. On August 22, 1990, Cal. No. 31 the hearing was closed.)

For consideration.
