

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 25, 1991
10:00 A.M. IN SPECTOR HALL

Lois McDaniel, Calendar officer
 22 Reade Street, Room 2E
 New York, New York 1000-1216
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 910083 ZMR	3	Scheduled to be Heard 10/9/91	23	N 890200 RAR	3	Authorization Approved
2	N 900213 HGM	10	" "	24	N 900919 ZAR	2	" "
3	C 900214 HUM	10	" "	25	N 920064 PXM	1	Favorable Report Adopted
4	C 900280 HDM	10	" "	26	N 900732 ZRY		Unfavorable Report Adopted
5	C 900344 ZSM	10	" "	27			
6	C 910239 PCM	7	" "	28			
7	C 910189 HUX	6	" "	29			
8	C 900211 ZSQ	2	" "	30			
9	C 910338 ZSQ	2	" "	31			
10	C 910418 PPK	4	Hearing closed	32			
11	C 880704 ZSM	12	" "	33			
12	C 910233 PNM	8	" "	34			
13	C 910321 PCM	13	" "	35			
14	C 900704 PPX	14	" "	36			
15	C 910158 PSQ	14	" "	37			
16	C 910052 ZMK	16	Favorable Report Adopted	38			
17	C 910373 PSK	5	" "	39			
18	C 910293 ZMK	9	" "	40			
19	C 900394 ZSR	3	" "	41			
20	N 910014 ZRR	3	" "	42			
21	C 910008 PCR	2	" "	43			
22	N 880880 ZAR	2	Authorization Approved	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers											In Favor - Y Oppose - N Abstain - AB			
		16	17	18	19	20	21	22	23	24	25	26				
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Victor G. Allicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Eugenie L. Birch	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Amanda M. Burden	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anthony I. Giacobbe	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Maxine Griffith	A															
James C. Jao, <i>R.A.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Joel A. Mlele, <i>SR., P.E.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y				
Ronald Shiffman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jacob B. Ward	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Deborah C. Wright, <i>Commissioners</i>	A															

MEETING ADJOURNED AT: 10:55 A.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

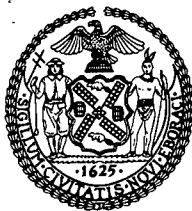
CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 25, 1991

MEETING AT 10:00 A.M.

in

CITY HALL



David N. Dinkins, Mayor

City of New York

[No. 18]

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, A.I.C.P.

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, A.I.C.P.

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

SEPTEMBER 25, 1991

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II. Public Hearings	9
III. Reports	12

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 October 9, 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, September 25, 1991

APPROVAL OF MINUTES OF Regular Meeting of September 11, 1991

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, OCTOBER 9, 1991
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF STATEN ISLAND

No. 1

CD 3

C 910083 ZMR

IN THE MATTER OF an application submitted by Eltingville Homeowners and Civic Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 33c:**

a) changing from an R3-2 district to an R3A district property bounded by Leverett Avenue, Richmond Avenue, Sylvia Street, Stuyvesant Avenue, the northerly boundary line of the New York City Right-of-Way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), Arden Avenue, a line 100 feet westerly of Van Brunt Street, Rye Place, and Pompey Avenue; and

b) changing from an R3-2 district to an R3-1 district property bounded by Arden Avenue, Annadale Road, the centerline prolongation of Grantwood Avenue, Mott Street, Serrell Avenue, Pompey Avenue, Rye Place and a line 100 feet westerly of Van Brunt Street, within the Special South Richmond Development District, as shown on a diagram dated June 17, 1991.

Resolution for adoption scheduling October 9, 1991 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2, 3, 4 and 5

(Applications for the designation of the North Harlem III Urban Renewal Area, acquisition and redevelopment of Sites 1 and 1A, disposition of city-owned property and the grant of a special permit to allow the construction of a New York City Housing Authority Police Service area.)

No. 2

CD 10

N 900213 HGM

IN THE MATTER OF the designation of the North Harlem III Urban Renewal Area, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State.

The proposed urban renewal area designation would facilitate the construction of a New York City Housing Authority (NYCHA) Police Service Area, which is to service NYCHA projects in the vicinity. The property to be designated is described below:

Site 1 —Property on the westerly part of the block bounded by West 148th Street, Adam Clayton Powell, Jr. Boulevard, West 147th Street and Frederick Douglass Boulevard.

Block#	Lot#	Address
2033	1	2770 Frederick Douglass Boulevard
	3	2774 Frederick Douglass Boulevard
	5	293 West 147th Street
	7	291 West 147th Street
	8	289 West 147th Street
	54	234-240 West 148th Street
	58	242 West 148th Street
	60	244 West 148th Street
	61	2786 Frederick Douglass Boulevard
	63	2782 Frederick Douglass Boulevard
	64	2778 Frederick Douglass Boulevard

Site 1A—Property on the northerly side of West 148th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard.

Block#	Lot#	Address
2034	15	227 West 148th Street
	16	225 West 148th Street
	17	223 West 148th Street
	18	221 West 148th Street

Resolution for adoption scheduling October 9, 1991 for a public hearing.

No. 3

CD 10

C 900214 HUM

IN THE MATTER OF the plan for the North Harlem III Urban Renewal Area, pursuant to Section 505 of Article 15 of the General Municipal Law (Urban Renewal Law) of the New York State and Section 197-c of the New York City Charter.

The proposed plan provides for **the acquisition and redevelopment of** the following sites within the North Harlem III Urban Renewal Area:

Site 1 —Property on the westerly part of the block bounded by West 148th Street, Adam Clayton Powell, Jr. Boulevard, West 147th Street and Frederick Douglass Boulevard.

Block#	Lot#	Address
2033	1	2770 Frederick Douglass Boulevard
	3	2774 Frederick Douglass Boulevard
	5	293 West 147th Street
	7	291 West 147th Street
	8	289 West 147th Street
	54	234-240 West 148th Street
	58	242 West 148th Street
	60	244 West 148th Street
	61	2786 Frederick Douglass Boulevard
	63	2782 Frederick Douglass Boulevard
	64	2778 Frederick Douglass Boulevard

Site 1A—Property on the northerly side of West 148th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard.

Block#	Lot#	Address
2034	15	227 West 148th Street
	16	225 West 148th Street
	17	223 West 148th Street
	18	221 West 148th Street

Resolution for adoption scheduling October 9, 1991 for a public hearing.

 No. 4

CD 10

C 900280 HDM

IN THE MATTER OF the disposition of city-owned property located in the North Harlem III Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The property proposed for disposition to the New York City Housing Authority (NYCHA) would facilitate the construction of a NYCHA Police Service Area, which is to service NYCHA projects in the vicinity. The property is described below:

Site 1 —Property on the westerly part of the block bounded by West 148th Street, Adam Clayton Powell, Jr., Boulevard, West 147th Street and Frederick Douglass Boulevard.

Block#	Lot#	Address
2033	1	2770 Frederick Douglass Boulevard
	3	2774 Frederick Douglass Boulevard
	5	293 West 147th Street
	7	291 West 147th Street
	8	289 West 147th Street
	54	234-240 West 148th Street
	58	242 West 148th Street
	60	244 West 148th Street
	61	2786 Frederick Douglass Boulevard
	63	2782 Frederick Douglass Boulevard
	64	2778 Frederick Douglass Boulevard

Site 1A—Property on the northerly side of West 148th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr., Boulevard.

Block#	Lot#	Address
2034	15	227 West 148th Street
	16	225 West 148th Street
	17	223 West 148th Street
	18	221 West 148th Street

Resolution for adoption scheduling October 9, 1991 for a public hearing.

No. 5**CD 10****C 900344 ZSM**

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter, for **the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution for a **new police station (Police Service Area #6)** to be located partly within an R7-2 district on property fronting on the east side of Frederick Douglass Boulevard extending from West 147th Street to West 148th Street (Block 2033, Lots 1, 3, 5, 7, 8, 54, 58, 60, 61, 63, 64) with accessory parking in an R7-2 district on the north side of West 148th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard (Block 2034, Lots 15, 16, 17, 18) within the proposed North Harlem III Urban Renewal Area.

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 October 9, 1991 for a public hearing.

No. 6**CD 7****C 910239 PCM**

IN THE MATTER OF an application submitted by the New York City Human Resources Administration, and the Department of General Services pursuant to Section 197-c of the New York City Charter, for **site selection and acquisition of privately-owned property located at 2720/4 Broadway a/k/a 233 West 104th Street (Block 1876, Lot 20), for use as transitional housing for homeless families.**

Resolution for adoption scheduling October 9, 1991 for a public hearing.

BOROUGH OF THE BRONX
No. 7
CD 6
C 910189 HUX

IN THE MATTER OF the Eighth Amendment to the plan for the Twin Parks East Urban Renewal Area, pursuant to Section 505 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State and Section 197-c of the New York City Charter.

1) The proposed amendment provides **for the acquisition and redevelopment of the following sites** within the Twin Parks East Urban Renewal Area:

Site 10A—Property on part of the block bounded by Garden Street, Prospect Avenue, East 182nd Street and Crotona Avenue.

Block#	Lot#	Address
3099	12	723 East 182nd Street
	16	721 East 182nd Street
	25	702 Garden Street
	26	706 Garden Street
	27	708 Garden Street
	28	Garden Street
	30	724 Garden Street

Site 18B—Property on the southeasterly corner of East 182nd Street and Clinton Avenue.

Block#	Lot#	Address
3097	24	Clinton Avenue

Site 19B—Property on the northeasterly part of the of the block bounded by East 182nd Street, Clinton Avenue, East 181st Street and Crotona Avenue.

Block#	Lot#	Address
3098	27	714 East 182nd Street
	28	716 East 182nd Street
	31	2169 Clinton Avenue
	33	2167 Clinton Avenue
	34	Clinton Avenue
	35	2163 Clinton Avenue

Site 20B—Property on the easterly side of Crotona Avenue, between East 182nd and East 181st Street.

Block #	Lot#	Address
3098	7	Crotona Avenue

2) The proposed plan provides for the Subdivision of former Site 12B into Site 12B and Site 17B on part of the block bounded by East 182nd Street, Prospect Avenue, East 181st Street and Clinton Avenue:

Site 12B—

Block#	Lot#	Address
3097	4	Clinton Avenue
	5	Clinton Avenue
	7	Clinton Avenue

Site 17B—

Block#	Lot#	Address
3097	1	East 181st Street
	2	East 181st Street
	*55	Prospect Avenue
	*56	2135 Prospect Avenue
	57	2131 Propsect Avenue
	59	Prospect Avenue
	60	747 East 181st Street
	63	743 East 181st Street
	64	741 East 181st Street
	65	739 East 181st Street
	66	737 East 181st Street
	67	East 181st Street

* These properties are to be acquired pursuant to the urban renewal plan.

3) The plan also provides for the Subdivision of Site 1B-2 into Site 1B-2 and 1B-1 on the entire block bounded by East 181st Street, Prospect Avenue, East 180th Street, and Clinton Avenue:

Site 1B-1—

Block#	Lot#	Address
3096	10	737 East 180th Street
	13	

Site 1B-2—

Block#	Lot#	Address
3096	1	East 181st Street
	2	East 181st Street
	4	East 181st Street
	7	East 181st Street
	15	Clinton Avenue
	16	Clinton Avenue
	17	Clinton Avenue
	22	East 181st Street

- 23 East 181st Street
- 25 East 181st Street
- 27 East 181st Street
- 29 East 181st Street
- 33 Prospect Avenue

These changes would facilitate the construction of approximately 90 units of low-rise housing for moderate-income families on Sites 10A, 18B, 19B, 20B, 1B-1 (formerly part of 1B-2) and 17B (formerly part of 12B).

Resolution for adoption scheduling October 9, 1991 for a public hearing.

BOROUGH OF QUEENS

No. 8

CD 2

C 900211 ZSQ

IN THE MATTER OF an application submitted by the Korean Church of Eternal Life pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-921 of the Zoning Resolution to allow a church (Use Group 4A) in an existing building on property located at 37-05 54th Street, on the southeast corner of 37th Avenue and 54th Street, (Block 1209, Lot 11), within an M1-1 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.

Resolution for adoption scheduling October 9, 1991 for a public hearing.

No. 9

CD 2

C 910338 ZSQ

IN THE MATTER OF an application submitted by Margaret M. Weiri pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 103-06 of the Zoning Resolution to allow a one-story enlargement of an existing one-family residential building at 39-20 45th Street (Block 155, Lot 68), within the Special Planned Community Preservation 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.

Resolution for adoption scheduling October 9, 1991 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN**No. 10****CD 4****C 910418 PPK****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Department of Real Property, pursuant to Section 197c of the New York City Charter for **the disposition of two (2) city-owned properties located at 62-64 Stockholm Street, Block 3254, Lots 20, 21.**

(On September 11, 1991 Cal. No. 2, the Commission scheduled September 25, 1991 for a public hearing which was duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN**No. 11****CD 12****C 880704 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Manhattan Bible Church pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a church (Use Group 4A) in a portion of a building located on the west side of Ninth Avenue between West 204th Street and West 205th Street (Block 2201, Lot 21), within an M1-1 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 September 11, 1991 Cal. No. 3, the Commission scheduled September 25, 1991 for a public hearing which was duly advertised.)

Close the hearing.

No. 12

CD 8

C 910233 PNM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Ports and Trade, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on a platform above the esplanade over the Franklin Delano Roosevelt Drive at 610 East 83rd Street, Block 1590, Lot 24.

(On September 11, 1991 Cal. No. 4, the Commission scheduled September 25, 1991 for a public hearing which was duly advertised.)

Close the hearing.

No. 13

CD 1

C 910321 PCM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of the second floor of 253 Broadway (Block 134, Lot 29), for use as a senior citizens center.

(On September 11, 1991 Cal. No. 5, the Commission scheduled September 25, 1991 for a public hearing which was duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 14

CD 4

C 900704 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Real Property, pursuant to Section 197c of the New York City Charter for the disposition of one (1) city-owned property located at 1698 Topping Avenue, Block 2790, Lot 39.

(On September 11, 1991 Cal. No. 6, the Commission scheduled September 25, 1991 for a public hearing which was duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 15

CD 14

C 910158 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Housing, Preservation and Development, pursuant to Section 197-c of the New York City Charter, **for site selection of city-owned property located on Rockaway Freeway, between Beach 66th and Beach 67th streets, (Block 15913, Lots 40, 88 and 91), for use as a family health center.**

(On September 11, 1991 Cal. No. 1, the Commission scheduled September 25, 1991 for a public hearing which was duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 16

CD 16

C 910052 ZMK

IN THE MATTER OF an application submitted by the Broadway Industrial Development Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 17a, establishing a C1-3 district in an existing R6 district bounded by Hancock Street, Broadway, Halsey Street, and a line 100 feet southwest of Broadway, as shown on a diagram dated April 29, 1991.

(On July 31, 1991 Cal. No. 2, the Commission scheduled August 14, 1991 for a public hearing. On August 14, 1991, Cal. No. 9 the hearing was closed.)

For consideration.

No. 17

CD 5

C 910373 PSK

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for site selection of property located at 501 New Lots Avenue (Block 3844, Lot 1), for use as a residence for homeless couples.

(On July 31, 1991 Cal. No. 3, the Commission scheduled August 14, 1991 for a public hearing. On August 14, 1991, Cal. No. 10 the hearing was closed.)

For consideration.

No. 18

CD 9

C 910293 ZMK

IN THE MATTER OF an application submitted by the New York City 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. 16c and 16d:

- a) changing from an R8 District to an R8A District property bounded by Washington Avenue, Eastern Parkway, a line 300 feet westerly of Franklin Avenue, Carroll Street, Franklin Avenue, Crown Street, a line 300 feet westerly of Franklin Avenue, a line 100 feet easterly of Washington Avenue, a line 150 feet northerly of Sullivan Place, Franklin Avenue and Sullivan Place;
- (b) changing from an R6 District to an R6A District property bounded by Eastern Parkway, a line 100 feet easterly of Franklin Avenue, Sullivan Place, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, a line 300 feet westerly of Franklin Avenue, Crown Street, Franklin Avenue, Carroll Street, and a line 300 feet westerly of Franklin Avenue; and
- (c) eliminating from the existing R6 District a C1-3 District bounded by:
 - (1) a line 100 feet easterly of Franklin Avenue, Eastern Parkway, a line 150 feet easterly of Franklin Avenue, and a line midway between Carroll Street and Crown Street; and
 - (2) a line 150 feet westerly of Franklin Avenue, Eastern Parkway, a line 100 feet westerly of Franklin Avenue and Carroll Street;

as shown on a diagram dated June 10, 1991.

(On July 31, 1991 Cal. No. 4, the Commission scheduled August 14, 1991 for a public hearing. On August 14, 1991, Cal. No. 11 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 19

CD 3

C 900394 ZSR

IN THE MATTER OF an application submitted by Consolidated Marginal Properties, Inc., pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of**

- a. **a special permit** pursuant to Section 107-76 of the Zoning Resolution to allow the adjustment in the boundaries of the designated open space;
- b. **a certification** by the City Planning Commission pursuant to Section 107-08 of the Zoning Resolution to allow the subdivision of a zoning lot into two or more zoning lots;

- c. **a certification** by the Chairman of the City Planning Commission pursuant to Section 107-123 of the Zoning Resolution that sufficient school capacity will be available in the public schools to accommodate the anticipated primary and intermediate school children of the proposed development; and
- d. **a certification** by the City Planning Commission pursuant to Section 107-22 of the Zoning Resolution that the designated open space shall be preserved in its natural state by the owners of the zoning lots;

to facilitate the development of eight dwelling units on property located on the west side of Manee Avenue, south of the SIRTOA right-of-way, Block 6751, Lots 200, 215, and 225.

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

(On July 31, 1991 Cal. No. 5, the Commission scheduled August 14, 1991 for a public hearing. On August 14, 1991, Cal. No. 12 the hearing was closed.)

For consideration.

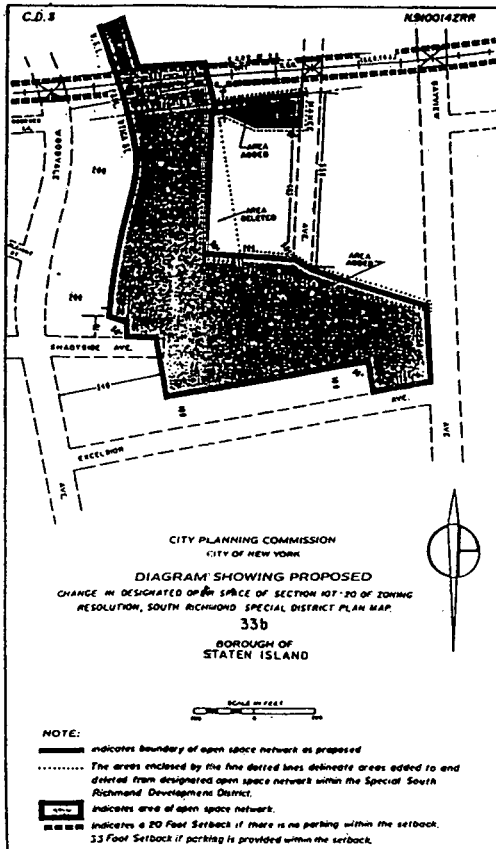


No. 20

CD 3

N 910014 ZRR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for **an amendment of the Zoning Resolution** of the City of New York relating to a change in the **designated open space** (Appendix A) Special District Plan Map, **Section No. 33b**, Special South Richmond Development District, as shown on the following diagram:



(On July 31, 1991 Cal. No. 6, the Commission scheduled August 14, 1991 for a public hearing. On August 14, 1991, Cal No. 13 the hearing was closed.)

For consideration.

No. 21

CD 2

C 910008 PCR

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation and the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 3808 Victory Boulevard (Block 2610, Lot 27), for use as parkland.**

(On August 14, 1991 Cal. No. 4, the Commission scheduled September 11, 1991 for a public hearing. On September 11, 1991, Cal. No. 9 the hearing was closed.)

For consideration.

No. 22

CD 2

N 880680 ZAR

(Request for the grant of authorizations to permit the construction of one single-family residence on a parcel of property in the Special Natural Area District [NA-1] of Staten Island.)

IN THE MATTER OF an application, submitted by Michael Bosco, for the **grant of authorizations** pursuant to Section 105-421 and 105-423 of the Zoning Resolution, **involving modification of existing topography and alteration of the botanic environment including the removal of one (1) tree, to allow the construction of a single-family residence** on property beginning at a point on the westerly side of **Ridge Avenue** distant 601.54 feet southerly from the point formed by the intersection of Ridge Avenue and the southerly side of Medford Road (Block 843 Lot 215) within the Special Natural Area District (NA-1).

Plans for the 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. 23

CD 3

N 890200 RAR

IN THE MATTER OF an application pursuant to 107-65 of the Zoning Resolution from Job Development for the **granting of an authorization** for modification of topography at **16 Bayview Terrace**, Block 6351, Lot 15.

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, New York.

For consideration.

No. 24**CD 2****N 900919 ZAR**

IN THE MATTER OF an application, submitted by Robert Gluck for the **grant of authorizations** pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, **involving the modification and certification** pursuant to Section 205-45 of the Zoning Resolution (Compliance with Special Review Provisions) at **75 Emerson Avenue Block 836, Lot 80**, within the Special Natural Area District (NA-1).

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

For consideration.

BOROUGH OF MANAHTTAN**No. 25****CD 1****N 920064 PXM**

IN THE MATTER OF a **Notice of Intent to Acquire Office Space** submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for **use of up to 40,000 square feet of space located on the 14th and 15th floors of 110 William Street (Block 77, Lot 8)**, (Community Development Agency offices).

(On August 30, 1991, the Commission duly advertised September 11, 1991 for a public hearing. On September 11, 1991 Cal. No. 12 the hearing was closed.)

For consideration.

CITYWIDE

(Amendments to Sections 32-31 and 73-36 of the Zoning Resolution concerning physical culture or health establishments)

No. 26

N 900732 ZRY

IN THE MATTER OF an application submitted by the Zoning Advisory Council pursuant to Section 201 of the New York City Charter, for **amendments of the Zoning Resolution** of the City of New York, relating to Sections 32-31 and 73-36, as follows:

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

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

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

32-31

By the Board of Standards and Appeals

C1 C2 C4 C5 C6 C8

Physical culture or health establishments, including gymnasiums (not permitted under Use Group 9), massage establishments.

Parking Requirement Category B

73-36

Physical Culture or Health Establishments

In **C1, C2, C4, C5, C6, C8, M1, M2, or M3** Districts, and in certain special districts as specified in the provisions of such special district, the Board may permit *physical culture or health establishments* as defined in Section 12-10 including gymnasiums (not permitted under Use Group 9), massage establishments, other than *adult physical culture establishments*, for a term not to exceed ten years, provided the following findings are made:

- (a) That such *use* is so located as not to impair the essential character or the future use or development of the surrounding area, and

- (b) That such *use* contains: (i) one or more of the following regulation size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or (ii) a swimming pool of a minimum 1,500 square feet; or (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.

Therapeutic or relaxation services may be provided only as *accessory* to programmed facilities as described in (i) through (iv) above.

- (c) In C1 Districts, the site for such *use* is so located as to cause minimum interruption of the continuity of the frontage devoted to retail shopping *uses*. In determining whether the *use* will cause only minimum interruption of such retail frontage, the Board may make a favorable finding on the ground that there exists a substantial number of other incompatible *uses* interrupting such frontage within 200 feet on either side of the proposed site (not including land in *streets*).

No special permit shall be issued pursuant to this Section unless:

- (1) The Board shall have referred the application to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory.
- (2) The Board in any resolution granting a special permit shall specify how each of the findings required by this Section are made.

The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted *use* has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of signs and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

(On June 26, 1991 Cal. No. 8 the Commission scheduled July 17, 1991 for a public hearing. On July 17, 1991, Cal. No. 13 the hearing was closed.)

For consideration.