

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
WEDNESDAY, DECEMBER 4, 1991  
10:00 A.M. IN CITY 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 900923 POK	1	Scheduled to be Heard 12/18/91	23	N 920155 PXQ	12	Favorable Report Adopted
2	C 900925 POK	1	" "	24	C 890846 ZMX	4	" "
3	C 910524 PCK	5	" "	25	C 900267 ZSX	7	Laid Over
4	C 920018 DLM	10	" "	26	N 890145 ZAR	2	Authorization Approved
5	C 840601 ZSM	4	" "	27	N 900922 ZCR N 880502-4 ZAR	2	Cert./Authori. Approved
6	C 920020 HUM	1	Hearing Closed	28	N 910439 ZAR	2	Authorization Approved
7	C 920021 HDM	1	" "	29	N 920016 RAR	3	" "
8	C 920022 ZSM	1	" "	30			
9	C 880212 MMQ	3	" "	31			
10	C 880213 ZMQ	3	" "	32			
11	N 920213 PXX	11	" "	33			
12	N 920214 PXR	1	" "	34			
13	C 910359 HDK	16	Favorable Report Adopted	35			
14	C 910360 ZMK	16	" "	36			
15	C 910604 PPK	5	" "	37			
16	C 910523 PCM	9	" "	38			
17	N 920127 HKM	1	Forward Report to City Council	39			
18	N 920128 HKM	1	" "	40			
19	N 920129 HKM	1	" "	41			
20	N 920130 HKM	1	" "	42			
21	N 920131 HKM	1	" "	43			
22	N 920132 HKM	1	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers																	In Favor - Y Oppose - N Abstain - AB			
		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29				
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y					
Amanda M. Burden	P	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y					
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
James C. Jao, <i>R.A.</i>	P	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y					
Joel A. Miele, <i>SR., P.E.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Ronald Shiffman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Jacob B. Ward	P																					
Deborah C. Wright, <i>Commissioners</i>	P																					

MEETING ADJOURNED AT: 6:50 P.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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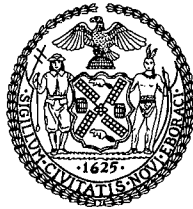
**WEDNESDAY, DECEMBER 4, 1991**

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

**in**

**CITY HALL**



**David N. Dinkins, Mayor**

**City of New York**

**[No. 23]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

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### 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.

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**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

- 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

DECEMBER 4, 1991

Roll Call; approval of minutes .....	1
I. Scheduling December 18, 1991 .....	1
II. Public Hearings .....	4
III. Reports .....	9

**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 18, 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, December 4, 1991

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APPROVAL OF MINUTES OF Regular Meeting of November 20, 1991  
and Special Meeting of December 2, 1991

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, DECEMBER 18, 1991  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF BROOKLYN**

**No. 1**

**CD 5**

**C 900923 P Q K**

**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 acquisition of property located at 370 New Lots Avenue** (Block 4298, Lot 7), for continued use as a day care center (Future Day Care Center).

**Resolution for adoption scheduling December 18, 1991 for a public hearing.**

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**No. 2**

**CD 1**

**C 900925 P Q K**

**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 acquisition of property located at 60 Harrison Avenue** (Block 2220, Lot 38), for continued use as a day care center (Bedford-Harrison Day Care Center).

**Resolution for adoption scheduling December 18, 1991 for a public hearing.**

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No. 3

CD 5

C 910524 PCK

**IN THE MATTER OF** an application submitted by the Department of Juvenile Justice and the Department of General Services pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 146 Hale Street**, (Block 3930, Lot 49), for use as a group home.

**Resolution for adoption scheduling December 18, 1991 for a public hearing.**

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**BOROUGH OF MANHATTAN**

No. 4

CD 10

C 920018 DLM

**IN THE MATTER OF** the disposition of city-owned property located on the northerly part of the block bounded by West 154th Street, Frederick Douglass Boulevard, West 153rd Street and Bradhurst Avenue (Block 2047, Lots 12, 14, 15, 16, 17, 18 and 19, pursuant to Section 197-c of the New York City Charter and the Urban Development Action Area Act.

Approval of three separate matters is required:

- 1) The designation of the above noted properties as an Urban Development Action Area; and
- 2) Approval of the Urban Development Action Area Project for such property; and;
- 3) The disposition of such property to a developer selected by the Department of Housing Preservation and Development.

The property to be disposed would facilitate the construction of Herbert L. Brooks Senior Housing, a seven story elevator building, which would provide 76 dwelling units for elderly and handicapped persons of low income, plus one unit for a superintendent.

The property is to be disposed to a non-profit housing company formed under Article XI of the New York State Private Housing Finance Law. The project's financing is to be provided by a direct Federal loan under Section 202 of the National Housing Act of 1959, as amended, with rent subsidies for all of the rental units to be provided under Section 8 of the United States Housing Act of 1937, as amended.

**Resolution for adoption scheduling December 18, 1991 for a public hearing.**

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**No. 5****CD 4****C 840601 ZSM**

**IN THE MATTER OF** an application submitted by the Edison Fulton Parking Corp. pursuant to Sections 197-c and 201 of the New York City Charter and Sections 13-462 and 74-52 of the Zoning Resolution for **the grant of a special permit to allow an attended public parking lot with a maximum capacity of 742 spaces on property located within the block bounded by West 42nd Street, Eleventh Avenue, West 41st Street and Twelfth Avenue (Block 1089, Lot 1).**

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

**Resolution for adoption scheduling December 18, 1991 for a public hearing.**



## II. PUBLIC HEARINGS

### BOROUGH OF MANHATTAN

#### Nos. 6, 7 and 8

*(Applications for an amendment to the Washington Street Urban Renewal Area, disposition of city-owned property and the grant of a special permit to allow an attended public parking garage to permit the construction of the New York Exchanges development.)*

#### No. 6

CD 1

C 920020 HUM

#### PUBLIC HEARING:

**IN THE MATTER OF an amendment to the Washington Street Urban Renewal Plan for the Washington Street Urban Renewal Area**, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of the New York State and pursuant to Section 197-c of the New York City Charter.

The proposed amendment provides for various changes in the Washington Street Urban Renewal Plan, as previously approved. The changes relate to **Site 5B**, the site for the proposed Exchanges project, and **Site 5C**, the last site remaining to be developed within the Urban Renewal Area.

**Site 5B**—comprising the block bounded by Warren Street, Greenwich Street, the northerly line of Murray Street (as formerly mapped), and West Street.

Site 5B is to be developed as a commercial building in a manner substantially consistent with site plans annexed to the Urban Renewal Plan as Exhibit E-1 (Site Plan) and E-2 (Ground Floor Plan). In addition to a maximum floor area control of 1,200,000 square feet, a height limit of 47 stories or 730 feet above the average curb level of Site 5B, the urban renewal plan also requires the developer of Site 5B to develop a public grade level plaza of approximately 9,600 square feet on the adjacent site, identified as Public Plaza on the Land Use Plan; and to maintain Site 4 (Public Open Space) for a period of 40 years, beginning from the time Site 5B is disposed, and in accordance with specific standards contained in Exhibit E-3.

**Site 5C**—comprising the westerly part of the block bounded by Chambers Street, Greenwich Street, Warren Street and West Street.

Any development on Site 5C is limited to a maximum floor area of 300,000 square feet and a height of 135 feet. If developed for residential use, the minimum lot area per zoning room shall be 30 square feet.

The above provisions and various others related to the development of Sites 5B and 5C are contained in the urban renewal plan, with associated exhibits. In addition, the requirement for pedestrian easements running north-south through Sites 5B and 5C has been deleted.

(On November 20, 1991 Cal. No. 3, the Commission scheduled December 4, 1991 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 7

CD 1

C 920021 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property, Parcel 5B and the adjacent Public Plaza Parcel**, within the Washington Street Urban Renewal Area, pursuant to Section 197-c of the New York City Charter.

The property to be disposed comprises the major part of the block bounded by Warren Street, Greenwich Street, Murray Street and West Street (part of lot 1 in Block 142, and excluding Parcel 5A).

The property is to be disposed to the Urban Development Corporation and subsequently leased to entities comprised of major commodities exchanges and their developer.

(On November 20, 1991 Cal. No. 4, the Commission scheduled December 4, 1991 for a public hearing which has been duly advertised.)

**Close the hearing.**

No. 8

CD 1

C 920022 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, the New York City Economic Development Corporation, the Coffee, Sugar and Cocoa Exchange, Inc., the Commodities Exchange, Inc., the New York Cotton Exchange, and the New York Mercantile Exchange and Tishman-Speyer Properties pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** and pursuant to Sections 13-462 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 400 spaces on property located within the block bounded by Greenwich Street, Murray Street, West Street and Warren Street** (Block 142, part of Lot 1).

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 November 20, 1991 Cal. No. 5, the Commission scheduled December 4, 1991 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 9 and 10**

*(Applications for a change in the City Map and an amendment of the Zoning Map concerning the Skyway Hotel.)*

**No. 9**

**CD 3**

**C 880212 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Broadway-Skyway Laguardia Co., pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for a **change in the City Map** involving the **elimination, discontinuance and closing of 23rd Road between Ditmars Boulevard and 102nd Street and the adjustment of grades necessitated thereby and any acquisition or disposition of property related thereto**, all in accordance with Map No. 4843 dated June 29, 1988 and signed by the Borough President.

(On November 20, 1991 Cal. No. 1, the Commission scheduled December 4, 1991 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10****CD 3****C 880213 ZMQ****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Joseph P. Morsellino, P.C. on behalf of Broadway-Skyway LaGuardia Co., pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 9c and 10a**, changing from an R3-2 district to a C4-2 district property bounded by Ditmars Boulevard, 23rd Road\*, a line perpendicular to 23rd Road\* distant 69 feet northeasterly from the intersection of the southerly line of the southerly line of 23rd Road\* and the easterly line of 102nd Street, a line perpendicular to 102nd Street distant 44 feet southeasterly from the intersection of the easterly line of 102nd Street and the southerly line of 23rd Road\*, and 102nd Street, as shown on a diagram dated August 12, 1991 and subject to the conditions of Restrictive Declaration D-139.

\*Note: 23rd Road is proposed to be eliminated by a related application for an amendment of the City Map C 880212 MMQ.

(On November 20, 1991 Cal. No. 2, the Commission scheduled December 4, 1991 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF THE BRONX****No. 11****CD 11****N 920213 PXX****PUBLIC HEARING:**

**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 1,635 feet of space located on the first floor of 1635 Poplar Street** (Block 4085, Lot 119), (Community Board 11 Offices).

(On November 22, 1991, the Commission duly advertised December 4, 1991 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 12**

**CD 1**

**N 920214 PXR**

**PUBLIC HEARING:**

**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 10,000 square feet of space located on the ground floor of 340 Bay Street** (Block 503, Lot 32), (Department of Probation Offices).

On November 22, 1991, the Commission duly advertised December 4, 1991 for a public hearing.)

**Close the hearing.**

### III. REPORTS

#### BOROUGH OF BROOKLYN

##### Nos. 13 and 14

*(Applications for the disposition of city-owned property and an amendment of the Zoning Map to facilitate the construction of a 99-unit housing development for the elderly and handicapped.)*

##### No. 13

CD 16

C 910359 HDK

**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, **Lot 25 in Block 1473**, comprises a vacant lot on an easterly part of the block bounded by St. John's Place, Howard Avenue, Eastern Parkway, Lincoln Place and Ralph Avenue, and is the site for a **99 unit new construction housing development for the elderly and handicapped**, with one apartment for the superintendent. The project is tentatively known as the John Walter Edwards Apartments and is financed by a HUD Section 202 direct loan, with Section 8 subsidy for 100% of the units.

This submission is made by the Department of Housing Preservation and Development on behalf of the St. Mark's Senior Citizen Housing Development Fund Corporation, a non-profit housing company formed under Article XI of the New York State Private Housing Finance Law.

(On October 23, 1991 Cal. No. 11, the Commission scheduled November 6, 1991 for a public hearing. On November 6, 1991, Cal. No. 13 the hearing was closed.)

**For consideration.**

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##### No. 14

CD 16

C 910360 ZMK

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for an **amendment of the Zoning Map, Section No. 17b, changing from a C8-2 district to an R6 district, property bounded by St. Johns Place, Howard Avenue, Eastern Parkway, Lincoln Place, and a line 275 feet westerly of Howard Avenue**, as shown on a diagram dated July 29, 1991 and subject to the conditions of CEQR Declaration E-37.

(On October 23, 1991 Cal. No. 12, the Commission scheduled November 6, 1991 for a public hearing. On November 6, 1991, Cal. No. 14 the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 5**

**C 910604 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 111-13 Snediker Ave, Block 3698, Lot 1.**

(On October 23, 1991 Cal. No. 13, the Commission scheduled November 6, 1991 for a public hearing. On November 6, 1991, Cal. No. 14 the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 16**

**CD 9**

**C 910523 PCM**

**IN THE MATTER OF** an application submitted by the Department of Juvenile Justice and the Department of General Services pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 419 West 145th Street, (Block 2060, Lot 22), for use as a group home.**

(On October 23, 1991 Cal. No. 4, the Commission scheduled November 6, 1991 for a public hearing. On November 6, 1991, Cal. No. 19 the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 1**

**N 920127 HKM**

**IN THE MATTER OF** a communication, dated October 11, 1991, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on October 1, 1991. (List No. 239) for **the landmarking of the Barclay-Vesey Building located at 140 West Street, Block 84, Lot 1.**

**For consideration.**

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**No. 18****CD 1****N 920128 HKM**

**IN THE MATTER OF** a communication, dated October 11, 1991, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on October 1, 1991. (List No. 239) for **the landmarking of the Barclay-Vesey Building, First Floor Interior located at 140 West Street, Block 84, Lot 1.**

**For consideration.**

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**No. 19****CD 1****N 920129 HKM**

**IN THE MATTER OF** a communication, dated October 11, 1991, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on October 1, 1991. (List No. 239) for **the landmarking of the Long Distance Building of the American Telephone & Telegraph Company located at 32 Sixth Avenue, Block 192, Lot 1.**

**For consideration.**

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**No. 20****CD 1****N 920130 HKM**

**IN THE MATTER OF** a communication, dated October 11, 1991, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on October 1, 1991. (List No. 239) for **the landmarking of the Long Distance Building of the American Telephone & Telegraph Company, First Floor Interior located at 32 Sixth Avenue, Block 192, Lot 1.**

**For consideration.**



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**No. 21****CD 1****N 920131 HKM**

**IN THE MATTER OF** a communication, dated October 11, 1991, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on October 1, 1991. (List No. 239) for **the landmarking of the Western Union Building located at 60 Hudson Street, Block 144, Lot 40.**

**For consideration.**

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**No. 22****CD 1****N 920132 HKM**

**IN THE MATTER OF** a communication, dated October 11, 1991, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on October 1, 1991. (List No. 239) for **the landmarking of the Western Union Building, First Floor Interior located at 60 Hudson Street, Block 144, Lot 40.**

**For consideration.**

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**BOROUGH OF QUEENS****No. 23****CD 12****N 921055 PXQ**

**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 8,000 square feet of space located on the sixth floor of 80-02 Kew Gardens Road** (Block 3348, Lot 37), (Department of Law, Tort Division Offices).

(On November 8, 1991, the Commission duly advertised November 20, 1991 for a public hearing. On November 20, 1991 Cal. No. 9 the hearing was closed.)

**For consideration.**

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**BOROUGH OF THE BRONX****No. 24****CD 4****C 890846 ZMX**

**IN THE MATTER OF** an application submitted by Mar-Al Realty Corporation N.Y. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 3b and 6a**, changing from:

- a) an R8 District to a C4-6 District property bounded by E. 162nd Street, a line 100 feet west of Sheridan Avenue, E. 161st Street, and a line 150 feet east of Grand Boulevard and Concourse; and
- b) a C8-3 District to a C4-6 District property bounded by E. 162nd Street, Sheridan Avenue, E. 161st Street, and a line 100 feet west of Sheridan Avenue,

as shown on a diagram dated July 29, 1991.

(On October 23, 1991 Cal. No. 5, the Commission scheduled November 6, 1991 for a public hearing. On November 6, 1991, Cal. No. 7 the hearing was closed.)

**For consideration.**

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**No. 25****CD 7****C 900267 ZSX**

**IN THE MATTER OF** an application submitted by the Montifiore Medical Center pursuant to Sections 197-c and 201 of the New York City Charter for:

1. **the grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution to allow an unattended accessory parking garage with a maximum capacity of 400 spaces;
2. **the grant of authorizations** pursuant to Section 79-21 of the Zoning Resolution to allow a) permitted floor area and lot coverage to be distributed without regard for zoning lot lines, b) location of buildings without regard for height and setback regulations which would otherwise apply along portions of streets wholly within the development, and c) location of community facility buildings without regard to rear yard regulations which would otherwise apply along portions of lot lines abutting other zoning lots within the development and; **and**
3. **the modification of the large scale community facility development boundary line** to include Lot 81 of Block 3326.

**to facilitate the construction of a medical office building, a one-story building for medical facilities, and an accessory parking garage** within a previously approved large scale community facility development (CP-18694, approved by the City Planning Commission on November 10, 1964, Cal. No. 19) **on property generally bounded by Kossuth Avenue, DeKalb Avenue, East Gun Hill Road, Tyron Avenue, Reservoir Oval West, East 210th Street, Bainbridge Avenue, and East 208th Street**, parts of Blocks 3326, 3327, 3337, 3338, and 3343.

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.

(On October 9, 1991 Cal. No. 7, the Commission scheduled October 23, 1991 for a public hearing. On October 23, 1991, Cal. No. 16 the hearing was closed.)

**For consideration.**

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## BOROUGH OF STATEN ISLAND

### No. 26

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

CD 2

N 890145 ZAR

**IN THE MATTER OF** an application, submitted by Corine and Bill Edwards, for the **grant of authorizations** pursuant to Sections 105-421 (Modification of Existing Topography), 105-423 (Alteration of Botanic Environment or Removal of Trees), including the removal of three (3) trees **to allow the construction of an addition to a detached single-family dwelling on property located southeast of the intersection of Emerson Drive and Clove Road** (Block 828, Lot 352) 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.**

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**No. 27**

*(Request for the grant of a certification to subdivide a 31,573 square foot tract of land into three zoning lots consisting of 10,665, 10,627 and 10,281 square feet and authorizations for modification of topography and removal of trees to construct one single family house on each lot on a parcel of property in the Special Natural Area District [NA-1] of Staten Island.)*

**CD 2****N 900922 ZCR  
N 880502-4 ZAR**

**IN THE MATTER OF** an application, submitted by Michael Jesionowski and Norman Peterson, for the **grant of a certification** for subdivision into three zoning lots designated lot #287, #302, and #304 pursuant to section 105-90 and **authorizations** pursuant to Sections 105-421 and 105-424 for modification of existing topography and alteration of the botanic environment to **permit the construction of one single family house on each zoning lot**, requiring the removal of eleven (11) trees with ten (10) trees to remain for a total of forty-two (42) tree credits on lot 287; requiring the removal of eleven (11) trees with twelve (12) trees to remain and the planting of three (3) new six-inch caliper oak trees for a total of thirty-seven (37) tree credits on lot 302; requiring the removal of ten (10) trees with sixteen (16) trees to remain and the planting of four (4) new six-inch caliper oak trees for a total of forty (40) tree credits on lot 304 **on property located at a point on Annfield Court, 409.78 feet from Westminster Court (Block 878, Lots 287, 302 and 304) 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.**

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**No. 28**

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

**CD 2****N 910439 ZAR**

**IN THE MATTER OF** an application, submitted by Frank Raccuglia, for the **grant of authorizations** pursuant to Sections 105-421 and 105-423 **for modification of existing topography and alteration of the botanic environment for the construction of one (1) single-family dwelling** requiring the removal of one (1) tree on property located at a point beginning at at point on the southwest side of St. George Drive distant 225.32 feet northwest side of St. George Drive with the northwesterly side of Romar Road (Block 871, Lot 60) 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.**

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**No. 29****CD 3****N 920016 RAR**

**IN THE MATTER OF** an application pursuant to Sections 107-64 and 107-65 of the Zoning Resolution from Richard Cibelli **for the grant of authorizations to remove trees and the modification of topography in order to build an inground swimming pool** located at 77 Irvington Avenue, Block 6540, Lot 24.

Plans for the proposal 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 10301.

**For consideration.**