

# CITY PLANNING COMMISSION DISPOSITION SHEET

**SPECIAL MEETING:  
TUESDAY, JANUARY 21, 1992  
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 920020 HUM	1	Favorable Report Adopted	23			
2	C 920021 HDM	1	" "	24			
3	C 920022 ZSM	1	" "	25			
4				26			
5				27			
6				28			
7				29			
8				30			
9				31			
10				32			
11				33			
12				34			
13				35			
14				36			
15				37			
16				38			
17				39			
18				40			
19				41			
20				42			
21				43			
22				44			

COMMISSION ATTENDANCE:	Present Absent	( P ) ( A )	COMMISSION VOTING RECORD: Calendar Numbers												In Favor - Y	Oppose - N	Abstain - AB
			1	2	3												
Richard L. Schaffer, <i>Chairman</i>	P		Y	Y	Y												
Victor G. Alcea, <i>Vice Chairman</i>	P		Y	Y	Y												
Eugenie L. Birch	P		Y	Y	Y												
Amanda M. Burden	P		Y	Y	Y												
Anthony I. Glacobbe	P		Y	Y	Y												
Maxine Griffith	P		Y	Y	Y												
James C. Jao, <i>R.A.</i>	P		Y	Y	Y												
Brenda Levin	P		Y	Y	Y												
Joel A. Miele, <i>SR., P.E.</i>	P		Y	Y	Y												
Edward T. Rogowsky	P		Y	Y	Y												
Ronald Shiffman	P		Y	Y	Y												
Jacob B. Ward	P		Y	Y	Y												
Deborah C. Wright, <i>Commissioners</i>	P		Y	Y	Y												

MEETING ADJOURNED AT: 10:50 A.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  

---

**CITY PLANNING COMMISSION**  

---

**TUESDAY, JANUARY 21, 1992**  

---

**SPECIAL MEETING AT 10:00 A.M.**  
**in**  
**SPECTOR HALL**



**David N. Dinkins, Mayor**  
**City of New York**  
**Prepared by Lois McDaniel, Calendar Officer**

## 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*

**I. REPORTS****BOROUGH OF MANHATTAN****Nos. 1, 2, and 3**

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

**No. 1****CD 1****C 920020 HUM**

**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 application by the HPD, Urban Renewal Area 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 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 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 C.

**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. On December 4, 1991, Cal. No. 6 the hearing was closed. On January 13, 1992 Cal. No. 1, the item was laid over.)

**For consideration.**

**No. 2**

**CD 1**

**C 920021 HDM**

**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 developers.

(On November 20, 1991 Cal. No. 4, the Commission scheduled December 4, 1991 for a public hearing. On December 4, 1991, Cal. No. 7 the hearing was closed. On January 13, 1992 Cal. No. 2, the item was laid over.)

**For consideration.**

---

No. 3

CD 1

C 920022 ZSM

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, New York City Economic Development Corporation, the Coffee, Sugar and Cocoa Exchange, Inc. and Tishman-Speyer Properties 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 garage with a maximum capacity of 400 spaces on property located within the 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. On December 4, 1991, Cal. No. 8 the hearing was closed. On January 13, 1992 Cal. No. 3, the item was laid over.)

**For consideration.**

---