

# CITY PLANNING COMMISSION

## DISPOSITION SHEET

**SPECIAL MEETING:**  
**MONDAY, FEBRUARY 24, 1992**  
**1:00 P.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 900890 MMK	5	Scheduled to be Heard 3/11/92	23			
2	C 900891 ZMK	5	" "	24			
3	C 900892 ZSK	5	" "	25			
4	N 900718 ZRX	4	Favorable Report Adopted	26			
5	C 891032 ZMX	4	" "	27			
6	C 891033 ZSX	4	" "	28			
7	C 891034 PSX	4	" "	29			
8	C 920017 PPM	8	" "	30			
9	C 910484 MMM	8	" "	31			
10	C 910485 ZSM	8	" "	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 (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB					
		4	5	6	7	8	9	10									
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y								
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y								
Eugenie L. Birch	P	Y	Y	Y	Y	Y	Y	Y	Y								
Amanda M. Burden	P	Y	Y	Y	Y	Y	Y	Y	Y								
Anthony I. Giacobbe	P	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								
Brenda Levin	P	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								
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y								
Ronald Shiffman	P	Y	Y	Y	Y	Y	Y	Y	Y								
Jacob B. Ward	P	Y	Y	Y	Y	Y	Y	Y	Y								
Deborah C. Wright, <i>Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 3:20 P.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**MONDAY, FEBRUARY 24, 1992**  
—  
**SPECIAL MEETING AT 1:00 P.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. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MARCH 11, 1992  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

---

**BOROUGH OF BROOKLYN**

**No. 1**

CD 5

C 900890 MMK

IN THE MATTER OF an application submitted by Fresh Creek Estates, Ltd., 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 an amendment to the City Map involving the elimination of Alabama and Georgia avenues south of Flatlands Avenue, Sheffield Avenue between Flatlands and Vandalia avenues, and Dale Place between Alabama and Georgia avenues and the discontinuance and closing of Alabama and Georgia avenues and a portion of Sheffield Avenue, south of Flatlands Avenue and the modification of legal grades and any acquisition of disposition of property related thereto, all in accordance with Map Nos. X-2576 and X2577 dated November 1, 1991 and signed by the Borough President.

Resolution for adoption scheduling March 11, 1992 for a public hearing.

No. 2

CD 5

C 900891 ZMK

IN THE MATTER OF an application submitted by Fresh Creek Estates, Ltd. pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, changing from an R3-2 District to an R5 District, property bounded by Louisiana Avenue, a line passing through two points: one on the easterly street line of Louisiana Avenue at a point 269 feet northerly from the intersection of Vandalia Avenue and Louisiana Avenue and the other on the westerly street line of Alabama Avenue\*, 265 feet northerly of the intersection of the southerly prolongation of the westerly street line of Alabama Avenue\* with Vandalia Avenue, a line perpendicular to Sheffield Avenue\* distant 197 feet northerly of the intersection of Sheffield Avenue\* and Vandalia Avenue, Sheffield Avenue,\* Vandalia Avenue, Granville Payne Avenue (Pennsylvania Avenue), and Flatlands Avenue, as shown on a diagram dated December 2, 1991.

\* Note: Alabama Avenue and Sheffield Avenue are proposed to be eliminated in a related mapping application, C 900890 MMK.

Resolution for adoption scheduling March 11, 1992 for a public hearing.

**IN THE MATTER OF** an application submitted by Fresh Creek Estates, Ltd. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits and an authorization by the City Planning Commission pursuant to the following sections of the Zoning Resolution:

(Special Permits)

- a) Section 74-53, to allow and accessory group parking facility with a maximum capacity of 477 spaces;
- b) Section 78-312(c), to allow the modification of front yard regulations as set forth in Section 23-45(a) on the periphery of the development;
- c) Section 78-312(d), to allow the modification of street wall height and setback regulations as set forth in Section 23-631(d) on the periphery of the development;
- d) Section 78-312(f), to allow the modifications of the minimum spacing requirements set forth in Section 23-71; and

(Authorization)

- e) Section 23-463, to authorize an aggregate width of street wall in excess of 185 feet within a large scale residential development bounded generally by Louisiana Avenue, Flatlands Avenue, Pennsylvania Avenue and Vandalia Avenue (Block 4431, Lot 1, Block 4432, Lot 1, Block 4433, Lot 1, and Block 4434, Lots 1, 21 and 75), within an R5 District.

Plans for this proposed development 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 March 11, 1992 for a public hearing.

**N O T I C E**

On March 11, 1992 at 10:00 in City Hall, New York, a public hearing is being held by the Departments of City Planning and Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Fresh Creek Estates pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 89-230K).

II. REPORTS

BOROUGH OF THE BRONX

Nos. 4, 5, 6 and 7

*(Applications for amendment of the Zoning Resolution to modify the Grand Concourse District Plan of the Special C District and other related matters, amendment to the Zoning Map, the grant of a special permit, and site selection of city-owned property, to facilitate the development of a court house)*

No. 4

CD 4

N 900718 ZRX

IN THE MATTER OF an application submitted by the Department of General Services, Division of Real Property pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to changes in the Special Grand Concourse Preservation District, Sections 122-03 (A)(1), 122-10 and Appendix A, Special Grand Concourse Preservation Plan, as shown on the following diagram:

Matter in ~~Graytone~~ is new, to be added;  
Matter in ~~strikeout~~ is old, to be omitted;  
Matter in italics or # # is defined in Section 12-10  
\* \* \* indicate where intervening unchanged text appears in the Zoning Resolution

\* \* \*

122-03

DISTRICT PLAN

(a) In the District Plan as shown in Appendix A the following areas have been designated as the Residential Preservation Area:

- (1) All areas in R8 Districts including areas mapped C1 within these R8 districts which are: (a) within 100 feet of the ~~westerly~~ #street line# of the Grand Concourse between East 153rd Street and Mosholu Parkway, and (b) within 100 feet of the easterly #street line# of the Grand Concourse between East 153rd Street and a point parallel to and 150 feet north of E. 166th Street, and between McClellan Street and Mosholu Parkway;

122-10  
SPECIAL USE REGULATIONS  
\* \* \*

**TABLE A**  
**COMMERCIAL INFILL SITES**

<u>Tax Block Number</u>	<u>Tax Lot Number</u>	<u>Address</u>	<u>Type of Building</u>
2468	1	851 Grand Concourse	Courthouse
<del>2462</del>	<del>39</del>	<del>1118 Grand Concourse</del>	<del>Courthouse</del>
2821	11	1526 Grand Concourse	1 story commercial

\* \* \*

(On January 8, 1992 Cal. No. 5, the Commission scheduled January 22, 1992 for a public hearing. On January 22, 1992 Cal. No. 5, the hearing was closed.)

For consideration.

\_\_\_\_\_  
No. 5

CD 4

C 891032 ZMX

**IN THE MATTER OF** an application submitted by the New York City Department of General Services pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section 3b:

1. eliminating a portion of the Special Grand Concourse District bounded by Grand Boulevard and Concourse, McClellan Street, a line 100 feet easterly of Grand Boulevard and Concourse, and a line 150 feet northerly of East 166th Street; and



2. establishing within an existing R8 district a C1-4 district bounded by Grand Boulevard and Concourse, McClellan Street, Carroll Place and a line 150 feet northerly of East 166th Street;

as shown on a diagram dated October 7, 1991.

(On January 8, 1992 Cal. No. 6, the Commission scheduled January 22, 1992 for a public hearing. On January 22, 1992 Cal. No. 6, the hearing was closed.)

For consideration.

---

No. 6

CD 4

C 891033 ZSX

**IN THE MATTER OF** an application submitted by the New York City Department of General Services pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-83 of the Zoning Resolution to allow bulk regulations (floor area ratio) for a community facility building to apply to a court house and to allow modification of height and setback and rear yard regulations to facilitate the development of a court house on property located at 1118 Grand Concourse, a.k.a. 1109 Carroll Place (Block 2462, Lot 39), in a proposed C1-4 district.

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

(On January 8, 1992 Cal. No.7, the Commission scheduled January 22, 1992 for a public hearing. On January 22, 1992 Cal. No. 7, the hearing was closed.)

For consideration.

---

**IN THE MATTER OF** an application submitted by the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for site selection of city-owned property located at 1118 Grand Concourse, a.k.a. 1109 Carroll Place (Block 2462, Lot 39), for development and use as a court house.

(On January 8, 1992 Cal. No. 8, the Commission scheduled January 22, 1992 for a public hearing. On January 22, 1992 Cal. No. 8, the hearing was closed.)

For consideration.

---

## BOROUGH OF MANHATTAN

Nos. 8, 9 and 10

(Applications for the disposition of sub-surface volumes, an amendment to the City Map and the grant of a special permit to allow the expansion of the Hospital for Special Surgery.)

No. 8

CD 8

C 920017 PPM

**IN THE MATTER OF** an application submitted by the Division of Real Property of the New York City Department of General Services pursuant to Section 197-c of the New York City Charter for the disposition to the adjoining landowners (the Hospital for Special Surgery and the New York Hospital) of sub-surface volumes beginning at a level 6 inches below grade in the city-owned portion of the former bed of previously demapped East 70th Street within the area located between Franklin D. Roosevelt (FDR) Drive and a line 175 feet west of FDR Drive for foundations to support improvements in air space above former East 70th Street.

(On December 18, 1991, Cal. No. 2, the Commission scheduled January 8, 1992 for a public hearing. On January 8, 1992 Cal. No. 22, the hearing was closed.)

For consideration.

---

No. 9

CD 8

C 910484 MMM

**IN THE MATTER OF** an application submitted by the Hospital for Special Surgery 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 an amendment to the City Map involving the elimination, discontinuance and closing of volumes of the Franklin Delano Roosevelt Drive between East 71st Street and the easterly prolongation of East 70th Street, and any disposition related thereto, in order to facilitate expansion of the existing hospital, in accordance with Map No. 910484 MMM (MBP ACC. No. 30130) dated September 23, 1991 and signed by the Director of the Department of City Planning.

(On December 18, 1991, Cal. No. 3, the Commission scheduled January 8, 1992 for a public hearing. On January 8, 1992 Cal. No. 23, the hearing was closed.)

For consideration.

---

No. 10

CD 8

C 910485 ZSM

**IN THE MATTER OF** an application submitted by the Hospital for Special Surgery pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-682 of the Zoning Resolution to allow an enlargement of an existing hospital in demapped air space and to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area and Lot Coverage Regulations) of the Zoning Resolution to facilitate the enlargement of the Hospital for Special Surgery building within the adjoining demapped air-space above the portion of the Franklin D. Roosevelt Drive located between East 71st Street and former East 70th Street, for a zoning lot generally bounded by the U.S. Pierhead and Bulkhead Line of the East River, the center line of former East 70th Street, a line approximately 417 feet east of York Avenue, and the center line of East 71st Street, (Block 1482, Lot 20 and part of Lot 9020), within an R9 District.

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

(On December 18, 1991, Cal. No. 4, the Commission scheduled January 8, 1991 for a public hearing. On January 8, 1992 Cal. No. 24, the hearing was closed.)

For consideration.

---