

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
WEDNESDAY, MARCH 25, 1992  
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 920220 PCR	1	Scheduled to be Heard 4/8/92	23			
2	C 920216 PCQ	2	" "	24			
3	C 920217 PCQ	5	" "	25			
4	C 910120 MMR	3	Hearing Closed	26			
5	C 920259 ZSM	2	" "	27			
6	N 920301 BDM	3	" "	28			
7	N 920439 PXM	2	Withdrawn	29			
8	N 920441 PXX	1	Hearing Closed	30			
9	N 920440 PXQ	12	Withdrawn	31			
10	N 920438 PXX	5	Hearing Closed	32			
11	N 900691 ZRR	1	Laid Over	33			
12	N 920397 PXM	10	Favorable Report Adopted	34			
13	N 920398 PXX	2	" "	35			
14	N 920400 PXX	3	" "	36			
15	N 920401 PXX	1	" "	37			
16	C 900921 PQK	5	Laid Over	38			
17	C 920045 HDK	1	Favorable Report Adopted	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		
		11	12	13	14	15	16	17										
Richard L. Schaffer, <i>Chairman</i>	P		Y	Y	Y	Y		Y										
Victor G. Alicea, <i>Vice Chairman</i>	P		Y	Y	Y	Y		Y										
Eugenie L. Birch	A	R						R										
Amanda M. Burden	A	E						E										
Anthony J. Giacobbe	P	V	Y	N	Y	Y	Y	V	Y									
Maxine Griffith	P	O	Y	Y	Y	Y	Y	O	Y									
James C. Jao, <i>R.A.</i>	A																	
Brenda Levin	P	D	N	N	N	N	N	D	Y									
Joel A. Miele, <i>SR., P.E.</i>	P	H	Y	Y	Y	Y	Y	H	Y									
Edward T. Rogowsky	P	A	N	Y	N	N	N	A	Y									
Ronald Shiffman	A	L						L										
Jacob B. Ward	P		Y	Y	Y	Y	Y		Y									
Deborah C. Wright, <i>Commissioners</i>	P		Y	Y	Y	Y	Y		Y									

MEETING ADJOURNED AT: 11:05 A.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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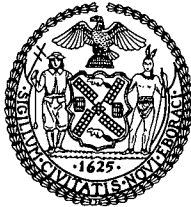
**CITY PLANNING COMMISSION**

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**WEDNESDAY, MARCH 25, 1992**

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**MEETING AT 10:00 A.M.  
in  
CITY HALL**



**David N. Dinkins, Mayor**

**City of New York**

**[No. 6]**

**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

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**

**MARCH 25, 1992**

Roll Call; approval of minutes .....	1
I. Scheduling April 8, 1992 .....	1
II. Public Hearings .....	3
III. Reports .....	7

**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 April 8, 1992, 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, March 25, 1992

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APPROVAL OF MINUTES OF Regular Meeting of March 11, 1992  
and Special Meeting of March 16, 1992

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, APRIL 8, 1992  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**N O T I C E**

On April 8, 1992 at 10 a.m. in City Hall, New York, a public hearing is being held by the Department of Environmental Protection (DEP) to receive comments related to the Draft Generic Environmental Impact Statement III (DGEIS) relating to the New York City Sludge Management Plan, Long Range Plan, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR).

This hearing is being held in conjunction with public hearings being held by the City Planning Commission (CPC) on three ULURP applications (C 920216 PCQ, C 920217 PCQ and C 920220 PCR) submitted by the Department of Environmental Protection and the Department of General Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of three sites for use as sludge processing facilities.

Testimony will begin at 10 a.m. with those who wish to speak regarding the three ULURP sites and/or the DGEIS in relation to these three sites, in the order the sites are listed below in the Comprehensive City Planning Calendar. Those who wish to speak on programmatic issues of the DGEIS or other sites listed in the DGEIS shall be heard after speakers on the ULURP sites, *but in no event earlier than 12:30 p.m.*

The record will remain open to receive written comments on the DGEIS until April 18, 1992.

**BOROUGH OF STATEN ISLAND**

No. 1

CD 1

C 920220 PCR

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of General Services for **site selection and acquisition of property generally located on Newark Bay, on the north side of Richmond Terrace between the intersections of Western Avenue and Holland Avenue** (Block 1301, Lot 1; Block 1306, Lot 14; Block 1309, Lots 1, 2 and 10), for use as a sludge processing facility.

**Resolution for adoption scheduling April 8, 1992 for a public hearing.**

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**BOROUGH OF QUEENS**

No. 2

CD 2

C 920216 PCQ

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of General Services for **site selection and acquisition of property generally bounded by Newtown Creek and Maspeth Creek, 57th Avenue and 56th Road and the Brooklyn-Queens Expressway** (Block 2527, Lot 5; Block 2529, Lot 1), for use as a sludge processing facility.

**Resolution for adoption scheduling April 8, 1992 for a public hearing.**

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No. 3

CD 5

C 920217 PCQ

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of General Services for **site selection and acquisition of property generally bounded by 48th Street, Maspeth Creek and Newtown Creek** (Block 2600, Lots 70, 80, 92 and 95), for use as a sludge processing facility.

**Resolution for adoption scheduling April 8, 1992 for a public hearing.**

**II. PUBLIC HEARINGS**

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**BOROUGH OF STATEN ISLAND**

No. 4

CD 3

C 910120 MMR

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Gateway Cathedral 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 intersections ("tick marks") of Goethals Avenue, Ringwood Avenue and Tyrellan Avenue, along Boscombe Avenue and Richmond Valley Road, between Madsen Avenue and Weiner Street, respectively, and the adjustment of grades necessitated thereby, and any acquisition or disposition of property related thereto**, in accordance with Map No. 4119 dated June 6, 1991, and signed by the Borough President.

(On March 11, 1992 Cal No. 1, the Commission scheduled March 25, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

No. 5

CD 2

C 920259 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of 575 Broadway Associates L.P., pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Sections 42-12 and 42-14D5(a) to allow a museum (Use Group 3A), which is not ancillary to motion picture production, radio or television studios, on the second floor and part of the cellar floor in a building located at 569-575 Broadway, a.k.a. 142-146 Mercer Street, a.k.a. 85-91 Prince Street, (Block 512, Lot 23), in an M1-5B district, within the SoHo-Cast Iron Historic 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 March 11, 1992 Cal No. 2, the Commission scheduled March 25, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 6**

**CD 3**

**N 920301 BDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Business Services on behalf of the Lower East Side District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the establishment of the Lower East Side Business Improvement District**. The preparation of the plan was authorized by resolution of the Board of Estimate on February 6, 1986, Calendar No. 148.

The district plan is on file at the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York, N.Y. 10007.

(On March 9, 1992 Cal No. 1, the Commission scheduled March 25, 1992 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 7**

**CD 2**

**N 920439 PXM**

**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 37,367 square feet of space located on the basement, first, and second floors of 325 Hudson Street** (Block 597, Lot 62), (Human Resources Administration Emergency Assistance Unit).

(On March 13, 1992, the Commission duly advertised March 25, 1992 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF THE BRONX****No. 8****CD 1****N 920441 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 86,937 square feet of space located on the second through fifth floors of 425 East 149th Street** (Block 2294, Lot 2), (Child Welfare Administration Division of Adoption and Foster Care Services Offices).

(On March 13, 1992, the Commission duly advertised March 25, 1992 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF QUEENS****No. 9****CD 12****N 920440 PXQ****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 up to 18,750 square feet of office space located on the third, fourth, and fifth floors of 162-24 Jamaica Avenue** (Block 10102, Lot 10), (Department of Probation Field Offices).

(On March 13, 1992, the Commission duly advertised March 25, 1992 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 10**

**CD 5**

**N 920438 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 up to 5,000 square feet of space located on the first floor of 2554 Linden Boulevard** (Block 4484, Lot 13), (Child Welfare Administration Office of Field Services).

(On March 13, 1992, the Commission duly advertised March 25, 1992 for a public hearing.)

**Close the hearing.**

### III. REPORTS

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#### BOROUGH OF STATEN ISLAND

No. 11

*(Amendment of the Special Hillside Preservation District concerning Tier II Submission Requirements in Section 119-22.)*

CD 1

N 900691 ZRR

IN THE MATTER OF an application submitted by the Staten Island Chapter of A.I.A., 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 Hillside Preservation District, relating to Article XI, Chapter 9, 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 of the Zoning Resolution.

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

Chapter 9

Special Hillside Preservation District

\*\*\*

119-22

Tier II Submission Requirements

For all *Tier II developments, enlargements, or site alterations* the following materials shall be submitted to the Department of Buildings. However, the submission requirements set forth herein shall not apply to an *enlargement* of an existing *residential building* provided that such *enlargement* does not increase the *lot coverage* of said *building*. No building permit shall be issued until the Department of Buildings determines that the requirements of the *Special Hillside Preservation District* have been met.

- (a) A survey map prepared by a licensed surveyor showing topography at two-foot contour intervals and indicating the existing slopes of the land as it occurs in categories of 10-14 percent, 15-19 percent, 20-24 percent, 25-29 percent, 30-34 percent, and 35 percent and above.

\*\*\*

- ~~(g) An affidavit prepared by a registered landscape architect, a registered architect, a licensed surveyor or professional engineer stipulating the following:~~

~~(1) Prior to construction, no grinding, filling, clearing or excavation of any kind shall be initiated until approval of a final grading plan by the Department of Buildings.~~

~~(2) No construction equipment of any kind shall pass over areas to be preserved, according to the approved plans;~~

~~(3) Construction fences meeting the requirements of Section 119-217 (b) shall be erected around all vegetation proposed for retention.~~

~~(4) Construction controls (e.g. erosion protection, drainage measures, etc.) shall be implemented according to the approved plan.~~

(On February 19, 1992 Cal. No. 1, the Commission scheduled March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 3 the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 12**

**CD 10**

**N 920397 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 7,400 square feet of space located on the second floor of 310 Lenox Avenue** (Block 1723, Lot 69), (Department of Probation Bronx/Harlem Intensive Supervision Offices).

(On February 28, 1992, the Commission duly advertised March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 14 the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 13**

**CD 2**

**N 920398 PXX**

**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 71,000 square feet of space located on the third and fourth floors of Two Metrotech Center** (Block 148, Lot 7). (Kings County Surrogate Court)

(On February 28, 1992, the Commission duly advertised March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 10 the hearing was closed.)

**For consideration.**

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**No. 14**

**CD 3**

**N 920400 PXX**

**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 17,900 square feet of space located on the first, second, and fifth floors of 613/619 Throop Avenue (Block 1856, Lot 1). (Human Resources Administration Division of Adoption and Foster Care Services Offices)**

(On February 28, 1992, the Commission duly advertised March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 12 the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 1**

**N 920401 PXX**

**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 second through sixth floors of 185 Marcy Avenue (Block 2151, Lot 6), (Child Welfare Administration Division of Adoption and Foster Care Services Offices)**

(On February 28, 1992, the Commission duly advertised March 11, 1992 for a public hearing. On March 11, 1992, Cal. No. 13 the hearing was closed.)

**For consideration.**

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No. 16

CD 5

C 900921 P QK

**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 **the acquisition of property located at 921 Hegeman Avenue** (Block 4315, Lot 40), **for the continued use as a day care center** (Faith, Hope and Charity Day Care Center #2).

(On February 5, 1992 Cal. No. 1, the Commission scheduled February 19, 1992 for a public hearing. On February 19, 1992, Cal. No. 5 the hearing was closed.)

**For consideration.**

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No. 17

CD 1

C 920045 HDK

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter and the Urban Development Action Area Act of the General Municipal Law of New York State, for **the disposition of city-owned property within the block bounded by Dupont Street, Manhattan, Eagle Street and Franklin Street.**

Approval of three separate matters is requested:

- 1) The designation of the property described below as an Urban Development Action Area;
- 2) Approval of an Urban Development Action Area Project for such property; and
- 3) The disposition of such property to a developer selected by HPD.

The property to be disposed comprises a vacant parcel of land (Block 2945, Lot 23 and part of Lot 17) and is the site **for a 97 dwelling unit rental project for the elderly and handicapped and one unit for the project superintendent.** The project is tentatively designated as the Dupont Street Senior Housing project and is proposed to be disposed of under Article XI of the New York State Private Housing Finance Law. Financing of the development is to be provided under Section 202 of the National Housing Act of 1959, as amended, with rent subsidies for all the units to be provided under Section 8 of the United States Housing Act of 1937, as amended.

(On February 5, 1992 Cal. No. 2, the Commission scheduled February 19, 1992 for a public hearing. On February 19, 1992, Cal. No. 6, the hearing was closed.)

**For consideration.**