

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JULY 22, 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 920166 PPX	1	Scheduled to be Heard 8/5/92	23	C 900829 ZMQ	10	Hearing Closed
2	C 920391 PQX	4	" "	24	C 920006 ZSQ	7	" "
3	C 861225 ZSK	14	" "	25	C 920085 ZSQ	7	" "
4	C 861226 MMK	14	" "	26	C 920163 DMX	6	Favorable Report Adopted
5	C 920285 PCK	14	" "	27	C 900906 HDK	12	Laid Over
6	C 920194 PPK	18	" "	28	C 900907 ZSK	12	" "
7	C 920297 PPK	16	" "	29	C 900908 ZMK	12	" "
8	C 920508 PPK	16	" "	30	C 900909 HDK	12	" "
9	C 920416 PPK	9	" "	31	C 900910 ZSK	12	" "
10	C 920420 PPK	13	" "	32	C 910535 PSM	11	Favorable Report Adopted
11	M 841023(B)ZSM	5	" "	33	C 910536 PPM	11	" "
12	C 910105 ZMQ	5	" "	34	C 920200 PPQ	9	" "
13	C 891080 ZSR	2	" "	35	N 880833 ZAR	1,2	Authorization Approved
14	C 910261 PQK	6	Hearing Closed	36			
15	C 920311 PPK	6	" "	37			
16	C 920539 PPK	10	" "	38			
17	C 920047 PQK	13	" "	39			
18	C 920139 HUM	11	" "	40			
19	C 920140 HMM	11	" "	41			
20	C 910093 ZSM	1	" "	42			
21	C 920562 DLM	7	" "	43			
22	C 910411 MMQ	1,2	" "	44			

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													In Favor - Y Oppose - N Abstain - AB		
			Calendar Numbers															
			26	27	28	29	30	31	32	33	34	35						
Richard L. Schaffer, Chairman	P		Y						Y	Y	Y	Y						
Victor G. Alcea, Vice Chairman	P		Y						Y	Y	Y	Y						
Eugenie L. Birch	P		Y						Y	Y	Y	Y						
Amanda M. Burden	P		Y	L					Y	Y	Y	Y						
Anthony I. Giacobbe	P		Y		A				Y	Y	Y	Y						
Maxine Griffith	P		Y			I			Y	Y	Y	Y						
James C. Jao, R.A.	P		Y				D		Y	Y	Y	Y						
Brenda Levin	P		Y		O				Y	Y	Y	Y						
Joel A. Miele, SR., P.E.	P		Y			V			Y	Y	Y	Y						
Edward T. Rogowsky	P		Y				E		Y	Y	Y	Y						
Ronald Shifman	P		Y					R	Y	Y	Y	Y						
Jacob B. Ward, Commissioners	A																	

MEETING ADJOURNED AT: 1:10 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 22, 1992

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



David N. Dinkins, Mayor
City of New York

[No. 14]

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 Commission 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. SCHAPPER, *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, *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

WEDNESDAY, July 22, 1992

Roll Call; approval of minutes	1
I. Scheduling August 5, 1992	1
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**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 August 5, 1992 in 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 Hearing" 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 call 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, July 22, 1992

**APPROVAL OF MINUTES OF Regular Meetings of July 8, 1992
and Special Meeting of July 20, 1992**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 5, 1992
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 1

C 920166 PPX

IN THE MATTER OF an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties, for community facility use.

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, Bronx, New York 10458.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

No. 2

CD 4

C 920391 PQX

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 acquisition of property located at 1638 Anthony Avenue (Block 2888, Lot 21), for continued use as a day care center.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 3, 4 and 5

(Applications for a special permit, an amendment to the City Map, and site selection and acquisition for the Flatbush Public Parking Lot.)

No. 3

CD 14

C 861225 ZSK

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, the New York City Department of Housing Preservation and Development and 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 74-512 of the Zoning Resolution **to permit an unattended public parking lot with a maximum capacity of 654 spaces on property generally bounded by Flatbush Avenue, Albemarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 33, 40 and 62, Block 5132, Lots 12, 17, part of Lot 18 and part of Lot 70, Block 5133, Lots 1, 3, 8, 50, 65 and part of Lot 14, and the bed of Tilden Avenue* from Flatbush Avenue to Bedford Avenue), in a C4-2 district.**

***Note: Tilden Avenue from Flatbush Avenue to Bedford Avenue is proposed to be eliminated in a related mapping application, C 861226 MMK.**

Plans for the 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 August 5, 1992 for a public hearing

No. 4

CD 14

C 861226 MMK

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, the New York City Department of Housing Preservation and Development and the New York City Department of General Services 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 Tilden Avenue from Flatbush Avenue to Bedford Avenue and the elimination of East 22nd Street from Duryea Place to the proposed to be demapped Tilden Avenue and the modification of legal grades and any acquisition or disposition of property related thereto, all in accordance with Map Nos. N-2399 and X-2400 dated December 23, 1987 and signed by the Borough President.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

 No. 5

CD 14

C 920285 PCK

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, the New York City Department of Housing Preservation and Development 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 generally bounded by Flatbush Avenue, Albemarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 33, 40 and 62, Block 5132, Lots 12, 17, part of Lot 18 and part of Lot 70, Block 5133, Lots 1, 3, 8, 50, 65 and part of Lot 14, and the bed of Tilden Avenue* from Flatbush Avenue to Bedford Avenue), for use as a public parking lot.

*Note: Tilden Avenue from Flatbush Avenue to Bedford Avenue is proposed to be eliminated in a related mapping application, C 861226 MMK.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

 No. 6

CD 18

C 920194 PPK

IN THE MATTER OF an application by the Department of General Services, 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 on the southwest side

of Rockaway Parkway, 184 feet south of Farragut Road (Block 8165, Lot 147) pursuant to zoning.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

No. 7

CD 16

C 920297 PPK

IN THE MATTER OF an application by the Department of General Services Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the long term lease of one (1) city-owned property located on the north side of Blake Avenue between Herzl and Amboy streets (Block 3539, Lots 1, 2, 48 and 51) for use as a community garden.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

No. 8

CD 16

C 920508 PPK

IN THE MATTER OF an application by the Department of General Services Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the long term lease of five (5) city-owned properties, for economic development.

A list and description of the properties can be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, New York 11201.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

No. 9

CD 9

C 920416 PPK

IN THE MATTER OF an application by the Department of General Services 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 at 1119 Washington Avenue, (Block 1327, Lot 8), pursuant to zoning.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

No. 10

CD 13

C 920420 PPK

IN THE MATTER OF an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of three (3) city-owned properties pursuant to zoning.

A list and description of the properties can be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, New York 11201.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

BOROUGH OF MANHATTAN

No. 11

CD 5

M 841023 (B) ZSM

IN THE MATTER OF an application submitted by 550 Madison Avenue Inc., c/o SONY USA Inc. for a modification of a previously approved special permit (C 841023 ZSM) pursuant to Section 81-232 of the Zoning Resolution to eliminate the arcade, enclose and enlarge the covered pedestrian space, eliminate kiosks, develop retail space along Madison Avenue, and modify the Infoquest annex on property located at 550 Madison Avenue (Block 1291, Lot 10), in C5-3 and C5-2.5 zoning districts, within the Special Midtown 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.

Resolution for adoption scheduling August 5, 1992 for a public hearing.

BOROUGH OF QUEENS

No. 12

CD 5

C 910105 ZMQ

IN THE MATTER OF an application submitted by the 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. 13a and 13c:**

- a) Changing from an M1-1 district to an M1-1D district property bounded by Maspeth Avenue, Maurice Avenue, 56th Drive, 59th Street, 58th Avenue, and Rust Street; and
- b) Changing from an M3-1 district to an M1-1D district property bounded by 58th Avenue, 59th Street, Grand Avenue, and Rust Street;

as shown on a diagram dated April 20, 1992 and subject to the conditions of CEQR Declaration E-40.

Resolution for adoption scheduling August 5, 1992 for a public hearing

BOROUGH OF STATEN ISLAND

No. 13

CD 2

C 891080 ZSR

IN THE MATTER OF an application submitted by Philibera, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 105-432 of the Zoning Resolution to allow the modification of the required rear yard regulations of Section 33-26, and the **grant of authorizations** pursuant to Sections 105-421 and 105-423 of the Zoning Resolution to allow the modification of existing topography and the removal of 19 trees to **facilitate the development of a two-story and cellar office building on property located on the south side of Nadine Street between Richmond Road and Rockland Avenue** (Block 2242, Lots 92, 93, and 94), 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, N.Y. 10301

Resolution for adoption scheduling August 5, 1992 for a public hearing

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 14

CD 6

C 910261 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 465 Hamilton Avenue (Block 1038, Lot 1), for continued use as a repair shop.

(On July 8, 1992, Cal. No. 9, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 6

C 920311 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of General Services, 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 on the east side of Hicks Street, 75 feet north of Mill Street (Block 539, Lot 4) pursuant to zoning.

(On July 8, 1992, Cal. No. 12, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 10

C 920539 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of General Services Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the long term lease of one (1) city-owned property located at 8501 Fifth Avenue, (Block No. 6036, Lot 1), pursuant to zoning.

(On July 8, 1992, Cal. No. 11, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 13

C 920047 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 2012 Neptune Avenue (Block 7018, Lot 1), for continued use as a garage.

(On July 8, 1992, Cal. No. 10, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN**Nos. 18 and 19**

(Applications concerning the Plan for the Milbank-Frawley Circle East Urban Renewal Area and the disposition of city-owned property for housing development)

No. 18**CD 11****C 920139 HUM****PUBLIC HEARING:**

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to section 197-c of the New York City Charter and Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State for the **Plan for the Milbank-Frawley Circle East Urban Renewal Area.**

The proposed plan provides as follows:

Site 39 - The elimination of East 122nd Street from Site 39.

Site 34 - This residential site for new construction has been re-configured and now comprises lots 7, 9, 10, 11, 14, 16, 17, 56, 57, 58 and 59 in block 1621.

Site 34A- A residential site for new construction comprising lots 1, 2, 3, 4, 5, 6, 67, 68, 168, 69, 70, 71 and 72 (formerly part of lot 34).

Site 34B- A residential site for rehabilitation comprising lots comprising lots 12, 13, 60, 61, 62, 63, 64, 65 and 66 (formerly part of Sites 34 and 34R).

Site 10 - Change in land use from Residential to Public and Semi-Public.

These changes are made to reflect properties previously developed and conveyed; to maintain and rehabilitate sound housing stock; and to form feasible development sites.

(On July 8, 1992 Cal No. 1, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 11

C 920140 HMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) for the disposition of city-owned property, pursuant to the Urban Development Action Area Act of New York State and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

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

The property to be disposed, Site 39 of the Milbank-Frawley Circle East Urban Renewal Plan, comprises the entire block bounded by East 122nd Street, Madison Avenue, East 123rd Street and Park Avenue (block 1748). This site is to be developed with approximately 130 limited equity cooperative apartments.

(On July 8, 1992, Cal. No. 2, the Commission scheduled July 22, 1992 for a public hearing.)

Close the hearing.

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Living-Word Christian Center 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 part of the cellar and on the first floor of a building located at 137-141 Duane Street, a.k.a. 62-66 Thomas Street (Block 147, Lot 5), in an M1-5 District, within the Special Lower Manhattan Mixed Use 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 July 8, 1992, Cal. No. 3, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

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 New York State, for:

- 1) Designation as an Urban development Action Area for the property located on the northwesterly corner of the intersection of Amsterdam Avenue and West 98th Street, 201 West 98th Street, (Block 1870, Lot 29).
- 2) Approval of an Urban Development Action Area Project for such property; and
- 3) Disposition of such property to a developer to be selected by HPD.

The disposition would facilitate the substantial rehabilitation of a five-story building to provide approximately 20 units of housing for mentally disabled persons and one unit for a resident manager. The project is tentatively known as the Postgraduate Center West 98th Street Residence.

(On July 8, 1992, Cal. No. 4, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 22

CD 1,2

C 910411 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the New York City Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change of legal grades in and widening of 39th Street between Northern Boulevard and Skillman Avenue, to facilitate the reconstruction of the 39th Street Bridge and the roadway at both approaches to the bridge between Northern Boulevard and Skillman Avenue, in accordance with Map No. 4895, dated January 23, 1992, revised February 28, 1992 and signed by the Borough President.

(On July 8, 1992 Cal. No. 5, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 10

C 900829 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Levien Deliso Songer, P.C., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 18b, establishing within an existing R2

District a C2-2 District bounded by 162nd Avenue, a line midway between Cross Bay Boulevard and 92nd Street, 163rd Avenue and 92nd Street, as shown in a diagram dated April 13, 1992.

(On July 8, 1992 Cal. No. 6, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 7

C 920006 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Simon Pelmon, Union Plaza pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-90 and 74-902 of the Zoning Resolution to permit the development of a nursing home and to allow the community facility floor area ratio of Section 24-11 to apply to a proposed nursing home with approximately 280 beds on property located at 33-21 Union Street (Block 4981, Lots 9, 10, 12, 13, part of 15 and 113), on the east side of Union Street, between 33rd and 34th Avenues, in an R6 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, New York 10007.

(On July 8, 1992, Cal. No. 7, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 7

C 920085 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Martin Gallent pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-90 and 74-902 of the Zoning Resolution to permit

the development of a nursing home and to allow the community facility floor area ratio of Section 24-11 to apply to a proposed nursing home with approximately 280 beds on property located at 137-22 Franklin Avenue (Block 5137, Lots 43 & 54) on the south side of Franklin Avenue between Colden Street and Kissena Boulevard in an R6 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, New York 10007.

(On July 8, 1992, Cal. No. 8, the Commission scheduled July 22, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS**BOROUGH OF THE BRONX**

No. 26

CD 6

C 920163 DMX

IN THE MATTER OF an application by the Department of General Services, 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 at 1833 Bathgate Avenue (Block 2917, Lot 34), pursuant to zoning.

(On June 10, 1992, Cal. No. 1, the Commission scheduled June 24, 1992 for a public hearing. On June 24, 1992, Cal. No. 13 the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 27, 28, 29, 30 and 31

(Applications for the disposition of city-owned property, the grant of Special Permits and an amendment to the Zoning Map to allow the construction of residential developments known as Culver El Sites 1 and 5.)

No. 27

CD 12

C 900906 HDK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) for the disposition of city-owned property, pursuant to the Urban Development Action Area Act of New York State and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

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

The property is located on part of the block bounded by 37th Street, Dahill Road, 38th Street, and 15th Avenue (block 5367, lot 8), known as Culver El Site 5, and is the site for the construction of 7 three-story, three-family homes under the NYC Partnership New Homes Program.

(On May 20, 1992 Cal. No. 3, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992, Cal. No. 7 the hearing was closed.)

For consideration.

No. 28

CD 12 **C 900907 ZSK**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-681 of the Zoning Resolution to allow development within a permanently discontinued railroad right-of-way, to facilitate construction of approximately 21 residential units on property (tentatively known as Culver El Site 5) located on the south side of 37th Street, extending from Dahill Road to 15th Avenue (Block 5367, Lot 8), in an R6 District.

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

(On May 20, 1992, Cal. No. 4, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992, Cal. No. 8 the hearing was closed.)

For consideration.

No. 29

CD 12 **C 900908 ZMK**

IN THE MATTER OF an application submitted by the New York City 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. 22c:**

1. changing from an M1-2 District to an R6 District property bounded by Fort Hamilton Parkway, 37th Street, 12th Avenue and 39th Street; and
2. establishing within the proposed R6 District a C2-3 District bounded by Fort Hamilton Parkway, 37th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and 39th Street,

as shown on a diagram dated February 24, 1992.

(On May 20, 1992, Cal. No. 5, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992, Cal. No. 9 the hearing was closed.)

For consideration.

No. 30

CD 12

C 900909 HDK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) for the **disposition of city-owned property**, pursuant to the Urban Development Action Area Act of New York State and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

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

The property is located on part of the block bounded by 37th Street, 12th Avenue, 38th Street and Fort Hamilton Parkway (block 5291, lot 33); **known as Culver El Site I, and is the site for the construction of 12 three-story, three-family homes under the NYC Partnership New Homes Program.**

(On May 20, 1992, Cal. No. 6, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992, Cal. No. 10 the hearing was closed.)

For consideration.

CD 12

C 900910 ZSK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow development within a permanently discontinued railroad right-of-way, to facilitate construction of approximately 36 residential units on property (tentatively known as Culver El Site 1) located on the south side of 37th Street, extending from Fort Hamilton Parkway to 12th Avenue (Block 5291, Lot 33), in an R6 District (which is proposed under related zoning map amendment application C 900908 ZMK).

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

(On May 20, 1992, Cal. No. 7, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992, Cal. No. 11 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 32 and 33

*(Applications for site selection and disposition of property
for a not-for-profit cultural facility.)*

No. 32

CD 11

C 910535 PSM

IN THE MATTER OF an application submitted by the Economic Development Corporation, the Department of General Services, and the Department of Cultural Affairs pursuant to Section 197-c of the New York City Charter for site selection of property located at 1680 Lexington Avenue (Block 1633, Lot 13) for use as a not-for-profit cultural facility.

(On May 20, 1992, Cal. No. 1, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992 Cal. No. 5 the hearing was closed.)

For consideration.

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter for **restrictive disposition of property located at 1680 Lexington Avenue (Block 1633, Lot 13) for not-for-profit cultural, educational, and community purposes.**

(On May 20, 1992, Cal. No. 2, the Commission scheduled June 10, 1992 for a public hearing. On June 10, 1992, Cal. No. 6 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

IN THE MATTER OF an application by the Department of General Services, 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 on the west side of Kew Gardens Road, 68 feet north of 131st Street (Block 9251, Lot 12), pursuant to zoning.**

(On June 10, 1992, Cal. No. 4, the Commission scheduled June 24, 1992 for a public hearing. On June 24, 1992, Cal. No. 18 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 35

(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 1,2

N 880833 ZAR

IN THE MATTER OF an application, submitted by Salvatore Alberti, 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 fifteen (15) trees on property located at a point beginning on the east side of the Circle north 522.66' from the corner of formed by the intersection of Circle Road and Benedict Road (Block 866, Lot 490) **known as Circle Road** 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.
