

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, AUGUST 19, 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 910420 PQM	4	Scheduled to be Heard 9/9/92	23	C 910411 MMQ	1,2	Favorable Report Adopted
2	C 910421 PQM	4	" "	24	C 920006 ZSQ	7	" "
3	C 920230 MMM	1	" "	25	C 920085 ZSQ	7	" "
4	C 920357 ZMM	7	" "	26	C 920184 HUQ	12	" "
5	C 920358 ZSM N O T I C E	7	" "	27	C 890216 MMQ	12	" "
6	C 920169 PPX	3	" "	28	C 910097 MMQ	12	" "
7	C 920254 ZSK	2	Hearing Closed	29	C 910098 ZMQ	12	" "
8	C 920292 HUK	8	" "	30	C 920185 HMQ	12	" "
9	C 920276 PQK	8	" "	31	N 910201 ZAR	2	Authorization Approved
10	C 920072 ZSK	15	" "	32	N 880839 ZAR	2	" "
11	C 890911 PSR	1	" "	33			
12	C 881014 MMR	1	" "	34			
13	C 920404 HDR	1	" "	35			
14	C 910053 MMR	1	" "	36			
15	C 920311 PPK	6	Favorable Report Adopted	37			
16	N 930017 PPK	2	" "	38			
17	N 930018 PPK	2	" "	39			
18	N 930019 PPK	2	" "	40			
19	C 920139 HUM	11	" "	41			
20	C 920140 HMM	11	" "	42			
21	C 910093 ZSM	1	" "	43			
22	C 900829 ZMQ	10	Negative Report Adopted	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers											In Favor - Y Oppose - N Abstain - AB									
		15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32			
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Victor G. Alcea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Eugenie L. Birch, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	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	Y				
Maxine Griffith	P	Y	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	AB	AB	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	Y				
Joel A. Miele, <i>SR., P.E.</i>	A																					
Edward T. Rogowsky	A																					
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jacob B. Ward, <i>Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 11:40 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, AUGUST 19, 1992
—
MEETING AT 10:00 A.M.
in
CITY HALL



David N. Dinkins, Mayor
City of New York
[No. 16]
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. SCHAFFER, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
EUGENIE L. BIRCH, A.I.C.P.
AMANDA M. BURDEN, A.I.C.P.
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, AUGUST 19, 1992

Roll Call; approval of minutes	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 September 9, 1992 in the City Hall, Rm. 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, August 19, 1992

APPROVAL OF MINUTES OF Regular Meeting of August 5, 1992 and
Special Meeting of August 17, 1992.

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 9, 1992
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

CD 4

C 910420 PQM

IN THE MATTER OF an application 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 613/619 West 29th Street (Block 675, Lot 12), for continued use as a parking lot.

Resolution for adoption scheduling September 9, 1992 for a public hearing.

No. 2

CD 4

C 910421 PQM

IN THE MATTER OF an application 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 606 West 30th Street (Block 675, Lot 39), for continued use as a repair shop.

Resolution for adoption scheduling September 9, 1992 for a public hearing.

Nos. 3, 4 and 5

(Applications for an amendment to the City Map, an amendment of the Zoning Map and the grant of special permits concerning the proposed Riverside South large-scale development).

No. 3

CD 1

C 920230 MMM

IN THE MATTER OF an application submitted by Penn Yards Associates 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 various streets,

the elimination of the lines of the West 70th Street viaduct,

the establishment of the lines and grades of a new street system,

the establishment of the lines of a park,

the establishment of the lines of a public place,

the change of legal grades, and

the modification and/or the delineation of various easements/corridors.

all within an area generally bounded by the Hudson River to the west, West 72nd Street to the north, West End Avenue to the east and West 59th Street to the south, and any acquisition or disposition of real property related thereto, to facilitate construction of a mixed-use development with public open space, in accordance with Map Acc. No. 30140 dated May 15, 1992 and signed by the Borough President.

Resolution for adoption scheduling September 9, 1992 for a public hearing.

CD 7

C 920357 ZMM

IN THE MATTER OF an application submitted by Penn Yards Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

- a) changing from an R8 District to a C4-7 District property bounded by West End Avenue, West 61st Street*, Freedom Place South*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, and a line passing through two points: one on the last-named point and the other on the westerly street line of West End Avenue distant 37 feet north of the northerly street line of West 61st Street*;
- b) changing from a C4-7 District to an R10 District property bounded by Freedom Place South*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, and West 63rd Street*;
- c) changing from an R8 District to a C4-2F District property bounded by a line passing through two points: one on the northerly street line of West 64th Street* distant 378 feet west of the westerly street line of West End Avenue and the other 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue, a line passing through two points: one on the last-named point and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, West 63rd Street* , and a line 65 feet west of Freedom Place South*;
- d) changing from an M1-4 District to an R10 District property bounded by a line 371 feet west of West End Avenue, a line passing through two points: one 3 feet south of the northerly street line of West 63rd

Street* distant 308 feet west of the westerly street line of West End Avenue and the other on the northerly street line of West 64th Street* distant 378 feet west of the westerly street line of West End Avenue, a line 378 feet west of West End Avenue, and West 66th Street*;

- e) changing from an R8 District to an R10 District property bounded by the northerly prolongation of the westerly street line of Freedom Place, West 70th Street, Freedom Place, West 66th Street, a line 378 feet west of West End Avenue, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other on the northerly street line of West 64th Street* distant 378 feet west of the westerly street line of West End Avenue, a line 65 feet west of Freedom Place South*, West 63rd Street*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, Freedom Place South*, West 61st Street*, a line 600 feet west of West End Avenue, and the westerly prolongation of the center line of West 71st Street;
- f) changing from a C3 District to an R10 District property bounded by:
- 1) a line 800 feet west of West End Avenue, the westerly prolongation of the center line of West 72nd Street* and the boundary line of a Park*; and
 - 2) a line 800 feet west of West End Avenue, West 61st Street* and the boundary of a Park*;
- g) changing from a C3 District to a C4-7 District property bounded by a line 800 feet west of West End Avenue, the westerly prolongation of the center line of West 59th Street, the boundary line of a Park* and its southerly prolongation, and West 61st Street*;
- h) changing from a C3 District to an M2-3 District property bounded by the southerly prolongation of the boundary line of a Park*, the westerly prolongation of the center line of West 59th Street, the U.S.Pierhead Line of the Hudson River and the westerly prolongation of the northerly street line of West 59th Street;

- i) eliminating from the existing R8 District a C1-5 District bounded by West End Avenue, West 61st Street*, a line 600 feet west of West End Avenue, West 71st Street, the northerly prolongation of the westerly street line of Freedom Place, West 70th Street, Freedom Place, a line 458 feet west of West End Avenue, a line 340 feet north of West 66th Street*, Freedom Place, West 66th Street*, a line 378 feet west of West End Avenue, a line 100 feet south of West 66th Street*, a line 458 feet west of West End Avenue, a line 97 feet north of West 61st Street*, a line passing through two points: one 3 feet south of the northerly street line of West 63rd Street* distant 308 feet west of the westerly street line of West End Avenue and the other 108 feet west of the westerly street line of West End Avenue and 67 feet north of the northerly street line of West 61st Street*, and a line passing through two points: one on the last-named point and the other on the westerly street line of West End Avenue, distant 37 feet north of the northerly street line of West 61st Street*;
- j) eliminating from the existing R10 District a C1-5 District bounded by the northerly prolongation of the westerly street line of Freedom Place, the westerly prolongation of West 71st Street, a line 600 feet west of West End Avenue, West 61st Street*, a line 742 feet west of West End Avenue, a line 200 feet south of the westerly prolongation of the southerly street line of West 67th Street, a line 800 feet west of West End Avenue, the westerly prolongation of the southerly street line of West 67th Street, a line 742 feet west of West End Avenue, the westerly prolongation of the southerly street line of West 71st Street, a line 800 feet west of West End Avenue, and West 72nd Street* and its westerly prolongation; and
- k) establishing within the proposed R10 District a C2-5 District bounded by the northerly prolongation of the westerly street line of Freedom Place, West 70th Street, Freedom Place, West 66th Street*, a line 65 feet west of Freedom Place South* and its northerly prolongation, West 63rd Street*, Freedom Place South*, West 61st Street*, a line 75 feet east of Riverside Drive*, West 64th Street*, Riverside Drive*, West 66th Street*, a line 75 feet east of Riverside Drive*, West 70th Street, Riverside Drive* and West 72nd Street*

as shown on a diagram dated May 18, 1992.

*Refers to streets and a park proposed to be established under related mapping application C 920230 MMM.

Resolution for adoption scheduling September 9, 1992 for a public hearing.

No. 5

CD 7

C 920358 ZSM

IN THE MATTER OF an application submitted by Penn Yards Associates pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of special permits** pursuant to the following sections of the Zoning Resolution:

(Special Permits)

- 1) Section 74-743(a)(1), to allow the distribution of total allowable floor area and dwelling units without regard for zoning lot lines or district boundaries;
- 2) Section 74-743(a)(3), to allow the location of buildings without regard for the applicable yard, distance between buildings and height and setback regulations including the front wall recess requirements of Section 23-151;
- 3) Section 74-681, to allow developments within or over a railroad or transit right-of-way or yard; and
- 4) Section 74-681(a)(3)(ii), to permit nine (9) public parking garages (A, B, C, D, E/F, G/H, I, J and K) with a total capacity of 2,757 spaces; and
- 5) Sections 13-462 and 74-52, to permit three (3) public parking garages (L, M and N) with a total capacity of 743 spaces; and

(Lapse Provision)

- 6) Extension of the lapse provision of Section 74-99(a)(1) of the Zoning Resolution for the aforementioned special permits pursuant to Section 74-99(c) ;

for a proposed general large-scale development (tentatively known as Riverside South) on property generally bounded by East 72nd Street, Riverside Drive, East 59th Street, West End Avenue, East 66th Street and Freedom Place (Block 1171, 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, N.Y. 10007.

Resolution for adoption scheduling September 9, 1992 for a public hearing.

N O T I C E

On September 9, 1992 at 10:00 a.m. 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 Riverside South large scale development pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 85-253(A)M.)

BOROUGH OF THE BRONX

No. 6

CD 3

C 920169 PPX

IN THE MATTER OF an application submitted 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 eleven (11) city-owned properties, eight (8) pursuant to zoning, two (2) for community facility use, and one (1) with direct development restrictions (within a mandated timeframe).

A list and description of the properties and restrictions can be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, Room 502, Bronx, New York 10457.

Resolution for adoption scheduling September 9, 1992 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 7

CD 2

C 920254 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation and Forest City Pierrepont Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 349 spaces on the ground floor, cellar and sub-cellar of an existing office building on property bounded by Cadman Plaza West, Pierrepont Street and Clinton Street (Block 239, Lots 1 and 16), within a C6-4 District.

Note: This special permit (C920254 ZSK) will supersede a previously approved special permit (C860032 ZSK) for an unattended public parking garage with a maximum capacity of 225 spaces at the above location which was adopted by the Board of Estimate on October 24, 1985, Cal. No.16.

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 August 5, 1992, Cal. No. 1, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

CD 8

C 920292 HUK

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 **an amendment to the Crown Heights Urban Renewal Plan** within the Crown Heights Urban Renewal Area.

The proposed plan provides for the acquisition of **Site 8a, 12 properties** located on a part of the block bounded by Dean Street, Underhill Avenue, Bergen Street and Vanderbilt Avenue, as follows:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1138	120	700 Dean Street
	122	704
	123	706
	129	724
	131	728
	134	736
	136	740
	137	742
	138	-
	19	696
	24	708
	32	730

The 12 properties listed above are city-owned, except for lot 24 (708 Dean Street) which is privately-owned. The acquisition of these properties would **facilitate the development of an estimated 72 units of housing** to be funded under the New York City Partnership Program.

(On August 5, 1992, Cal. No. 2, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 8

C 920276 PQK

PUBLIC HEARING:

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 813 Sterling Place** (Block 1240, Lot 56), for continued use as a day care center.

(On August 5, 1992, Cal. No. 3, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 15

C 920072 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Asher J. Sharf pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-86 of the Zoning Resolution to allow an outdoor swimming pool, which will be an accessory use to a multiple dwelling, to be located less than 100 feet from any lot line and waive or reduce the requirement that such pool be located not less than 50 feet from any lot line on property located at **4800-4816 Bedford Avenue** (Block 8784, Lots 56, 58, 62, 70, 81, 83, 85), within the Special Sheepshead Bay District (Area E).

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 August 5, 1992, Cal. No. 4, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

Nos. 11, 12 and 13

(Applications for site selection, an amendment to the City Map and the disposition of city-owned property to allow for a residential development and an enlarged school playground.)

No. 11

CD 1

C 890911 PSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Board of Education pursuant to Section 197-c of the New York City Charter for site selection of a portion of the bed of Vreeland Street* between Park Avenue and Heberton Avenue, for use as a school playground enlargement.

*Note: Vreeland Street from Park Avenue to Heberton Avenue is proposed to be eliminated in a related mapping application, C 881014 MMR.

(On August 5, 1992, Cal. No. 5, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 1

C 881014 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Borough President of Staten Island, 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 Vreeland Street between Heberton Avenue and Park Avenue and the modification of legal grades and any acquisition or disposition of property related thereto, all in accordance with Map No. 4108 dated July 31, 1989 and signed by the Borough President.

(On August 5, 1992, Cal. No. 6, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

C 920404 HDR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development for the **disposition of city-owned property** in the Borough of Staten Island, pursuant to Section 197-c of the New York City Charter.

The property, located on an easterly part of the block (block 1020, part of lot 1) bounded by Heberton Avenue, New Street, Park Avenue and Vreeland Street (as proposed to be de-mapped), is to be disposed to a non-profit developer for conversion to 43 rental units of housing for low-income and very low-income elderly and handicapped tenants. The project, tentatively known as Parkside Apartments, is to receive State, City and other financing.

(On August 5, 1992, Cal. No. 7, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1

C 910053 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Mason Avenue Holding Corporation 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 North Tremont Avenue from Forest Avenue to Richmond Avenue, the adjustment of grades necessitated thereby, and the delineation of a sewer easement within the demapped street bed, and any acquisition or disposition of property related thereto, in accordance with Map No. 4120 dated June 19, 1991, revised February 6, 1992, and signed by the Borough President.

(On August 5, 1992, Cal. No. 8, the Commission scheduled August 19, 1992 for a public hearing which has been duly advertised.)

Close the hearing. _____

III. REPORTS

BOROUGH OF BROOKLYN

No. 15

CD 6

C 920311 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 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. On July 22, 1992, Cal. No. 15 the hearing was closed.)

For consideration.

No. 16

CD 2

N 930017 PPK

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 12,000 square feet of space located on part of the third floor of 151 Lawrence Street (Block 152, Lot 6), (Agency for Child Development Offices).

On July 24, 1992, the Commission duly advertised August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 19, the hearing was closed.)

For consideration.

No. 17

CD 2

N 930018 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 28,000 square feet of space located on part of the third and fourth floors of 151 Lawrence Street (Block 152, Lot 6), (Child Welfare Administration Offices).

(On July 24, 1992, the Commission duly advertised August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 20 the hearing was closed.)

For consideration.

No. 18

CD 2

N 930019 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 30,000 square feet of space located on the fifth floor and part of the fourth floor of 151 Lawrence Street (Block 152, Lot 6) (Division of AIDS Services Offices).

On July 24, 1992, the Commission duly advertised August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 21 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 19 and 20

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

No. 19

CD 11

C 920139 HUM

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 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. On July 22, 1992, Cal. No. 18 the hearing was closed.)

For consideration.

No. 20

CD 11

C 920140 HMM

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 for the **disposition of city-owned property.**

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. On July 22, 1992, Cal. No. 19 the hearing was closed.)

For consideration.

No. 21

CD 1

C 910093 ZSM

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 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. On July 22, 1992, Cal. No. 20 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 22

CD 10

C 900829 ZMQ

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 on a diagram dated April 13, 1992.

(On July 8, 1992, Cal. No. 6, the Commission scheduled July 22, 1992 for a public hearing. On July 22, 1992, Cal. No. 23 the hearing was closed.)

For consideration.

No. 23

CD 1,2

C 910411 MMQ

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. On July 22, 1992, Cal. No. 22 the hearing was closed.)

For consideration.

No. 24

CD 7

C 920006 ZSQ

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. On July 22, 1992, Cal. No. 24 the hearing was closed.)

For consideration.

No. 25

CD 7

C 920085 ZSQ

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. On July 22, 1992, Cal. No. 25 the hearing was closed.)

For consideration.

Nos. 26, 27, 28, 29 and 30

(Applications for an amendment to the South Jamaica Urban Renewal Plan, amendments to the City Map, an amendment of the Zoning Map and the disposition of city-owned property concerning the South Jamaica Urban Renewal Area.)

No. 26

CD 12

C 920184 HUQ

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD) for an amendment to the **South Jamaica Urban Renewal Plan**, pursuant to Section 197-c of the New York City Charter and Section 505 of General Municipal Law (Urban Renewal Law) of New York State.

The proposed 3rd Amendment provides for the following:

- 1) Map the following streets: Phroane Avenue Extension (which will divide Site 10c into Sites 10c and 10d - Phroane Avenue from its current end through to 166th Street will be eliminated) and Hendrickson Place.
- 2) Divide Site 12 into 12a and 12b and to change the land use from community facility to industrial use. Use Group 18 will be prohibited on Sites 12a and 12b and Use Group 16c will be prohibited on Site 12b.
- 3) Alter Sites 4a, 7, 8, 11, and 22a by the deletion of several lots from the sites. The lots to be deleted are as follows:

Site#	Block	Lot
4a	11980	6,8,11
7	10149	1,2,3,4,5,6,7,9,10,26,76
8	10128	18,19,20,37,39,48,50,55,56,57,58,63,64,70
11	10140	1,2,6,7,8,50,51,52,53,55
22a	10133	p.o. 30

Also the configuration of Site 19b in block 10130 is changed by incorporating lot 42 (which was originally a part of Site 21) and deleting lot 35.

- 4) The entire text of the Urban Renewal Plan has been up-dated to reflect the new standard form. Included in the new standard form is Section F.3 (Subdivisions) which allows HPD to subdivide sites subject to certain conditions.

(On June 24, 1992, Cal. No. 5, the Commission scheduled July 8, 1992 for a public hearing. On July 8, 1992, Cal. No. 20 the hearing was closed.)

For consideration.

No. 27

CD 12

C 890216 MMQ

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of 165th Street from Phroane Avenue to Sayres Avenue;
- 2) the establishment of O'Donnell Road as a cul-de-sac, extending from the westerly side of Linden Boulevard;
- 3) the elimination of Phroane Avenue from 165th Street to 166th Street;
- 4) the modification of a corner of the intersection of Linden Boulevard and Guy R. Brewer Boulevard, and
- 5) the establishment and adjustment of legal grades necessitated thereby,

as well as the delineation of a sewer easement, and any acquisition or disposition of property related thereto, in accordance with Map No. 4879 dated January 8,

1991, and signed by the Borough President.

(On June 24, 1992, Cal. No. 6, the Commission scheduled July 8, 1992 for a public hearing. On July 8, 1992, Cal. No. 21 the hearing was closed.)

For consideration.

No. 28

CD 12

C 910097 MMQ

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the establishment of Hendrickson Place from 166th Street to Merrick Boulevard, and the modification of legal grades necessitated thereby, and any acquisition or disposition of property related thereto, in accordance with Map No. 4891 dated September 24, 1991 and signed by the Borough President.

(On June 24, 1992, Cal. No. 7, the Commission scheduled July 8, 1992 for a public hearing. On July 8, 1992, Cal. No. 22 the hearing was closed.)

For consideration.

No. 29

CD 12

C 910098 ZMQ

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 14d:

- a) Changing from a C8-1 district to an M1-1 district property bounded by Merrick Boulevard, Hendrickson Place*, a line 150 feet westerly of Merrick Boulevard, 107th Avenue, a line 100 feet easterly of 165th Street, South Road, and

Grand Army Plaza;

- b) Changing from an R4 district to an M1-1 district property bounded by 107th Avenue, a line 150 feet westerly of Merrick Boulevard, Hendrickson Place*, a line 100 feet easterly of 166th Street, a line 185 feet northerly of Hendrickson Place*, and 166th Street;
- c) Changing from a C8-1 district to an R4 district property bounded by Hendrickson Place*, Merrick Boulevard, 108th Avenue, and a line 150 feet westerly of Merrick Boulevard; and
- d) Establishing within the proposed R4 district a C1-2 district bounded by Hendrickson Place*, Merrick Boulevard, 108th Avenue, and a line 100 feet westerly of Merrick Boulevard;

as shown on a diagram dated March 16, 1992 and revised on June 29, 1992, and subject to the conditions of CEQR Declaration E-39.

*NOTE: Hendrickson Place is proposed to be established by a related application for an amendment of the City Map C 910097 MMQ.

(On June 24, 1992, Cal. No. 8 the Commission scheduled July 8, 1992 for a public hearing. On July 8, 1992, Cal. No. 23 the hearing was closed.

For consideration.

No. 30

CD 12

C 920185 HMQ

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

The property to be disposed, Site 12b, comprises a part of the block bounded by 107th Avenue, Merrick Boulevard, Hendrickson Place and 166th Street (Block 10170, part of lot 21). It is to be disposed for industrial use to the Economic Development Corporation and then to a developer to be determined.

On June 29, 1992, HPD modified the South Jamaica Urban Renewal Plan (C 920184 HUQ) as follows:

- 1) Proposed Site 12B is reduced by excluding an area 100' by 185' at the northeasterly corner of 166th Street and Hendrickson Place. The area excluded remains as Community Facility Use in the 3rd Amendment and is designated as Site 12C.

HPD will change Site 12C to Residential Use in a Fourth Amendment that will be submitted at a later date.

- 2) Setback requirements are established for Sites 12A and 12B that supplement the Zoning Resolution. For Site 12A, there shall be a setback of at least twenty feet along 166th Street and at least thirty feet adjacent to Site 12C. For Site 12B, there shall be setbacks of at least twenty feet both along Hendrickson Place and adjacent to Site 12C.

These setbacks shall be appropriately landscaped and shall not be used for off-street parking, off-street loading or for storage or processing of any kind.

A change in the related application for the disposition of Site 12B (C 920185 HMQ) was also made by HPD on June 29, 1992, reflecting the reduction in the size of Site 12B.

(On June 24, 1992, Cal. No. 9, the Commission scheduled July 8, 1992 for a public hearing. On July 8, 1992, Cal. No. 24 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 31

*(Request for the grant of authorizations to modify topography
and alter botanic environment)*

CD 2

N 910201 ZAR

IN THE MATTER OF an application, submitted by Donald Bosco for the grant of authorizations pursuant to Sections 105-421 and 104-423 of the Zoning Resolution, involving the modification of existing topography and alteration of botanic environment on property located at 66 Ridge Avenue (Block 843, Lot 210), within the Special Natural Area District (NA-1).

Plans for the proposal are on file with the Staten Island Office of the Department of City Planning and may be seen at 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.

 No. 32

CD 2

N 880839 ZAR

IN THE MATTER OF an application, submitted by Mario Marino, for the grant of authorizations pursuant to Sections 105-421, 105-423 and certification pursuant to Section 105-45, involving the modification of existing topography and alteration of the botanic environment including the removal of fourteen (14) trees, to permit the construction of a single-family dwelling and a retaining wall at the easterly lot line with restoration measures to include 1) the planting of 26 4-inch caliper trees, 2) 86 shrubs consisting of Winterberry, Rhodendron Carolinianum, High Bush Blueberry, and Clethera Alnifolia, 3) 18 Kalimia Latifolia, 4) 31 Pinxterbloom Azalea, 5) 950 square feet of ground cover, and 6) a seepage basin in the road and 13 on-site drywells for compliance with special review provisions on property beginning at a point on the southerly side of Whitwell Place distant 510 feet westerly from the corner formed by the intersection of the westerly side of Woodhaven Avenue with the southerly side of Whitwell Place (Block 881, Lot 174) within the Special Natural Area District (NA-1).

For consideration.