

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 9, 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 920121 PQX	4	Scheduled to be Heard 9/23/92	23	C 920297 PPK	16	Favorable Report Adopted
2	C 920170 PPX	4	" "	24	C 920508 PPK	16	" "
3	C 920100 PQK	4	" "	25	C 920416 PPK	9	" "
4	C 920183 PPK	8	" "	26	C 920420 PPK	13	" "
5	C 920003 PQK	5	" "	27	C 920047 PQK	13	Laid Over
6	C 920224 PQK	5	" "	28	C 910261 PQK	6	Favorable Report Adopted
7	C 920273 PQM	3	" "	29	C 920539 PPK	10	" "
8	C 920579 PCM	2	" "	30	C 910105 ZMQ	5	" "
9	C 920470 ZSM	1	" "	31	C 891080 ZSR	2	" "
10	C 920465 ZSM	2	" "	32			
11	N 910515 ZRM	5 6, 7	" "	33			
12	N 920648 ZRM	5	" "	34			
13	C 920152 PCR	3	" "	35			
14	C 920169 PPX	3	Hearing Closed	36			
15	C 910420 PQM	4	" "	37			
16	C 910421 PQM	4	" "	38			
17	C 920230 MMM	7	" "	39			
18	C 920357 ZMM	7	" "	40			
19	C 920358 ZSM N O T I C E	7	" "	41			
20	C 920166 PPX	1	Favorable Report Adopted	42			
21	C 920391 PQX	4	" "	43			
22	C 920194 PPK	18	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers											In Favor - Y Oppose - N Abstain - AB				
		20	21	22	23	24	25	26	27	28	29	30	31				
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y			
Victor G. Allicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y			
Eugenie L. Birch, <i>A.I.C.P.</i>	P										ER						
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	N	Y	Y	Y	Y	Y	Y		VER	Y	Y	Y	Y		
Anthony I. Giacobbe	P	Y	Y	Y	Y	Y	Y	Y	Y		V	Y	Y	Y	Y		
Maxline Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y		O	Y	Y	Y	Y		
James C. Jao, <i>R.A.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	Y		
Brenda Levin	P	Y	N	Y	Y	Y	Y	Y	Y		ID	Y	N	Y	Y		
Joel A. Miele, <i>SR., P.E.</i>	P	Y	N	Y	Y	Y	Y	Y	Y		AI	Y	Y	Y	Y		
Edward T. Rogowsky	P	Y	N	Y	Y	AB	Y	Y	Y		AI	N	N	Y	Y		
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y		L	Y	N	Y	Y		
Jacob B. Ward, <i>Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	Y		

MEETING ADJOURNED AT: 10:30 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 9, 1992

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



David N. Dinkins, Mayor
City of New York

[No. 17]

Prepared by Lois McDaniel, Calendar Officer

A

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, SEPTEMBER 9, 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 23, 1992 in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

C

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, September 9, 1992

APPROVAL OF MINUTES OF Regular Meeting of August 19, 1992
and Special Meeting of August 24, 1992

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 23, 1992
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 4

C 920121 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 1181 Nelson Avenue (Block 2516, Lot 51), for continued use as a day care center and senior citizen center (Highbridge Advisory Council Day Care Center and Senior Center).

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 2

CD 4

C 920170 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 six (6) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen in the Bronx Office of the Department of City Planning, 1 Fordham Plaza, Rm. 502, Bronx, N. Y. 10458.

Resolution for adoption scheduling September 23, 1992 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

CD 4

C 920100 PQK

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 200 Central Avenue (Block 3228, Lot 20), for continued use as day care center (Central Avenue Day Care Center).

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 4

CD 8

C 920183 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 five (5) 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 Fl. Brooklyn, New York 11201.

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 5

CD 5

C 920003 POK

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 851 Liberty Avenue (Block 3976, Lot 70), for continued use as a day care center (Community Alliance for Youth Day Care Center).

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 6

CD 5

C 920224 POK

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 668 Logan Street (Block 4457, Lot 1), for continued use as a day care center (Cypress Community Day Care Center).

Resolution for adoption scheduling September 23, 1992 for a public hearing.

BOROUGH OF MANHATTAN

No. 7

CD 3

C 920273 PQM

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 180 Suffolk Street (Block 350, Lot 8), for continued use as a day care center (Puerto Rican Council Day Care Center).

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 8

CD 2

C 920579 PCM

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 site selection and acquisition of approximately 37,367 square feet of space located in the basement, first, and second floors of 325 Hudson Street (Block 597, Lot 62), for use as a consolidated Emergency Assistance Unit.

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 9

CD 1

C 920470 ZSM

IN THE MATTER OF an application submitted by Kanamar Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-782 of the Zoning Resolution to permit modification of Section 111-103(b) of the Zoning Resolution to allow joint living/work quarters for artists on the third through seventh floors of a loft building located at 459-463 Washington Street, between Watts Street and Canal Street (Block 595, Lot 27) in an M1-5 district within the Special Lower Manhattan Mixed Use District (LMM).

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 23, 1992 for a public hearing.

No. 10

CD 2

C 920465 ZSM

IN THE MATTER OF an application submitted by Martin J. Marcus pursuant to Sections 197-c of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to permit modification of Section 42-14D 2(b) of the Zoning Resolution to allow retail use (Use Group 6) on the ground floor and cellar of a loft building located at 648 Broadway between Bleecker Street and Bond Street (Block 529, Lot 3) in an M1-5B district.

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

Resolution for adoption scheduling September 23, 1992 for a public hearing.

 No. 11

(Amendment to Section 81-231 of the Special Midtown District concerning public access within an existing urban plaza.)

CD 5,6,7

N 910515 ZRM

IN THE MATTER an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Sections 81-231 and 232, as follows:

Matter in ~~Graytone~~ is new, to be added:

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

*** indicate where unchanged text appears in the Zoning Resolution

81-231

Standards for Urban Plazas

An "urban plaza" is a continuous area open to the sky which fronts upon a #street# or sidewalk widening and is accessible to the public at all times, except as set forth in paragraph (s) of this Section, for the use and enjoyment of large numbers of people. Unless specifically permitted in this Chapter, no part of an urban plaza may be closed to the public.

(s) Closing of existing urban plazas

The City Planning Commission may, upon application, authorize the closing of existing urban plazas at certain nighttime hours, provided the Commission finds that:

- (1) such closing is necessary for public safety and maintenance of the urban plaza;
- (2) the layout and design of the urban plaza will permit free and easy pedestrian circulation throughout the space and that the enclosure or barrier which limits public access shall:
 - (i) be of a design that is integrated with the design of the urban plaza in a manner that would promote the attractiveness of the space for public use and enjoyment;
 - (ii) be either removable or designed to be unobtrusive during the hours of public access; and
 - (iii) not obstruct visual access to any portion of the urban plaza;
- (3) the maintenance program for the upkeep and protection of the urban plaza set forth in the existing restrictive declaration, or any modification thereof, is still in full force and effect and is not being violated and that the bond required pursuant to Section 81-231 (r)(4) is in full force and in the amount specified in such Section;
- (4) public access to the urban plaza between the hours of 7:00 a.m. and 8:30 p.m. from May 15 to September 15 and from 7:00 a.m. to 7:00 p.m. from September 16 to May 14 is assured by appropriate legal documents and that an additional entry plaque shall be affixed to the

enclosure or barrier which shall indicate the hours of public access to the urban plaza;

- (5) the urban plaza is otherwise in full compliance with the requirements set forth in Section 81-231 (a) through (r).

In order to promote increased public use of the urban plaza, the Commission may require additional improvements to the existing urban plaza.

(s) Penalties for Violation

81-232

Existing plazas or other public amenities

No existing #plaza, urban open space,# or other public amenity open or enclosed for which a #floor area# bonus has been received pursuant to regulations antedating the effective date of this amendment May 13, 1982 shall be eliminated or reduced in size anywhere within the #Special Midtown District# without a corresponding reduction in the #floor area# of the #building# or the substitution of equivalent complying area for such amenity elsewhere on the #zoning lot#. Any elimination or reduction in size of such an existing public amenity shall be permitted in the #Special Midtown District# only by special permit of the City Planning Commission ~~subject to Board of Estimate action~~ and to a finding by the Commission that the proposed change will provide a greater public benefit in the light of the public amenity's purpose and the purposes of the #Special Midtown District#.

Resolution for adoption scheduling September 23, 1992 for a public hearing.

No. 12

(Amendment to Section 81-141 of the Special Midtown District concerning the location of accessory business signs in a C5-3 District)

CD 5

N 920648 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the City Charter, for an amendment of the **Zoning Resolution** of the City of New York relating to Section 81-141, as follows:

Matter in ~~Graytone~~ is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

*** indicate where unchanged text appears in the Zoning Resolution.

81-141

Special sign regulations

(a) For all existing and new #uses# in the Fifth Avenue Subdistrict, ~~the aggregate #surface area# of all #signs# in ground floor windows is restricted to not more than one third of the window area. Below a level of 10 feet above #curb level#, #signs# shall not be permitted on the exterior of any #building# below a level of 10 feet above #curb level#. The aggregate #surface area# of all #signs# in ground floor windows is restricted to not more than one-third of the window area.~~

Any #sign# which does not comply with the provisions of this Section shall be terminated, except that a #sign# which the Chairman of the City Planning Commission certifies is an integral part of the #building# shall not be required to terminate.

(b) ~~In a C5-3 District within the Fifth Avenue Subdistrict, the Chairman of the City Planning Commission may, by~~

certification, modify the requirements of Section 32-655 (Height of signs in all other Commercial Districts), to allow a non-#illuminated business sign# to be located at a height not greater than 50 feet above #curb level# provided that:

- (1) the portion of the #sign# between 25 feet and 50 feet above #curb level# projects no more than three inches from the facade of the #building# and the individual letters in that portion of the #sign# are less than 18 inches in height; and
- (2) the portion of the #sign# which is less than 25 feet above #curb level# complies with all the #sign# regulations applicable in a C5-3 District and as set forth in paragraph (a) above.

* * *

Resolution for adoption scheduling September 23, 1992 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 13

CD 3

C 920152 PCR

IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection 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 Amboy Road, Eugene Street, Eastwood Avenue, and Page Avenue:

Block 7763, Lots 1, 3, 6, 9, 16, 18, 20, 27, 29, 31, 33, 36, 38, 40, 42, 44, 46, 48;

Block 7764, Lots 21, 24, 26, 28, 70;

Block 7767, Lots 1, 4, 6, 23, 26, 28, 30, 32, 36, 39, 43, 47, 52, 57,
59, 61, 66;

Block 7768, Lots 1, 3, 4, 5, 6, 9, 10, 14, 15, 17, 23, 25, 27, 29, 31,
33, 37, 40, 42, 44, 47, 50, 52, 55, 58, 60, 64, 68,
70, 72, 76, 78;

Block 7771, Lots 1, 3, 4, 6, 7, 8, 9, 12, 31, 33, 38, 40, 42, 45, 48,
50, 55, 57, 60, 63, 65, 68, 69, 71, 76, 78, 80, 83,
86, 91, 96, 100;

Block 7774, Lots 1, 2, 6, 8, 12, 14, 17, 20, 45, 51, 54;

including the beds of Bliss Place between Page Avenue and Eugene Street; Clarendon Avenue between Page Avenue and Eugene Street; Eastwood Avenue between Powers Street and Eugene Street; Powers Street between Clarendon Avenue and Eastwood Avenue; Powers Street between Academy Avenue and 130 feet south of Eastwood Avenue, for the conveyance and storage of storm water and as open space.

Resolution for adoption scheduling September 23, 1992 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 14

CD 3

C 920169 PPX

PUBLIC HEARING:

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 ten (10) city-owned properties, seven (7) 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 are available at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, Room 502, Bronx, New York 10458.

(On August 19, 1992, Cal. No. 6, the Commission scheduled September 9, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 15 and 16

(Applications for acquisition of property for a Borough Sanitation Parking Lot and Repair Shop)

No. 15

CD 4

C 910420 PQM

PUBLIC HEARING:

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.

(On August 19, 1992, Cal. No. 1, the Commission scheduled September 9, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 4

C 910421 PQM

PUBLIC HEARING:

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.

(On August 19, 1992, Cal. No. 2, the Commission scheduled September 9, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 17, 18 and 19

(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 general large scale development.)

No. 17

CD 7

C 920230 MMM

PUBLIC HEARING:

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.

(On August 19, 1992, Cal. No. 3, the Commission scheduled September 9, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 7

C 920357 ZMM

PUBLIC HEARING:

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 South*, West 64th Street*, Riverside Drive South*, West 66th Street*, a line 75 feet east of Riverside Drive South*, West 70th Street, Riverside Drive South* 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.

(On August 19, 1992, Cal. No. 4, the Commission scheduled September 9, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

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;
- 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;
- 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 South, 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.

(On August 19, 1992, Cal. No. 5, the Commission scheduled September 9, 1992 for a public hearing which has been duly advertised.)

Close the 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 general 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).

III. REPORTS

BOROUGH OF THE BRONX

No. 20

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.

(On July 22, 1992, Cal. No. 1, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 9 the hearing was closed.)

For consideration.

No. 21

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.

(On July 22, 1992, Cal. No. 2, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 10 the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 22

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.

(On July 22, 1992, Cal. No. 6, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 14, the hearing was closed.)

For consideration.

No. 23

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 disposition of four (4) city-owned properties, by long term lease for open space uses.

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.

(On July 22, 1992, Cal. No. 7, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 15, the hearing was closed.)

For consideration.

No. 24

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 disposition of five (5) city-owned properties, on long term lease to the Economic Development Corporation.

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.

(On July 22, 1992, Cal. No. 8, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 16, the hearing was closed.)

For consideration.

No. 25

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.

(On July 22, 1992, Cal. No. 9, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 17, the hearing was closed.)

For consideration.

No. 26

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.

(On July 22, 1992, Cal. No. 10, the Commission scheduled August 5, 1992 for a public hearing. On August 5, 1992, Cal. No. 18, the hearing was closed.)

For consideration.

No. 27

CD 13

C 920047 POK

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. On July 22, 1992, Cal. No. 17, the hearing was closed.)

For consideration.

No. 28

CD 6

C 910261 POK

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. On July 22, 1992, Cal. No. 14, the hearing was closed.)

For consideration.

No. 29

CD 10

C 920539 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 at 8501 Fifth Avenue, (Block 6036, Lot 1), pursuant to zoning.

(On July 8, 1992, Cal. No. 11, the Commission scheduled July 22, 1992 for a public hearing. On July 22, 1992, Cal. No. 16 the, hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 30

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.

(On July 22, 1992, Cal. No. 12, the Commission scheduled August 5, 1992, for a public hearing. On August 5, 1992 Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 31

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

(On July 22, 1992, Cal. No. 13, the Commission scheduled August 5, 1992, for a public hearing. On August 5, 1992 Cal. No. 24, the hearing was closed.)

For consideration.