

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
TUESDAY, October 6, 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 920392 PQX	5	Scheduled to be Heard 10/21/92	23			
2	C 920206 HDK	3	" "	24			
3	C 920234 PQK	16	" "	25			
4	C 920381 PQK	5	" "	26			
5	C 920176 PPK	1	" "	27			
6	C 920560 HUK	3	" "	28			
7	C 920561 HDK	3	" "	29			
8	C 920293 HMK	16	" "	30			
9	C 920294 ZMK C 920693 ZMK	16	" "	31			
10	C 920692 DLK	16	" "	32			
11	C 920474 HUM	10	" "	33			
12	C 920475 ZMM	10	" "	34			
13	C 920704 HDM	10	" "	35			
14	C 910514 PQQ	5	" "	36			
15	C 920168 PPX	2	Hearing Closed	37			
16	C 920445 PCX	9	" "	38			
17	C 860370 MMR	3	" "	39			
18	C 920169 PPX	3	Favorable Report Adopted	40			
19	N 930105 PXX	2	" "	41			
20	C 920276 PQK	8	" "	42			
21	C 910053 MMR	1	" "	43			
22	N 930104 PXR	3	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers						In Favor - Y Oppose - N Abstain - AB
		18	19	20	21	22		
Richard L. Schaffer, <i>Chairman</i>	P	Y	Y	Y	Y	Y		
Victor G. Alcea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y		
Eugenie L. Birch, <i>A.I.C.P.</i>	P	Y	Y	N	Y	Y		
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y		
Anthony I. Glacobbe	P	Y	Y	Y	Y	Y		
Maxine Griffith	P	Y	Y	Y	Y	Y		
James C. Jao, <i>R.A.</i>	A							
Brenda Levin	P	Y	Y	N	Y	Y		
Joel A. Miele, <i>SR., P.E.</i>	A							
Edward T. Rogowsky	P	Y	Y	N	Y	Y		
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y		
Jacob B. Ward, <i>Commissioners</i>	P	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 10:50 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

TUESDAY, OCTOBER 6, 1992

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



David N. Dinkins, Mayor

City of New York

[No. 19]

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

TUESDAY, OCTOBER 6, 1992

Roll Call; approval of minutes	1
I. Scheduling October 21, 1992	1
II. Public Hearings	10
III. Reports	12

**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 October 21, 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: _____

TUESDAY, October 6, 1992

APPROVAL OF MINUTES OF Regular Meeting of September 23, 1992

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, OCTOBER 21, 1992
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 5

C 920392 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 200 West Tremont Avenue (Block 2877, Lot 522), for continued use as a day care center and senior citizen center (Bronx YW-YMCA Early Learning Center and Heights Senior Center).

Resolution for adoption scheduling October 21, 1992 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 3

C 920206 HDK

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 the Urban Development Action Area Act of New York State for:

1. **The designation as an Urban Development Action Area of property located on the northerly part of the block bounded by Gates Avenue, Patchen Avenue, Monroe Street and Malcolm X Boulevard 852-858 Gates Avenue, (Block 1637, Lots 1, 5, 11, 12 and 13).**
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 the Department of Housing Preservation and Development (HPD).**

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 3

CD 16

C 920234 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 2023 Pacific Street (Block 1431, Lot 54), for continued use as a day care center (Shirley Chisholm #2 Day Care Center).

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 4

CD 5

C 920381 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 645 Van Siclen Avenue (Block 4305, Lot 12), for continued use as a day care center (Children's World Day Care Center).

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 5

CD 1

C 920176 PPK

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 two (2) city-owned properties, pursuant to zoning.

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

Resolution for adoption scheduling October 21, 1992 for a public hearing.

Nos. 6 and 7

(Applications for an Amendment to the Fulton Park Urban Renewal Plan and the disposition of city-owned property to permit nursing homes and health-related facilities.)

No. 6

CD 3

C 920560 HUK

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 Fulton Park Urban Renewal Plan.

The proposed plan is changed to permit nursing homes and health related facilities; and to delete the proposed realignment of Buffalo Avenue at Fulton Street.

The proposed amendment would facilitate the development of a seven story, 240-bed skilled nursing home.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 7

CD 3

C 920561 HDK

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

The property to be disposed comprises Sites 14 and 14A, a part of the block bounded by Fulton Street, Buffalo Avenue, Herkimer Street and Rochester Avenue (Block 1703, Lots 8 thru 23, 25 thru 31, 33, 48 thru 54, 120 and 121; 1824-1868 Fulton Street and 829-841 Herkimer Street).

The proposed disposition would facilitate the development of a seven story, 240 bed skilled nursing home.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

 Nos. 8, 9 and 10

(Applications for the designation as an Urban Development Action Area, approval and disposition of property, and amendments of the Zoning Map to provide for approximately 122 rehabilitated housing units).

No. 8

CD 16

C 920293 HMK

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 the Urban Development Action Area Act of New York State for:

- 1) The designation as an Urban Development Action Area of property located on part of the block bounded by Eastern Parkway Extension, Park Place, East New York Avenue and Sterling Place, (Block 1468, Lots 35, 43, 47, 49 and 53) 1566, 1582, 1592-96 and 1604 Eastern Parkway Extension.

- 2) Approval of an Urban Development Action Area project; and
- 3) Disposition of such property by the Department of Housing Preservation and Development to Brooklyn East Associates.

The properties to be disposed are five, vacant city-owned buildings to be rehabilitated to provide approximately 63 units of rental housing for low and moderate income families plus one unit for a superintendent.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 9

CD 16

C 920294 ZMK
C 920693 ZMK

IN THE MATTER OF applications 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. 17b, changing from a C8-2 district to an R6 district property bounded by Eastern Parkway Extension, Park Place, Thomas S. Boyland Street, East New York Avenue,

a line perpendicular to the northwesterly streetline of East New York Avenue distant 172 feet southwesterly from the intersection of Sterling Place and East New York Avenue,

a line 74 feet northwesterly of East New York Avenue,

a line perpendicular to the northwesterly streetline of East New York Avenue distant 260 feet southwesterly from the intersection of Sterling Place and East New York Avenue,

a line 100 feet northwesterly of East New York Avenue,

a line perpendicular to the northwesterly streetline of East New York Avenue distant 320 feet southwesterly from the intersection of Sterling Place and East New York Avenue,

a line 108 feet northwesterly of East New York Avenue,

a line perpendicular to the northwesterly streetline of East New York Avenue distant 379 feet southwesterly from the intersection of Sterling Place and East New York Avenue,

a line 100 feet northerly of St. Johns Place,

a line perpendicular to the northerly streetline of St. Johns Place distant 80 feet easterly of the intersection of Saratoga Avenue and St. Johns Place,

a line 64 feet northerly of St. Johns Place, Saratoga Avenue, East New York Avenue, Howard Avenue, and St. Johns Place,

as shown on a diagram dated September 14, 1992 and subject to the conditions CEQR Declaration E-41.

NOTE: The above docket relates to two applications for zoning map changes submitted by the Department of Housing Preservation and Development. Since these applications deal with adjacent areas and were certified concurrently, they have been combined into one docket and sketch map for administrative purposes.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 10

CD 16

C 920692 DLK

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 the Urban Development Action Area Act of New York State for:

- 1) **The designation as an Urban Development Action Area, of property located within the two-block area bounded by Eastern Parkway Extension, St. Johns Place, East New York Avenue and Howard Avenue, (Block 1474, Lots 9, 12, 67, 68 and 69; 1480, 1484 Eastern Parkway Extension; and 1709-1713 Lincoln Place; Block 1476, Lots 9 and 32; 543-47**

Howard Avenue; 1301-1303 East New York Avenue).

- 2) Approval of an Urban Development Action Area project for such property; and
- 3) Disposition of such property by the Department of Housing Preservation and Development to East Lincoln Associates.

Of the seven properties to be disposed, four are vacant city-owned buildings to be rehabilitated to provide approximately 59 units of rental housing for low-income families plus one unit for a superintendent. The remaining three properties are vacant lots that are to be developed as open space.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 11, 12 and 13

(Applications for the 7th Amendment to the St. Nicholas Urban Renewal Plan, an amendment of the Zoning Map and the disposition of city-owned property for residential/commercial/community facility and public open space uses.)

No. 11

CD 10

C 920474 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 7th Amendment to the St. Nicholas Park Urban Renewal Plan.

The proposed 7th Amendment to the St. Nicholas Park Urban Renewal Plan provides for the acquisition of three new sites as follows:

Site 13 - property on the block bounded by West 135th Street, Frederick Douglass Boulevard, West 134th Street and St. Nicholas Avenue (Block

1959, Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53).

The proposed uses for this site are Residential/ Commercial/Community Facility/Public Open Space.

Site 14 - property on the block bounded by West 135th Street, Frederick Douglass Boulevard, West 134th Street and St. Nicholas Avenue (Block 1959, Lots 54, 56 and 58).

The proposed uses for this site are Residential/ Commercial/Community Facility/ Public Open Space.

Site 15 - property on the block bounded by West 135th Street, Adam Clayton Powell, Jr. Boulevard, West 134th Street and Frederick Douglass Boulevard (Block 1940, Lot 35).

The proposed uses for this site are Commercial/Community Facility.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 12

CD 10

C 920475 ZMM

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. 6a:

- a) Establishing within an existing R8 district a C1-4 district bounded by St. Nicholas Avenue, West 135th Street, a line 100 feet easterly of St. Nicholas Avenue, and a line midway between West 135th Street and West 134th Street; and
- b) Establishing within an existing R7-2 district a C1-4 district bounded by a line 100 feet easterly of St. Nicholas Avenue, West 135th Street, a line 100 feet westerly of Frederick Douglass Boulevard, and a line midway between West 135th Street and West 134th Street;

as shown on a diagram dated July 6, 1992.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

No. 13

CD 10

C 920704 HDM

IN THE MATTER OF an application submitted by the Economic Development Corporation for the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The property to be disposed, Site 15 in the St. Nicholas Park Urban Renewal Area, is located on the southwesterly corner of West 135th Street and Adam Clayton Powell, Jr. Boulevard (Block 1940, Lot 35).

The property is to be disposed to the Economic Development Corporation and then to a developer selected on the basis of a Request For Proposal. A community facility is proposed for the upper floors; restaurant and retail uses are proposed for the ground floor and cellar.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

BOROUGH OF QUEENS

No. 14

CD 5

C 910514 PQQ

IN THE MATTER OF an application submitted by the Department of Health and the Department of General Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 59-09 56th Road (Block 2689, Lot 1) for continued use as a garage and storage facility.

Resolution for adoption scheduling October 21, 1992 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 15

CD 2

C 920168 PPX

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 four (4) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, Rm. 502 Bronx, New York 10458.

(On September 23, 1992, Cal. No. 1, the Commission scheduled October 6, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 9

C 920445 PCX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Juvenile Justice and the Department of General Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 1260 Commonwealth Avenue (Block 3785, Lot 12) for use as a youth center.

(On September 23, 1992, Cal. No. 2, the Commission scheduled October 6, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

CD 3

C 860370 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the establishment of Arden Heights Woods Park, the elimination of street intersection tick marks, the elimination of record and/or tentative streets and the establishment of Halpin Avenue from Carlton Avenue to Arden Avenue, changes in grade necessitated thereby, and any acquisition or disposition related thereto, in accordance with Map No. 4091, dated November 13, 1991 and signed by the Borough President.

(On September 23, 1992, Cal. No. 3, the Commission scheduled October 6, 1992 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS**BOROUGH OF THE BRONX**

No. 18

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 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 is available at 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. On September 9, 1992, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 19

CD 2

N 930105 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 13,000 square feet of space located on the second floor and mezzanine of 16 Court Street (Block 250, Lot 44), (Law Department Offices.)

(On September 11, 1992, the Commission duly advertised September 23, 1992 for a public hearing. On September 23, 1992, Cal. No. 11, the hearing was closed.)

For consideration.

No. 20

CD 8

C 920276 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 813 Sterling Place (Block 1240, Lot 56), for continued use as a day care center (Haitian American Day Care Center).**

(On August 5, 1992, Cal. No. 3, the Commission scheduled August 19, 1992 for a public hearing. On August 19, 1992, Cal. No. 9 the hearing was closed. On September 23, 1992, Cal. No. 22, the item was laid over.)

For consideration.

 BOROUGH OF STATEN ISLAND

No. 21

CD 1

C 910053 MMR

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. On August 19, 1992 Cal. No. 14, the hearing was closed.)

For consideration.

CD 3

N 930104 PXR

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 1,500 square feet of space located on the first floor of 655 Rossville Avenue (Block 6145, Lot 300) (Community Board 3 Offices.)

(On September 11, 1992, the Commission duly advertised September 23, 1992 for a public hearing. On September 23, 1992 Cal. No. 19, the hearing was closed.)

For consideration.
