

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:

WEDNESDAY, JULY 21, 1993
 12:00 NOON AT THE ADAM CLAYTON POWELL
 STATE OFFICE BLDG., 163 WEST 125TH STREET

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 930366 PCK N O T I C E	6	Scheduled to be Heard on 8/4/93	23	C 920196 PPQ	2	Hearing Closed
2	C 920310 PPK	5	" "	24	C 930228 PPQ	7	" "
3	C 920421 PPK	17	" "	25	C 930226 PPQ	4	" "
4	C 920193 PPK	17	" "	26	PLANNING AND ZONING REPORT		" "
5	C 930247 ZSM	1	" "	27	C 910045 MMX	9	Favorable Report Adopted
6	C 920279 PQQ	12	" "	28	C 920628 PSK	15	" "
7	C 930225 PPQ	3	" "	29	C 910030 PQQ	18	" "
8	C 920263 PQQ	8	" "	30	C 920235 HUK	18	" "
9	C 920489 PQQ	8	" "	31	N 930538 PXM	5	" "
10	C 930392 PPR	3	" "	32	C 920278 PQQ	12	" "
11	C 910170 HUK	16	Hearing Closed	33	N 900731 ZRY		Laid Over
12	C 910171 HDK	16	" "	34			
13	C 910237 MMK	16	" "	35			
14	C 910238 ZMK	16	" "	36			
15	C 930480 ZSK	2	" "	37			
16	C 930481 ZSK	2	" "	38			
17	C 930482 ZSK	2	" "	39			
18	C 930214 DMM	8	" "	40			
19	N 940001 PXM	5	" "	41			
20	C 890233 MMQ	12	" "	42			
21	C 890234 ZMQ	12	" "	43			
22	C 900439 MMQ	7	" "	44			

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

MEETING ADJOURNED AT: 2:45 P.M.

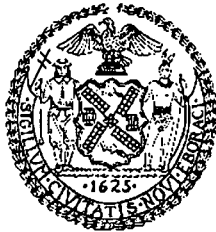
COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 21, 1993

MEETING AT 12:00 NOON

THE ADAM CLAYTON POWELL STATE OFFICE BLDG.
163 WEST 125TH STREET
ART GALLERY, 2ND FLOOR
NEW YORK, NEW YORK 10027



David N. Dinkins, Mayor
City of New York

[No. 15]

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, *Esq.*
MAXINE GRIFFITH
JAMES C. JAO, R.A.
BRENDA LEVIN
JOEL A. MIELE, SR., P.E.
EDWARD T. ROGOWSKY
RONALD SHIFFMAN, A.I.C.P.
ANALISA TORRES, *Esq.*
JACOB B. WARD, *Esq., Commissioners*
LOIS MCDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JULY 21, 1993

Roll Call; approval of minutes	1
I. Scheduling August 4, 1993	1
II. Public Hearings	6
III. Reports	18

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for August 4, 1993, 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 called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, July 21, 1993

APPROVAL OF MINUTES OF Regular Meeting of July 7, 1993
and Special Meeting of July 19, 1993

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 4, 1993
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK 10007**

BOROUGH OF BROOKLYN

No. 1

CD 6

C 930366 PCK

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of General Services for site selection and acquisition of property on the Erie Basin Breakwater (Block 612, part of Lot 200) located at the foot of Columbia Street, for use as evidence vehicle storage.

Resolution for adoption scheduling August 4, 1993 for a public hearing.

N O T I C E

On August 4, 1993 at 10:00 a.m. in City Hall, New York, a public hearing is being held by the Police Department to receive comments related to the Draft Environmental Impact Statement concerning the proposed Police Department's Evidence Vehicle Facility, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. NYPD 92-001K.)

No. 2

CD 5

C 920310 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 nine (9) city-owned properties**, pursuant to zoning.

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

Resolution for adoption scheduling August 4, 1993 for a public hearing.

No. 3

CD 17

C 920421 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 Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, New York 11201.

Resolution for adoption scheduling August 4, 1993 for a public hearing.

No. 4

CD 17

C 920193 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 Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, New York 11201.

Resolution for adoption scheduling August 4, 1993 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

CD 1

C 930247 ZSM

IN THE MATTER OF an application submitted by Warehouse Square 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 the requirements of Section 111-103(b) of the Zoning Resolution to allow loft dwellings **on the third through ninth floors** of a loft building located at **429-433 Greenwich Street**, on the northeasterly corner of Laight Street (Block 219, Lot 7), in an M1-5 district, within Area B2 of the Special Lower Manhattan Mixed Use District (LMM).

Resolution for adoption scheduling August 4, 1993 for a public hearing.

BOROUGH OF QUEENS

No. 6

CD 12

C 920279 PQQ

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 117-16 Sutphin Boulevard** (Block 12022, Lot 20), for **continued use as a day care center**. (Afro-American Parents Day Care Center).

Resolution for adoption scheduling August 4, 1993 for a public hearing.

No. 7

CD 3

C 930225 PPQ

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:

1. **One (1) city-owned property pursuant to zoning;** and
2. **One (1) city-owned property pursuant to AHOP.** If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

A list and description of the properties can be seen at the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th floor, Long Island City, New York 11101.

Resolution for adoption scheduling August 4, 1993 for a public hearing.

 No. 8

CD 8

C 920263 PQQ

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 198-17 Foothill Avenue (Block 10532, Lot 163) for continued use as an Agency Operated Boarding Home.**

Resolution for adoption scheduling August 4, 1993 for a public hearing.

 No. 9

CD 8

C 920489 PQQ

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services, for **acquisition of property located at 160-12 73rd Avenue (Block 6833, Lot 28) for continued use as an Agency Operated Boarding Home.**

Resolution for adoption scheduling August 4, 1993 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 10

CD 3

C 930392 PPR

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 one (1) city-owned property located on the west side of Kingdom Avenue, 185.58 feet north of Hylan Boulevard (Block 6548, Lot 112), pursuant to zoning.

Resolution for adoption scheduling August 4, 1993 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

Nos. 11, 12, 13 and 14

(Applications for an amendment to the Brownsville I Urban Renewal Plan, the disposition of city-owned property, an amendment to the City Map and an amendment of the Zoning Map concerning the development of 32-single family homes.)

No. 11

CD 16

C 910170 HUK

PUBLIC HEARING:

IN THE MATTER OF an amendment to the Brownsville I Urban Renewal Plan, 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, providing for:

- 1) Reduction of Site 20A by the elimination of street area proposed to be re-established between Newport Street and Riverdale Avenues. Site 20A, as reduced, is bounded by Osborn Street, as proposed to be mapped, a line 187 feet south of Riverdale Avenue and Watkins Street, as proposed to be mapped.
- 2) Re-establishing Osborn Street, between Riverdale Avenue and Newport Street; and re-establishing a portion of Watkins Street (including a cul-de-sac), between Riverdale Avenue and Newport Street;
- 3) Change of land use on proposed Site 20A from park to residential;
- 4) Change of land use on Sites 27 and 28 from industrial to playground and/or park. Site 28 is comprised of former Sites 16C and 28; and
- 5) Acquisition of a sidewalk easement 8 feet by 187 feet on the easterly side of Osborn Street, part of Lot 10 in Block 3605, within Site 18.

(On July 7, 1993, Cal. No. 1, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 16

C 910171 HDK

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, for **the disposition of city-owned properties, Site 20A**, within the Brownsville I Urban Renewal Area.

The properties to be disposed comprise the site generally bounded by Osborn Street (as proposed to be mapped), a line 187 feet southerly of Riverdale Avenue, Watkins Street (as proposed to be mapped) and Newport Street (Block 3605, Lots 1 and 29). These properties are proposed to be disposed to Nehemiah Plan Homes for the development of 32-single family homes.

(On July 7, 1993, Cal. No. 2, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 13

CD 16

C 910237 MMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the 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 a park generally bounded by Mother Gaston Boulevard and Belmont, Christopher and Sutter avenues,
2. the establishment of a park generally bounded by Mother Gaston Boulevard and Watkins Street and Riverdale and Livonia avenues,
3. the elimination of a park generally bounded by Mother Gaston Boulevard and Newport Street and Riverdale and Thatford avenues,
4. the establishment of Osborn Street between Riverdale Avenue and Newport Street,

- 5. the establishment of a portion of Watkins Street between Riverdale Avenue and Newport Street,
- 6. the establishment of a turnaround in Watkins Street between Riverdale Avenue and Newport Street, and
- 7. the modification of grades necessitated thereby,

and the delineation of a 187 foot-long sidewalk easement along the easterly side of Osborn Street south of Riverdale Avenue and any acquisition or disposition of property related thereto, all in accordance with Map No. 2575, dated October 22, 1991 and revised December 23, 1992 and March 1993 and signed by the Borough President.

(On July 7, 1993, Cal. No. 3, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.



No. 14

CD 16

C 910238 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the 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. 17d**, establishing an R6 district within the boundary lines of a park located within the block bounded by Thatford Avenue, Riverdale Avenue, Mother Gaston Boulevard and Newport Street, in the Brownsville I Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated April 12, 1993 and subject to the conditions of CEQR Declaration E-38. This park is proposed to be eliminated by a related amendment of the City Map (C 910237 MMK).

(On July 7, 1993, Cal. No. 4, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 15, 16 and 17

(Applications for the grant of special permits: (1) to modify height and setback regulations, (2) to allow the distribution of floor area without regard for zoning lot lines, (3) to extend the boundaries of the general large scale development, and (4) to allow an increase in the capacity of the attended public parking garage concerning the MetroTech general large-scale development.)

No. 15

CD 2

C 930480 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation, Forest City MetroTech Associates, the Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** to modify a previously approved special permit (C 860693 ZSK) pursuant to Sections 74-52 and 74-721 of the Zoning Resolution to allow:

- pursuant to Section 74-721, further modification of the height and setback regulations of Section 33-432 of the Zoning Resolution; and,
- pursuant to Section 74-52, a minor modification involving the reduction in the size and capacity of the attended public parking garage from 250 spaces to 198 spaces, including 76 accessory spaces;

to facilitate the development of an office building (Building H) on Zoning Lot C (bounded by Bridge Street, Tillary Street, Flatbush Avenue Extension, and Johnson Street/Tech Place), in a C6-1A District, within a general large scale development (generally bounded by Flatbush Avenue Extension, Gold Street, Willoughby Street, Jay Street, Johnson Street/Tech Place, Bridge Street and Tillary Street) and the MetroTech Urban Renewal Area.

Note: Special Permit C 860693 ZSK was approved by the City Planning Commission on May 6, 1987 (Cal. No. 27) and was subsequently approved by the Board of Estimate with modifications on June 30, 1987 (Cal. No. 15).

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 7, 1993, Cal. No. 5, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 2

C 930481 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation, Forest City MetroTech Associates, the Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** to modify a previously approved special permit (C 890650 ZSK) pursuant to Section 74-74 of the Zoning Resolution and a previously approved modification (M 890650 (A) ZSK) to allow:

- pursuant to Section 74-743(a)(1), the distribution of 105,040 square feet of zoning floor area from Building H on Zoning Lot C (bounded by Bridge Street, Tillary Street, Flatbush Avenue Extension, and Johnson Street/Tech Place) to Building C/G on Zoning Lot A (generally bounded by Flatbush Avenue Extension, Myrtle Avenue, Duffield Street, Willoughby Street, Jay Street and Johnson Street/ Tech Place) without regard for zoning lot lines to facilitate the development of Building C/G; and,
- pursuant to Section 74-74, the extension of the boundaries of the general large scale development to include Zoning Lot C;

within a general large-scale development (generally bounded by Flatbush Avenue Extension, Gold Street, Willoughby Street, Jay Street, Johnson Street/Tech Place, Bridge Street and Tillary Street) and the MetroTech Urban Renewal Area.

Note: Special Permit C 890650 ZSK was approved by the City Planning Commission on June 21, 1989 (Cal. No. 76) and was subsequently approved by the Board of Estimate on July 20, 1989 (Cal. No. 12).

Modification M 890650 (A) ZSK was approved by the City Planning Commission on August 12, 1991.

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 7, 1993, Cal. No. 6, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 2

C 930482 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation, Forest City MetroTech Associates, the Department of Housing Preservation and Development and the Polytechnic University pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** to modify a previously approved special permit (C 860692 ZSK) pursuant to Sections 74-52 and 74-721 of the Zoning Resolution and a previously approved modification (M 860692 (A) ZSK) involving the merger of Buildings C and G into Building C/G **to allow, pursuant to Section 74-52, an increase in the capacity of the attended public parking garage from 400 spaces to 452 spaces, including 204 accessory spaces, to facilitate the development of an office building (Building C/G) on Zoning Lot A (generally bounded by Johnson Street/Tech Place, Flatbush Avenue Extension, Myrtle Avenue, Duffield Street, Willoughby Street, and Jay Street), in a C6-1A District, within a general large scale development (generally bounded by Flatbush Avenue Extension, Gold Street, Willoughby Street, Jay Street, Johnson Street/Tech Place, Bridge Street, and Tillary Street) and the MetroTech Urban Renewal Area.**

Note: Special Permit C 860692 ZSK was approved by the City Planning Commission on May 6, 1987 (Cal. No. 26) and was subsequently approved by the Board of Estimate with modifications on June 30, 1987 (Cal. No. 15).

Modification M 860692 (A) ZSK was approved by the City Planning Commission on October 12, 1989.

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

(On July 7, 1993, Cal. No. 7, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE MANHATTAN

No. 18

CD 8

C 930214 DMM

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 one (1) city-owned residential condominium unit located at 124 East 79th Street, apartment 8B (Block 1413, Lot 1033), pursuant to zoning.

(On July 7, 1993, Cal. No. 8, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 5

N 940001 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of up to 1,775 square feet of space located on the 8th floor of 230 Park Avenue (Block 1300, Lot 1), Office of Chief Judge).

(On July 9, 1993, the Commission duly advertised July 21, 1993 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 20 and 21

*(Applications for an amendment to the City Map and an amendment
of the Zoning Map concerning 135th Avenue)*

No. 20

CD 12

C 890233 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 151 North Conduit 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:**

- 1) the elimination, discontinuance and closing of 135th Avenue from North Conduit Avenue to 151st Place;
- 2) the elimination, discontinuance and closing of 151st Place from North Conduit Avenue to 135th Avenue;
- 3) the modification of the intersection of Baisley Boulevard and North Conduit Avenue, and
- 4) the modification of grades necessitated thereby,

and the delineation of a sewer easement, and any acquisition or disposition of property related thereto, in accordance with Map No. 4872 dated July 23, 1990, revised December 24, 1990, and signed by the Borough President.

(On July 7, 1993, Cal. No. 9, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CD 12

C 890234 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 151 North Conduit Associates pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 18d**, establishing within an existing R3-2 District a C2-2 District bounded by North Conduit Avenue, Baisley Boulevard South, the westerly prolongation of the northerly street line of 135th Avenue, 151st Place, 135th Avenue, and the southerly prolongation of the easterly street line of 151st Place, as shown on a diagram (for illustrative purposes only) dated March 29, 1993 and subject to the conditions of CEQR Declaration E-31.

(On July 7, 1993, Cal. No. 10, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CD 7

C 900439 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the 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 elimination of a portion of 26th Avenue between 149th and 150th streets and the establishment of this portion of 26th Avenue as park, changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map. No. 4878, dated February 14, 1991 and signed by the Borough President.

(On July 7, 1993, Cal. No. 11, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CD 2

C 920196 PPQ

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 one (1) city-owned property located at 39-01 Woodside Avenue, (Block 1224, Lot 15), pursuant to zoning.

(On July 7, 1993, Cal. No. 12, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CD 7

C 930228 PPQ

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

A list and description of the properties can be seen at the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, New York 11101.

(On July 7, 1993, Cal. No. 13, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CD 4

C 930226 PPQ

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

A list and description of the properties can be seen at the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, New York 11101.

(On July 7, 1993, Cal. No. 14, the Commission scheduled July 21, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 26

(New York City Planning and Zoning Report)

CONTINUED PUBLIC HEARING:

IN THE MATTER OF a discussion document prepared by the City Planning Commission, pursuant to Section 192-f of the City Charter for the issuance of a report titled "Shaping the City's Future: New York City Planning and Zoning Report." The report, which the City Planning Commission is required to issue once every four years, is the Commission's articulation of its vision for New York's future and the planning and zoning policies to realize the vision. The report contains sections on economic opportunity, sustainable environment, New Yorkers and their neighborhoods, and defining an agenda for the future.

The hearing will be closed on the following date:

Manhattan	7/21/93	12:00 noon	Adam Clayton Powell State Office Building NYS Office of OGS 163 West 125th Street Art Gallery, (2nd floor) New York, N.Y. 10027
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(Copies of the report may be obtained at the Department of City Planning's Map and Bookstore, 22 Reade Street, New York, New York 10007-1216, telephone (212) 720-3667.

(On May 7, 1993, the Commission published in the City Record a notice of opportunity to comment on the discussion document. On May 26, 1993, Cal. No. 13, the hearing was continued. On June 9, 1993, Cal. No. 28, the hearing was continued. On June 23, 1993, Cal. No. 24, the hearing was continued. On July 7, 1993, Cal. No. 24, the hearing was continued.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 27

CD 9

C 910045 MMX

IN THE MATTER OF an application submitted by the Economic Development 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:**

- to eliminate, discontinue and close Benson Street between Lane and Westchester avenues,
- to eliminate a public place in the area bounded by Lane and Westchester avenues and Benson Street,
- to eliminate a public place in the area bounded by Lane and East Tremont avenues and Benson Street, and
- to establish as park an area generally bounded by East Tremont Avenue, Lane Avenue and Westchester Avenue;

changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map. No. 13052, dated January 6, 1993 and signed by the Borough President.

(On June 9, 1993, Cal. No. 1, the Commission scheduled June 23, 1993 for a public hearing. On June 23, 1993, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 28

CD 15

C 920628 PSK

IN THE MATTER OF an application submitted by the Brooklyn Public Library, the Economic Development Corporation, and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **site selection of property located on Gerritsen Avenue, between Bartlett place and Gotham avenue** (Block 8923, part of Lot 920), for use as a branch library.

(On June 9, 1993, Cal. No. 2, the Commission scheduled June 23, 1993 for a public hearing. On June 23, 1993, Cal. No. 10, the hearing was closed.)

For consideration.

Nos. 29 and 30

(Applications for acquisition of property and an amendment to the Flatlands Urban Renewal Plan providing for the addition of day care centers and senior citizen centers as permitted uses.)

No. 29

CD 18

C 910030 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 103-15 Farragut Road** (Block 8152, Lot 201), for **continued use as a day care center and senior citizen center** (John F. Kennedy Day Care Center and Abe Stark Senior Citizen Center).

(On June 9, 1993, Cal. No. 3, the Commission scheduled June 23, 1993 for a public hearing. On June 23, 1993, Cal. No. 11, the hearing was closed.)

For consideration.

CD 18

C 920235 HUK

IN THE MATTER OF an amendment to the Flatlands Urban Renewal Plan 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, providing for the addition of day care centers and senior citizen centers to the Public Service Uses permitted on and restricted to Site 2.

(On June 9, 1993, Cal. No. 4, the Commission scheduled June 23, 1993 for a public hearing. On June 23, 1993, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 31

CD 5

N 930538 PXM

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the City Charter for use of up to 2,000 square feet of space located on the 21st floor of 450 Seventh Avenue (Block 784, Lot 41), (Community Board 5 Offices.)

(On June 25, 1993, the Commission duly advertised July 7, 1993 for a public hearing. On July 7, 1993, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 32

CD 12

C 920278 PQQ

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 118-49 Montauk Street (Block 12451, Lot 14), for continued use as day care centers (Jamaica NAACP Montauk and Blanch Community Progress Day Care Center).**

(On June 9, 1993, Cal. No. 13, the Commission scheduled June 23, 1993 for a public hearing. On June 23, 1993, Cal. No. 22, the hearing was closed.)

For consideration.



CITYWIDE

No. 33

(Amendments to Sections 32-41, 73-11 and 73-36 of the Zoning Resolution concerning physical culture or health establishments)

N 900731 ZRY

IN THE MATTER OF an application submitted by New York Health and Racquet Clubs, Inc., pursuant to Section 201 of the New York City Charter, for **amendments of the Zoning Resolution** of the City of New York, relating to Sections 32-41, 73-11 and 73-36.

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

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

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

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

32-40 SUPPLEMENTARY USE REGULATIONS

32-41

Enclosure within Buildings

C1 C2 C3 C4 C5 C6 C8

In the districts indicated, except as otherwise specifically provided in the Use Groups permitted in such districts and in Section 36-11 (General Provisions) and Section 36-61 (Permitted Accessory Off-Street Loading Berths) and Section 73-36 (Physical Culture or Health Establishments), all permitted #uses# which are created by new #development#, or which are #enlarged# or #extended#, or which result from a change of #use# shall be subject to the provisions of this Section with respect to enclosure within #buildings#. With respect to the #enlargement# or #extension# of an existing #use#, such provisions shall apply to the #enlarged# or #extended# portion of such #use#.

73-10 SPECIAL PERMIT USES

73-11

General Provisions

Subject to the general findings required by Section 73-03 and in accordance with the provisions contained in Sections 73-12 to ~~73-34~~ 73-36, the Board shall have the power to permit special permit #uses#, and shall have the power to impose appropriate conditions and safeguards thereon.

73-36

Physical Culture or Health Establishments

In C2, C4, C5, C6, C8, M1, M2, or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board may permit #physical culture or health establishments# as defined in Section 12-10 including gymnasiums (not permitted under Use Group 9), massage establishments, other than #adult physical culture establishments#, for a term not to exceed ten years, provided the following findings are made:

- (a) That such #use# is so located as not to impair the essential character or the future use or development of the surrounding area, and
- (b) That such #use# contains: (i) one or more of the following regulation size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or (ii) a swimming pool of a minimum 1,500 square feet; or (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction,

aerobics or martial arts; or (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.

Therapeutic or relaxation services may be provided only as #accessory# to programmed facilities as described in (i) through (iv) above.

In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the Board may permit #physical culture or health establishments# located on the roof of a #commercial building# provided the following additional findings are made:

- (i) That such #use# shall be an incidental part of a permitted #physical culture or health establishment# located within the same #commercial building#.
- (ii) That such #use# shall be open and unobstructed to the sky.
- (iii) That such #use# shall be located on a roof not less than 23 feet above #curb level#.
- (iv) That the application for such #use# shall be made jointly by the owner of the #building# and the operator of such #physical culture or health establishment#.
- (v) That the Board shall prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to, requirements for the location, size and types of signs, limitations on the manner and/or hours of operation, shielding of floodlights, adequate screening, and the control of undue noise including the amplification of sound, music or voices.

No special permit shall be issued pursuant to this Section unless:

- (1) The Board shall have referred the application to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory.
- (2) The Board in any resolution granting a special permit shall specify how each of the findings required by this Section are made.

The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted #use# has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of signs and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

* * *

(On April 28, 1993, Cal. No. 19, the Commission scheduled May 12, 1993 for a public hearing. On May 12, 1993, Cal. No. 31, the hearing was closed.)

For consideration.
