

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, AUGUST 18, 1993
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 920068 PSM	12	Scheduled to be Heard 9/8/93	23	N 930582 HKM	9	Forward Report to City Council
2	C 920295 PQM	6	" "	24	N 930583 HKM	12	" "
3	C 920269 PQQ	13	" "	25	C 900439 MMQ	7	Favorable Report Adopted
4	C 920270 PQQ	13	" "	26	C 920196 PPQ	2	" "
5	C 930432 HAR	1	" "	27	C 930228 PPQ	7	" "
6	C 930518 PCR	1,2	" "	28	C 930226 PPQ	4	" "
7	C 920368 PCK	13	Hearing Closed	29	N 900731 ZRY		Laid Over
8	C 930222 PIK	5	" "	30			
9	C 930147 HCM	3	" "	31			
10	C 930462 HM	2	" "	32			
11	C 920250 ZM	2	" "	33			
12	C 920251 ZM	2	" "	34			
13	C 910170 BK	16	Favorable Report Adopted	35			
14	C 910171 BK	16	" "	36			
15	C 910237 MK	16	" "	37			
16	C 910238 MK	16	" "	38			
17	C 920366 BK	6	" "	39			
18	C 920388 BK	6	" "	40			
19	C 920382 BK	9	" "	41			
20	C 920380 BK	2	" "	42			
21	C 920393 BK	6	" "	43			
22	C 930214 IM	8	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers																	In Favor - Y Oppose - N Abstain - AB		
		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29			
Richard L. Schaffer/halman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Victor G. Allicea, V. Chalman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Eugenie L. Birch, J.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L			
Amanda M. Burde A. I. C.P.	P	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	A			
Anthony I. Giacob, ESQ.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I			
Maxine Griffith	A																	D			
James C. Jao, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Brenda Levin	P	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	O			
Joel A. Miele, SR.	A																	V			
Edward T. Rogows	P	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	E			
Ronald Shiffman, I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R			
Analisa Torres, J.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jacob B. Ward, E. Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	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
—
WEDNESDAY, AUGUST 18, 1993
—
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

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, August 18, 1993

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 8, 1993, in City Hall, Room 16, Manhattan, New York at 10:00 a. m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be 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, August 18, 1993

APPROVAL OF MINUTES OF Regular Meeting of August 4, 1993
and Special Meeting of August 16, 1993

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 8, 1993
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

CD 12

C 920068 PSM

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for site selection of property located at 505 West 171st Street (Block 2128, Lot 52), for use as a day care center. (Washington Heights/Inwood Day Care Center).

Resolution for adoption scheduling September 8, 1993 for a public hearing.

No. 2

CD 6

C 920295 PQM

IN THE MATTER OF an application submitted by the Fire Department and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 165 East 51st Street (Block 1306, Lot 33), for continued use as a fire-house.

Resolution for adoption scheduling September 8, 1993 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 13

C 920269 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 218-14 103rd Avenue (Block 11107, Lot 31), for continued use as an Agency Operated Boarding Home.**

Resolution for adoption scheduling September 8, 1993 for a public hearing.

No. 4

CD 13

C 920270 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 225-30 104th Avenue (Block 11174, Lot 70), for continued use as an Agency Operated Boarding Home.**

Resolution for adoption scheduling September 8, 1993 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 5

CD 1

C 930432 HAR

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:
 - a) **the designation of 222-228 Park Avenue, on part of the block bounded by**

Park Avenue, Anderson Avenue, Port Richmond Avenue and Castelton Avenue (Block 1035, Lot 19) as an Urban Development Action Area;

b) an Urban Development Action Area project for such area; and

2) pursuant to Section 197-c of the New York City Charter, the disposition of such property to a developer to be selected by HPD.

Approval of the proposed actions would facilitate the construction of a HUD Section 202 development, tentatively known as Garden Manor, containing 71 one-bedroom apartments in a six story elevator building, for elderly and handicapped persons of very low income; and one two bedroom apartment for the superintendent.

Resolution for adoption scheduling September 8, 1993 for a public hearing.

No. 6

CD 1,2

C 930518 PCR

IN THE MATTER OF an application submitted by the Department of Business Services and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of approximately ten miles of the New York portion of the interstate Staten Island Railway:

<u>Block</u>	<u>Lots</u>
2	20, 21, 601, 746;
4	1, 10, 11, 21, 69, 87;
68	35, 70;
75	100;
184	100, 134, 390, 536
1003	42;
1004	2;
1006	12, 28;
1073	20;
1074	13;
1076	4, 6, 19, 60;
1084	42, 43;
1086	22, 91, 92;
1116	109, 110, 112;
1118	38, 40, 41;
1121	77, 86, 91;

1123	1, 4, 7, 108, 112, 113, 115, 116;
1124	17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 32, 36, 37, 39, 40, 41, 42, 44, 70;
1125	14, 17, 22, 25;
1152	34, 35, 36, 67, 73, 74, 75, 76, 78;
1155	79, 80, 120, 133;
1157	1, 60;
1158	112
1159	110
1160	118
1161	43, 148, 149;
1165	40;
1186	2, 119;
1188	1, 120;
1211	1, 20;
1212	20, 21, 24;
1213	19, 20, 21, 25, 133, 142;
1226	13, 14, 54, 100;
1227	1, 2, 100, 115;
1236	100, 164, 180;
1237	164, 165;
1243	45;
1256	1;
1257	1;
1268	60;
1284	200;
1348	1;
1394	20, 35,
1396	1, 6, 8, 11, 15;
1410	250;
1801	55, 95;
1815	70, 125;
1825	140;
1835	100;
1855	8;
2705	20, 122;
2758	12, 16;
2800	32;
2810	7;

including all bridges and crossings for railway use.

Resolution for adoption scheduling September 8, 1993 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 7

CD 13

C 920368 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 2864 West 21st Street (Block 7017, Lot 35), for continued use as a day care center.** (La Puerta Abierta Day Care Center).

(On August 4, 1993, Cal. No. 1, the Commission scheduled August 18, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 5

C 930222 PPK

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:**

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

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 August 4, 1993, Cal. No. 2, the Commission scheduled August 18, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 9 and 10

(Applications for a plan and project, the designation of property as an Urban Development Action Area Project and the disposition of such property for a housing development)

No. 9

CD 3

C 930147 HOM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Housing Authority, pursuant to Section 197-c of the New York City Charter and Section 150 of the Public Housing Law of New York State, for a **plan and project for a housing development** for low-income persons with disabilities, including AIDS, to be located at (on the southerly side of Stanton Street, between Attorney and Ridge streets) **189-191 Stanton Street**, Block 344, Lots 10 and 12.

The proposed project, tentatively known as the Stanton Street project, would contain approximately 13 new dwelling units in a five story building.

(On August 4, 1993, Cal. No. 3, the Commission scheduled August 18, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 2

C 930462 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law for:
 - a) **the designation 189-191 Stanton Street, on the southerly side of Stanton Street, between Attorney and Ridge Streets (Block 344, Lots 10 and 12) as an Urban Development Action Area;**
 - b) **an Urban Development Action Area Project** for such area; and
- 2) pursuant to Section 197-c of the New York City Charter, **the disposition of such property** to a developer to be selected by HPD.

The proposed actions would **facilitate the construction of a housing development**, tentatively known as the Stanton Street project, containing approximately 13 dwelling units in a five-story building, for low-income persons with disabilities, including AIDS.

(On August 4, 1993, Cal. No. 4, the Commission scheduled August 18, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 2

C 920250 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by DSL Realty pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14D 2(b) **to allow retail use (Use Group 6) in the cellar and on the first floor and first floor mezzanine of a loft building located at 450-452 Broome Street, on the northeasterly corner of Mercer Street (Block 484, Lot 32), in an M1-5B district.**

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

(On August 4, 1993, Cal. No. 5, the Commission scheduled August 18, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

CD 2

C 920251 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by DSL Realty pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14D 2(b) **to allow retail use (Use Group 6) in the cellar and on the first floor and first floor mezzanine of a loft building located at 448 Broome Street, between Mercer Street and Broadway (Block 484, Lot 31), in an M1-5B district.**

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

(On August 4, 1993, Cal. No. 6, the Commission scheduled August 18, 1993 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

Nos. 13, 14, 15 and 16

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

No. 13

CD 16

C 910170 HUK

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; and
- 3) Change of land Use on proposed Site 20A from park to residential; and
- 4) Change of land use on Sites 27 and 28 from industrial to playground and/or park. Site 28 is comprised of former Site 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. On July 21, 1993, Cal. No. 11, the hearing was closed.)

For consideration.

No. 14**CD 16****C 910171 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, 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. On July 21, 1993, Cal. No. 12, the hearing was closed.)

For consideration.

No. 15
CD 16**C 910237 MMK**

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 for informational purposes only, and any acquisition or disposition of property related thereto, all in accordance with Map No. X-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. On July 21, 1993, Cal. No. 13, the hearing was closed.)

For consideration.

No. 16

CD 16

C 910238 ZMK

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. On July 21, 1993, Cal. No. 14, the hearing was closed.)

For consideration.

No. 17

CD 6

C 920366 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 80 Lorraine Street (Block 580, Lot 16), for continued use as a day care center.** (Salvation Army Fiesta Day Care Center).

(On June 23, 1993, Cal. No. 3, the Commission scheduled July 7, 1993 for a public hearing. On July 7, 1993, Cal. No. 17, the hearing was closed. On August 4, 1993, Cal. No. 19, the item was laid over.)

For consideration.

 No. 18

CD 6

C 920388 PCK

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 172 Franklin Avenue (Block 1912, Lot 41), and site selection of city-owned property (Block 1912, parts of lots 9,10,14,17 and 19) for continued use as a day care center.** (David T. Bradley Day Care Center).

(On June 23, 1993, Cal. No. 4, the Commission scheduled July 7, 1993 for a public hearing. On July 7, 1993, Cal. No. 18, the hearing was closed. On August 4, 1993, Cal. No. 20, the item was laid over.)

For consideration.

 No. 19

CD 9

C 920382 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 36 Ford Street (Block 1420, Lot 51), for continued use as a day care center.** (Friends of Crown Heights Day Care Center).

(On June 23, 1993, Cal. No. 5, the Commission scheduled July 7, 1993 for a public hearing. On July 7, 1993, Cal. No. 19, the hearing was closed. On August 4, 1993, Cal. No. 21, the item was laid over.)

For consideration.

No. 20

CD 2

C 920380 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 143 Waverly Avenue** (Block 1889, Lot 1), **for continued use as a day care center.** (Willoughby-Waverly Day Care Center).

(On June 23, 1993, Cal. No. 6, the Commission scheduled July 7, 1993 for a public hearing. On July 7, 1993, Cal. No. 20, the hearing was closed. On August 4, 1993, Cal. No. 22, the item was laid over.)

For consideration.

BOROUGH OF THE BRONX

No. 21

CD 6

C 920393 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 2260 Crotona Avenue** (Block 3101, part of lot 23), **for continued use as a day care center.** (Friendship Day Care Center).

(On June 23, 1993, Cal. No. 2, the Commission scheduled July 7, 1993 for a public hearing. On July 7, 1993, Cal. No. 16, the hearing was closed. On August 4, 1993, Cal. No. 18, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 22

CD 8

C 930214 DMM

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. On July 21, 1993, Cal. No. 18, the hearing was closed.

For consideration.

No. 23

CD 9

N 930582 HKM

IN THE MATTER OF a communication, dated June 25, 1993, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on June 15, 1993. (List No. 251) for the landmarking of the 409 Edgecombe Avenue Apartments located at 409 Edgecombe Avenue, Block 2054, Lot 62.

For consideration.

No. 24

CD 12

N 930583 HKM

IN THE MATTER OF a communication, dated June 25, 1993, from the Executive Director of the Landmarks Preservation Commission regarding the following landmark designated by the Landmarks Preservation Commission on June 15, 1993. (List No. 251) for the landmarking of the 555 Edgecombe Avenue Apartments located at 555 Edgecombe Avenue, Block 2109, Lot 34.

For consideration.

BOROUGH OF QUEENS

No. 25

CD 7

C 900439 MMQ

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. On July 21, 1993, Cal. No. 22, the hearing was closed.)

For consideration.

No. 26

CD 2

C 920196 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 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. On July 21, 1993, Cal. No. 23, the hearing was closed.)

For consideration.

No. 27

CD 7

C 930228 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 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. On July 21, 1993, Cal. No. 24, the hearing was closed.)

For consideration.

No. 28

CD 4

C 930226 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 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. On July 21, 1993, Cal. No. 25, the hearing was closed.)

For consideration.

CITYWIDE

No. 29

(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 ~~Graytone~~ 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. On July 21, 1993, Cal. No. 33, the item was laid over.)

For consideration.
