

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 5, 1994
10:00 A.M. IN SPECTOR 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 920353 PQX	9	Scheduled to be Heard 1/19/94	23	C 930287 ZSK	6	Hearing Closed
2	C 910508 PQX	5	" "	24	C 930288 ZSK	6	" "
3	N 940275 BDX	11	" "	25	C 930512 HAM	7	" "
4	C 920458 PQK	1	" "	26	C 930050 PQM	7	" "
5	C 930053 PQK	5	" "	27	C 930548 ZSM	8	" "
6	C 940130 ZMK	18	" "	28	C 940063 ZSM	5	Hearing Continued
7	C 940131 PSK N O T I C E	18	" "	29	N 940249 HKM	1	Hearing Closed
8	C 920215 ZSM	2	" "	30	C 920472 PQQ	7	" "
9	C 920491 PQM	3	" "	31	C 920684 PQQ	7	" "
10	C 940060 HAM	11	" "	32	C 930135 ZSQ	7	" "
11	C 940129 ZMM	7	" "	33	C 920361 PQR	1	" "
12	C 930510 ZSM	5	" "	34	C 930402 PCR	3	" "
13	C 920462 MMQ	10	" "	35	C 920348 PCR	3	" "
14	C 920463 ZMQ	10	" "	36	C 920396 PQK	8	Favorable Report Adopted
15	C 930165 PSQ	12	" "	37	C 930329 GFK	16	" "
16	C 930381 ZMQ	5	" "	38	C 900437 MMQ	14	" "
* 17	C 930039 PCX	2	Hearing Closed	39	C 920379 PQQ	9	" "
18	C 930097 PPX	11	" "	40	C 940054 GFY	All	Laid Over
19	C 930038 PCK	13	" "	41	C 940045(A)GFY	"	" "
20	C 940072 HDK	13	" "	42	AMENDED RULE		Favorable Report Adopted
21	C 930099 HUK	13	" "	43	N 910341 RAR	3	Authorization Approved
22	C 920503 PQK	2	" "	44	N 930152 RAR	3	" "
				45	N 930487 RAR	3	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													In Favor - Y Oppose - N Abstain - AB		
		Calendar Numbers															
		36	37	38	39	40	41	42	43	44	45						
Victor G. Alcea, Vice Chairman	P	Y	Y	Y	Y			Y	Y	Y	Y						
Eugene L. Birch, A.I.C.P.	P	Y	Y	Y	Y	L	L	Y	Y	Y	Y						
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	A	A	Y	Y	Y	Y						
Anthony I. Glacobbe, ESQ.	P	Y	Y	Y	Y	I	I	Y	Y	Y	Y						
Maxine Griffith	A					D	D										
James C. Jao, R.A.	P																
Brenda Levin	P	Y	Y	Y	Y	O	O	Y	Y	Y	Y						
Joel A. Miele, SR., P.E.	P					V	V										
Edward T. Rogowsky	P	Y	Y	Y	Y	E	E	Y	Y	Y	Y						
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	Y	R	R	Y	Y	Y	Y						
Analisa Torres, ESQ.	P	Y	Y	Y	Y			Y	Y	Y	Y						
Jacob B. Ward, ESQ., Commissioners	A																

MEETING ADJOURNED AT: 4:35 P.M.

*Cal. No. 17, Commissioner Shiffman Recused

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 5, 1994

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 1]

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

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
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, JANUARY 5, 1994

Roll Call; approval of minutes	1
I. Scheduling January 19, 1994	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 January 19, 1994, 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, January 5, 1994

**APPROVAL OF MINUTES OF Regular Meeting of December 15, 1993
and Special Meeting of December 20, 1993**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 19, 1994
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 9

C 920353 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 411 Torry Avenue (Block 3508, Lot 56) for continued use as an Agency Operated Group Home.**

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 2

CD 5

C 910508 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 1732 Davidson Avenue (Block 2861, Lot 63), for continued use as a day care center. (Davidson Avenue Day Care Center)**

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 3

CD 11

N 940275 BDX

IN THE MATTER OF an application submitted by the Office of Business Services on behalf of the White Plains Road District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the establishment of the White Plains Road Business Improvement District**. The preparation of the plan was authorized by resolution of the Board of Estimate on August 19, 1982, Calendar No. 285.

The district plan is on file with the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York, New York 10007.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CD 1

C 920458 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 384 South Fourth Street (Block 2451, Lot 8), for use as a day care center**. (Nuestro Ninos Day Care Center)

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 5

CD 5

C 930053 PQK

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 3208 Fulton Street (Block 4140,**

Lot 13), for use as a senior citizens center. (Cypress Hills Fulton Senior Citizens Center)

Resolution for adoption scheduling January 19, 1994 for a public hearing.

Nos. 6 and 7

(Applications for an amendment of the Zoning Map and site selection of property for use as a combined sewer overflow facility, a vehicle dispatching facility with accessory offices, a vehicle maintenance facility, and community board offices.)

No. 6

CD 18

C 940130 ZMK

IN THE MATTER OF an application submitted by the Department of Environmental Protection, pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 23a**, changing from an R5 district to an M1-1 district property bounded by Ralph Avenue, Bergen Avenue, the northeasterly prolongation of the center line of Avenue K, the southwesterly U.S. Pierhead and Bulkhead Line of Paerdegat Basin, and the southwesterly prolongation of the northwesterly U.S. Pierhead and Bulkhead Line of Paerdegat Basin, as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 7

CD 18

C 940131 PSK

IN THE MATTER OF an application submitted by the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for **site selection of property located at the head of Paerdegat Basin (Block 8338, part of Lot 1), between Paerdegat Basin and Flatlands, Ralph and Bergen avenues**, for use as a combined sewer overflow facility, a vehicle dispatching facility with accessory offices, a vehicle maintenance facility, and community board offices.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

NOTICE

On January 19, 1994 at 10:00 a. m. in City Hall, New York, a public hearing is being held by the Department of Environmental Protection to receive comments related to the Draft Environmental Impact Statement concerning the proposed Paerdegat Basin Combined Sewer Overflow facility, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 94DEP051K.)

BOROUGH OF MANHATTAN

No. 8

CD 2

C 920215 ZSM

IN THE MATTER OF an application submitted by Royal Crospin Corp. 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 the modification of the use regulations of Section 42-14D 1(b) of the Zoning Resolution to allow joint living-work quarters for artists **on the fourth and sixth floors of a building located at 552/556 Broadway**, between Prince Street and Spring Street (Block 497, Lot 12), 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.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 9

CD 3

C 920491 PQM

IN THE MATTER OF an application submitted by the Human Resources Administration, the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 115 Chrystie Street (Block 423, Lot 22), for use as day care**

centers and senior citizens center. (Hester Street School Age and Garment Industry day care centers and Project Open Door senior citizens center)

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 10

CD 11

C 940060 HAM

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 331-345 East 105th Street**, on the northerly side of East 105th Street, between First and Second avenues (Block 1677, Lots 14, 18, 19, 20 and 21) **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 HUD Section 202 development**, tentatively known as Carlos Rios Senior Residence, containing 101 units of rental housing for elderly persons of low income; and one apartment for the superintendent.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 11

CD 7

C 940129 ZMM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8c**, changing from a C4-7A district to a C4-6A

district property bounded by West 68th Street, a line 100 feet easterly of Broadway, a line midway between West 71st Street and West 72nd Street, a line 100 feet westerly of Broadway, a line 100 feet westerly of Amsterdam Avenue, West 70th Street, and Amsterdam Avenue, as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 12

CD 5

C930510 ZSM

IN THE MATTER OF an application submitted by 4518 Associates pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to permit large retail establishments with no limit on floor area per establishment, on portions of the cellar, second, third and fourth floors, of a building located at 620 Avenue of the Americas (Block 820, Lot 1), in an M1-6M district, within the Ladies' Mile Historic District.**

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

Resolution for adoption scheduling January 19, 1994 for a public hearing.

BOROUGH OF QUEENS

Nos. 13 and 14

(Applications for an amendment to the City Map and an amendment of the Zoning Map concerning the establishment of a nursery)

No. 13

CD 10

C 920462 MMQ

IN THE MATTER OF an application submitted by **Carmine Verdino** 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 of 111th Avenue from 109th Street to 110th Street and the discontinuance and closing of a portion thereof, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4899 dated October 8, 1992 and signed by the Borough President.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 14

CD 10

C 920463 ZMQ

IN THE MATTER OF an application submitted by Carmine Verdino pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 18a**, establishing within an existing R4 District a C2-2 District bounded by 110th Street, Rockaway Boulevard, 109th Street, and a line 150 feet north of Rockaway Boulevard, as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

No. 15

CD 12

C 930165 PSQ

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for **site selection of property located at 201-30 Hollis Avenue** (Block 10941, Lot 206), **for use as a day care center.** (Blanche Community Progress #1 Day Care Center)

Resolution for adoption scheduling January 19, 1994 for a public hearing.

CD 5

C 930381 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for **an amendment of the Zoning Map, Section No. 13c:**

- a) eliminating from an existing R4 District a C1-2 District bounded by 79th Street, a line 150 feet north of Eliot Avenue, a line midway between 79th Street and 80th Street, Eliot Avenue, 81st Street, and a line 150 feet south of Eliot Avenue;
- b) changing from an R4 District to an R4B District property bounded by Caldwell Avenue, a line midway between 79th Street and 80th Street, Eliot Avenue, 82nd Street, 60th Road and its easterly prolongation, 83rd Place, the westerly prolongation of 60th Drive, 84th Street, 62nd Avenue, 82nd Street, Juniper Boulevard North, a line midway between 76th Street and 77th Street, Eliot Avenue and 77th Place, and
- c) establishing within the proposed R4B District a C1-4 District bounded by Eliot Avenue, a line midway between 80th Street and 81st Street, a line 100 feet south of Eliot Avenue, and a line midway between 79th Street and 80th Street,

as shown on a diagram (for illustrative purposes only) dated October 4, 1993.

Resolution for adoption scheduling January 19, 1994 for a public hearing.

II. PUBLIC HEARING

BOROUGH OF THE BRONX

No. 17

CD 2

C 930039 PCX

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 **site selection and acquisition of property located at 838 Fox Street** (Block 2721, Lots 10 and 11) **for use as a day care center.** (Banana Kelly Day Care Center).

(On December 15, 1993, Cal. No. 1, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 11

C 930097 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for **the disposition of two (2) 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, One Fordham Plaza, Bronx, N.Y. 10458.

(On December 15, 1993, Cal. No. 2, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 19, 20 and 21

(Applications for site selection and acquisition of property, the disposition of city-owned property and an amendment to the Coney Island I Urban Renewal Plan to facilitate the construction of commercial space and a day care center within the Coney Island I Urban Renewal Area)

No. 19

CD 13

C 930038 PCK

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 **site selection and acquisition of property located at 1515-21 Mermaid Avenue** (Block 7022, Lots 49, 51, 52 and 57) for use as a **day care center**. (Astella Day Care Center).

(On December 15, 1993, Cal. No. 3, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 13

C 940072 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 68 and Site 67B** (as now proposed), within the Coney Island I Urban Renewal Area.

The properties to be disposed (Block 7022, Lots 49, 51, 52 and 57) comprise the southerly part of the block bounded by Mermaid Avenue, West 15th Street, Neptune Avenue and West 16th Street **to facilitate the construction of commercial space and a day care facility.**

(On December 15, 1993, Cal. No. 4, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 13

C 930099 HUK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter and Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, for **an amendment to the Coney Island I Urban Renewal Plan**, providing for:

- 1) The addition of Site 68 to the list of commercial sites permitting the development of community facility uses (Section C, subsection 2(a)).
- 2) The addition of subsection 3 to Section G of the urban renewal plan, to permit the merging and/or subdivision of development sites.

The proposed amendment would **facilitate the construction of commercial space and a day care facility on Sites 68 and 67B** (as proposed).

(On December 15, 1993, Cal. No. 5, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 2

C 920503 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 122 Pierrepont Street** (Block 243, Lot 1), **for continued use as an Agency Operated Boarding Home.**

(On December 15, 1993, Cal. No. 6, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 and 24

(Applications for the grant of special permits concerning the enlargement of an existing nursing home)

No. 23

CD 6

C 930287 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of the Cobble Hill Nursing Home, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to allow the modification of the height regulations of Section 24-59 (Limited Height Districts), and the height and setback regulations of Section 24-522 (Front setbacks in districts where front yards are not required), to allow the enlargement of an existing nursing home on property located at 380 Henry Street (Block 300, Lot 17), in a Limited Height District (LH-1), in an R6 District, within the Cobble Hill Historic District.**

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

(On December 15, 1993, Cal. No. 7, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 6

C 930288 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Cobble Hill Nursing Home, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for **the grant**

of a special permit pursuant to Sections 74-90 and 74-902 of the Zoning Resolution to allow the proposed enlargement, and to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percent of Lot Coverage) to apply to the proposed enlargement, of an existing nursing home, on property located at 380 Henry Street (Block 300, Lot 17), in a Limited Height District (LH-1), in an R6 District, within the Cobble Hill Historic District.

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

(On December 15, 1993, Cal. No. 8, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 25

CD 7

C 930512 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 of New York State for:
 - a) **the designation of 13 West 103rd Street, between Central Park West and Manhattan avenue, (Block 1839, Lot 23), as an Urban Development Action Area;**
 - b) **an Urban Development Action Area project for such area.**
2. pursuant to Section 197-c of the New York City Charter for **the disposition of such property to a developer** to be selected by HPD.

Approval of this application would **facilitate the rehabilitation of a vacant five-story building located at 13 West 103rd Street.** The proposed project, tentatively known as Bridge House #7, is to contain 17 studio apartments; 16 apartments intended for **mentally ill persons, and one apartment for a resident manager/relief counselor.**

(On December 15, 1993, Cal. No. 9, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 7

C 930050 PQM

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 107 West 85th Street (Block 1216, Lot 26), for continued use as a Group Foster Home.**

(On December 15, 1993, Cal. No. 10, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 8

C 930548 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Noga Realty, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution to permit the modification of:

- a) the use regulations of Article II, Chapter 2 (Use Regulations) to allow office use (use group 6B) in the cellar and on the 1st through the 6th floors; and
- b) the height regulations of Section 92-09 (Special Regulations for Narrow Buildings) to allow an enlargement on the 6th floor and a bulkhead on the roof level of the proposed enlargement for a stairway;

for an existing 6-story building on property located at 57 East 64th Street (Block 1379, Lot 33), in an R10 District, within the Special Park Improvement District and the Upper East Side Historic District.

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

(On December 15, 1993, Cal. No. 11, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 5

C 940063 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Time Out Family Amusement Centers, Inc. and Mid-City Associates pursuant to Sections 197-c and 201 of the New York City Charter and Section 74-47 of the Zoning Resolution for **the renewal of a previously approved special permit (C 900723 ZSM) to allow the continued operation of an existing amusement arcade on the Long Island Rail Road concourse level of property located at One Penn Plaza**, within a C6-4 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 December 15, 1993, Cal. No. 12, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

*(Historic District Public Hearing Pursuant to Section 3020.8(a)
of the New York City Charter)*

CD 1

N 940249 HKM

PUBLIC HEARING:

IN THE MATTER OF a communication dated November 24, 1993, from the Executive Director of the Landmarks Preservation Commission regarding **the Ellis Island Historic District** designated by the Landmarks Preservation Commission on November 16, 1993, (List No. 255) generally bounded by a line beginning at the southeast corner of Block 1, Lot 201, extending westerly along the southern lot line to the southwest corner of Block 1, Lot 201, northerly along the western lot line to the northwest corner of Block 1, Lot 201, easterly along the northern lot line to the northeast corner of Block 1, Lot 201, southerly along the eastern lot line to the point of beginning.

(On December 17, 1993, the Commission duly advertised January 5, 1994 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 30

CD 7

C 920472 PQQ

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 138-35 Elder Avenue (Block 5137, Lot 127), for continued use as an Agency Operated Boarding Home.**

(On December 15, 1993, Cal. No. 13, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 7

C 920684 PQQ

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 112-25 15th Avenue (Block 4064, Lot 28), for continued use as an Agency Operated Boarding Home.**

(On December 15, 1993, Cal. No. 14, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 7

C 930135 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Flushing Geriatric Realty pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 74-90 and 74-902 of the Zoning Resolution to **permit the development of a nursing home and to allow the community facility floor area ratio of Section 24-11 to apply to a proposed nursing home with approximately 299 beds on property located on the east side of Parsons Boulevard, between 37th Avenue and Northern Boulevard, (Block 5014, Lots 4 and 86) in an R6 District.**

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

(On December 15, 1993, Cal. No. 15, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 33

CD 1

C 920361 PQR

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 159 Broadway (Block 174, Lot 6), for use as a day care center.** (Richmond Early Learning Day Care Center)

(On December 15, 1993, Cal. No. 16, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 3

C 930402 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for **site selection and acquisition of property adjacent to the Amboy Road Bridge over Lemon Creek, located between Terrace and Maguire avenues (Block 6760, Lots 42, 46), for use as a staging area to facilitate bridge reconstruction and the widening of Amboy Road.**

(On December 15, 1993, Cal. No. 17, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

CD 3

C 920348 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection, the Department of Parks and Recreation and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for **site selection and acquisition of privately-owned property**, (Block 6674, Lot 1; Block 6675, Lot 34, 38, Block 6676, Lot 1) and **site selection of city-owned property** (Block 6675, Lot 50), generally bounded by Holten Avenue, Atkins Street, Seguine Avenue, and Knox Street, including the beds of mapped Holten Avenue, between Knox and Atkins streets, part of Singleton Street from the intersection of Holten Avenue, and part of Hathaway Avenue from the intersection of Holten Avenue, for expansion of a public park.

(On December 15, 1993, Cal. No. 18, the Commission scheduled January 5, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 36

CD 8

C 920396 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 1085 Sterling Place (Block 1243, Lot 48) for continued use as an Agency Operated Boarding Home.**

(On November 17, 1993, Cal. No. 1, the Commission scheduled December 1, 1993 for a public hearing. On December 1, 1993, Cal. No. 3, the hearing was closed.)

For consideration.

No. 37

CD 16

C 930329 GFK

IN THE MATTER OF an application submitted by Amboy Properties Corporation pursuant to Sections 197-c and 364(d) of the New York City Charter, for a **Revocable Consent for a period of ten years to construct, maintain and use a pedestrian bridge over and across Amboy Street between Linden Boulevard and Hegeman Avenue**, approximately 170.56 feet southerly of Hegeman Avenue to connect the Linroc Nursing Home on the westerly side of Amboy Street to a parking garage on the easterly side of Amboy Street (Block 3631, Tentative Lot 30 and Block 3632, Lot 19).

(On November 17, 1993, Cal. No. 2, the Commission scheduled December 1, 1993 for a public hearing. On December 1, 1993, Cal. No. 4, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS**No. 38****CD 14****C 900437 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 an approximately 256 square foot portion of park, along the southerly boundary of Gene Gray Playground and
- the elimination of an approximately 49 square foot portion of park, along the easterly boundary of Gene Gray Playground,

changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4816, dated June 19, 1986 and signed by the Borough President.

(On November 17, 1993, Cal. No. 6, the Commission scheduled December 1, 1993 for a public hearing. On December 1, 1993, Cal. No. 15, the hearing was closed.)

For consideration.

No. 39
CD 9**C 920379 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 111-17 103rd Avenue (Block 9429, Lot 37) for continued use as an Agency Operated Boarding Home.**

(On November 17, 1993, Cal. No. 7, the Commission scheduled December 1, 1993 for a public hearing. On December 1, 1993, Cal. No. 16, the hearing was closed.)

For consideration.

CITYWIDE

No. 40

CD All

C 940054 GFY

IN THE MATTER OF an application submitted by the Department of Transportation pursuant to Section 197-c and Section 363 e(2) of the New York City Charter for a franchise involving the construction, operation and maintenance of automatic public toilets (APT,s) and public service kiosks (PSK,s) to be located in all five Boroughs.

(On November 3, 1993, Cal. No. 12, the Commission scheduled November 17, 1993 for a public hearing. On November 17, 1993, Cal. No. 8, the hearing was closed. On December 20, 1993, Cal. No. 11, the item was laid over.)

For consideration.

 No. 41

(Modification of the proposed franchise Siting and Clearance Guidelines to expand the zoning districts in which automatic public toilets (APTs) and public service kiosks (PSKs) may be located. APT's and PSK's originally proposed to be located only in C4, C5 & C6 districts may in addition be located in M zones and C zones on wide streets.

Modification of the proposed franchise to increase the dimensional limits of APTs.

The APT dimensional limits are increased;

- a) from 12 feet lengthwise to 12 feet 6 inches lengthwise,*
- b) from 6 feet and 6 inches in width to 8 feet in width, and*
- c) from a maximum height of 9 1/2 feet (except pillar type units) to a maximum height of 10 feet.)*

CD All

C 940054 (A) GFY

IN THE MATTER OF a modified application submitted by the Department of Transportation pursuant to Section 197-c and Section 363 e(2) of the New York City Charter and Section 7.030 of the Uniform Land Use Review Procedure for a franchise involving the construction, operation and maintenance of automatic

public toilets (APT,s) and public service kiosks (PSK,s) to be located in all five Boroughs.

(On December 1, 1993, Supplemental Cal. No. 3, the Commission scheduled December 15, 1993 for a public hearing. On December 15, 1993, Cal. No. 20, the hearing was closed. On December 20, 1993, Cal. No. 12, the item was laid over.)

For consideration.

No. 42

(Proposed Amendment to the City Planning Commission's Rule governing the Natural Feature Restoration Fee)

IN THE MATTER OF a Proposed Amendment to the Rules of the City Planning Commission to amend an existing rule regarding the natural feature restoration fee, pursuant to Section 1043 of the New York City Charter and in accordance with the requirements of Section 1043 of the New York City Charter and by Sections 105-45, 107-321 and 119-40 of the Zoning Resolution of the City of New York.

Written comments regarding this amendment may be sent to the Office of William Valletta, General Counsel, Department of City Planning, 22 Reade Street, New York, N.Y. 10007 or before November 30, 1993. A public hearing on the proposed amendment to the rule was held on November 17, 1993 beginning at 10:00 a.m. at City Hall, New York, N.Y. 10007. Written comments and a summary of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt, between the hours of 9:00 a.m. and 5:00 p.m., at the Office of the Counsel, 22 Reade Street, Room 2N, New York, New York 10007.

Dated: October 18, 1993

Richard L. Schaffer

Amended Rule

Matter in underlining is new, to be added;
Matter in [bracketing] is old, to be deleted;

Section 1-07 of Chapter 1 of Title 62 of the Rules of the City of New York is amended to change the provisions relating to the natural feature restoration fee as follows:

§1-07 Natural Feature Restoration Fee. [a] In the event that an application, pursuant to §§105-~~[40]45~~, 107-~~[30]321~~, ~~107-65~~ and ~~119-40~~ of the Zoning Resolution, for the [removal of trees six inches caliper or more] restoration of trees that have

been removed or topography that has been altered without the prior approval of the City Planning Commission pursuant to §§ 105-40, 107-60, 119-10, 119-20 or 119-30 of the Zoning Resolution is filed [for work completed prior to the filing of such application and/or approval thereof], the following fees for such application shall apply:

- 1. Zoning lot area of up to 20,000 square feet.....\$.40 per square foot
- 2. Zoning lot area of 20,001 square feet to 4 acres.....\$.20 per square foot
- 3. Zoning lot area greater than 4 acres.....\$.10 per square foot

[A fee shall be payable equal to one dollar (\$1.00) less than the cost of replacing removed trees in accordance with a restoration plan and appraisal prepared by a licensed architect and, which conforms to the surrounding tree and growth of an estimate of the original site conditions.

(b) In the event that an application, pursuant to §§105-40 and 107-30 for the modification of existing natural topography is filed for work completed prior to the filing of such application and/or approval thereof:

A fee shall be payable equal to one dollar (\$1.00) less than the cost of restoring such topography to original elevations in accordance with an estimate prepared by a licensed landscape architect or professional engineer.]

This section shall not apply to developments for which zoning applications have been approved by the City Planning Commission prior to January 6, 1983 and for which an application for a building permit has been filed prior to January 6, 1983.

Statement of Basis and Purpose:

The City Planning Commission believes that it is in the best interests of City of New York and its natural areas to bring this restoration fee into conformity with the fees for other City Planning actions. Such fee calculations are generally based upon the size of the affected zoning lot. This amended rule will bring the present rule into conformity with such standard method of fee calculation.

(On October 18, 1993, the City Planning Commission published in the City Record a Notice of Public Hearing and Opportunity to Comment on the proposed Rule to Amend the Natural Feature Restoration Fee. On November 17, 1993, Cal. No. 9, the hearing was closed. On December 1, 1993, Cal. No. 34, the item was laid over. On December 15, 1993, Cal. No. 44, the item was laid over. On December 20, 1993, Cal. No. 13, the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 43

(Request for the grant of an authorization for the modification of size of an accessory group parking facility)

CD 3

N 910341 RAR

IN THE MATTER OF an application submitted by LoBue & Valenziano, A.I.A. for D.L.S. Associates, pursuant to Section 107-68 of the Zoning Resolution for **the grant of an authorization** for modification of the size of an accessory group parking facility located at Arthur Kill Road and Armstrong Avenue, Block 5494, Lot 299.

Plans for this proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, NY 10301.

For consideration.

No. 44

(Request for the grant of an authorization and certification concerning topography and designated open space)

CD 3

N 930152 RAR

IN THE MATTER OF an application submitted by Anthony Fishetti pursuant to Section 107-65 of the Zoning Resolution for **the grant of an authorization** for modification of topography and pursuant to Sections 107-22, 107-221 and 107-223 of the Zoning Resolution for **the grant of certification** of designated open space, active recreational facilities and permitted obstructions in designated open space located at 16 Mason Boulevard, Block 6142, Lot 30.

Plans for this proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, NY 10301.

For consideration.

No. 45

(Request for the grant of an authorization and certification concerning tree removal and substitution of other plant material)

CD 3

N 930487 RAR

IN THE MATTER OF an application submitted by Stanley Krebushevski pursuant to Section 107-64 of the Zoning Resolution for the **grant of an authorization** for tree removal and pursuant to Sections 107-321 and 107-323 of the Zoning Resolution for the **grant of certification** of a restoration plan (tree preservation) and substitution of other plant material located at 151 Noel Street, Block 6363, Lot 48.

Plans for this proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, NY 10301.

For consideration.
