

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JUNE 1, 1994
10:00 A.M. IN CITY HALL

Lois McDaniel, Calendar Officer
 22 Reade Street, Room 2E
 New York, New York 10007-1216
 (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 940221 HAX	5	Scheduled to be Heard 6/15/94	23	N 940558 HKX	9	Forward Report to City Council
2	C 910481 PQX	9	" "	24	N 940562 HKM	9	" "
3	C 930123 PPX	1	" "	25	N 930245 ZRM	1-8	Favorable Report Adopted
4	C 940135 PPX	3	" "	26	C 930547 ZMR	3	" "
5	C 920063 ZSX	8	" "	27	C 940059 ZSR	3	Negative Report Adopted
6	C 910482 PQK	8	" "	28	N 930469 ZRY	CW	Favorable Report Adopted
7	C 910538 PQK	8	" "		SUPPLEMENTAL CALENDAR		
8	C 910559 PQK	2	" "	1	C 940218 PCR	3	Scheduled to be Heard 6/15/94
9	C 920429 HUM	10 11	" "				
10	C 920519 HDM	10	" "				
11	C 930507 ZSM	2	" "				
12	C 920567 PQM	12	" "				
13	N 940655 BDM	1	" "				
14	C 940306 ZMM	5	Hearing Closed				
15	C 940307 ZSM	5	" "				
16	N 940433 ZRM	5	" "				
17	C 940315 ZMM	4	" "				
18	C 930346 PQQ	14	" "				
19	C 910444 PQQ	12	" "				
20	N 940559 HKX	4	Forward Report to City Council				
21	N 940560 HKX	1	" "				
22	N 940561 HKX	1	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB					
		20	21	22	23	24	25	26	27	28							
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Victor G. Allcea, Vice Chairman	A																
Eugenie L. Birch, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Irwin Cantor, P.E.																	
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
James C. Jao, R.A.	A																
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	N							
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Anallsa Torres, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y							

MEETING ADJOURNED AT: 11:30 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 1, 1994

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



Rudolph W. Giuliani, Mayor

City of New York

[No. 11]

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

JOSEPH B. ROSE, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
EUGENIE L. BIRCH, A.I.C.P.
AMANDA M. BURDEN, A.I.C.P.
IRWIN CANTOR, P.E.
ANTHONY I. GIACOBBE, *Esq.*
MAXINE GRIFFITH
JAMES C. JAO, R.A.
BRENDA LEVIN
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, JUNE 1, 1994

Roll Call; approval of minutes	1
I. Scheduling June 15, 1994	1
II. Public Hearings	8
III. Reports	15

**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 June 15, 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, JUNE 1, 1994

APPROVAL OF MINUTES OF Regular Meeting of May 18, 1994
and Special Meeting of May 23, 1994

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 15, 1994
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 5

C 940221 HAX

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 property on the northerly side of Echo Place, between
Grand Concourse and Anthony Avenue, (Block 2810, Lot 37) 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 for **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 Concourse Gardens, containing 118 apartments
in a nine story elevator building, for elderly persons of low income; and one two-
bedroom apartment for the superintendent.

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 2

CD 9

C 910481 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 575 Soundview Avenue** (Block 3523, Lot 34), for continued use as a day care center. (Seven Corners Day Care Center)

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 3

CD 1

C 930123 PPX

IN THE MATTER OF an application submitted by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) city-owned property located at 3000 3rd Avenue** (Block 2363, Lot 16), restricted to retail use as a public parking garage.

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 4

CD 3

C 940135 PPX

IN THE MATTER OF an application submitted by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of:**

1. **Two (2) city-owned properties** pursuant to zoning;
2. **One (1) city-owned property** pursuant to AHOP. If ADOP disposition is unsuccessful, disposition would be pursuant to zoning; and
3. **One (1) city-owned property with direct development restrictions** (within a mandated time frame). If unsuccessful, disposition would be pursuant to zoning.

A list and description of these properties can be seen in the Bronx Office of the Department of City Planning, One Fordham Road, 5th Floor, Bronx, New York 10458.

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 5

CD 8

C 920063 ZSX

IN THE MATTER OF an application submitted by the Hebrew Home for the Aged at Riverdale:

1. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing nursing home, and
2. pursuant to Section 105-421 (Modification of existing topography) of the Zoning Resolution for **the grant of an authorization** to allow the modification of existing topography,

on property located at 5901 Palisade Avenue (Block 5933, Lots 210, 224, 225 and 230) in an R4 District, within the Special Natural Area District (NA-2).

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 June 15, 1994 for a public hearing.

BOROUGH OF BROOKLYN

No. 6

CD 8

C 910482 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 196 Albany Avenue** (Block 1230, Lot 44), for **continued use as a day care center and senior citizens center** (196 Albany Avenue Day Care Center and Senior Citizens Center)

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 7

CD 8

C 910538 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 1435 Prospect Place (Block 1361, Lots 66 and 67), for continued use as a day care center (True Light Herald A/K/A George C. Conliffe Day Care Center)**

Resolution for adoption scheduling June 15, 1994 for a public hearing.

 No. 8

CD 2

C 910559 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 460 Atlantic Avenue (Block 184, Lot 25), for continued use as a day care center and senior citizens center (Nevins Day Care Center and Colony South Brooklyn Senior Citizens Center)**

Resolution for adoption scheduling June 15, 1994 for a public hearing.

 BOROUGH OF MANHATTAN

Nos. 9 and 10

(Applications for an amendment to the Urban Renewal Plan for the Harlem-East-Harlem Urban Renewal Area and the disposition of city-owned property for use as an automotive service station)

No. 9

CD 10,11

C 920429 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to section 505 of Article 15 of the General Municipal (Urban Renewal Law of New York State and Section 197-c of the New York City Charter, for an **amendment to the urban renewal plan for the Harlem-East Harlem Urban Renewal Area.**

The amendment to the Harlem-East Harlem Urban Renewal Plan provides for:

1. The addition of a supplementary control, Section C(b)(b)(3), to the Frederick Douglass Circle site, located on the easterly side of Frederick Douglass Boulevard, between Central Park North and 111th Streets (Block 1826, Lot 1). The added control permits the utilization of this site as an automotive service station until such time as the city exercises its right to re-acquire the property for residential use.
2. The deletion of the area bounded by Park Avenue, East 124th Street, Lexington Avenue, and East 116th Street (the Upper Park Avenue Urban Renewal Area) from the Harlem-East Harlem Urban Renewal Area.
3. The revision of the text of the plan to be in accordance with HPD's current format.

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 10

CD 10

C 920519 HDM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Economic Development Corporation, pursuant to section 197-c of the New York City Charter, for the disposition of city owned property, located at 2040 Frederick Douglass Circle (Block 1826, Lot 1), the Frederick Douglass Circle Site within the Harlem-East-Harlem Urban Renewal Area.

This disposition would allow the utilization of this site as an automotive service station until such time as the city exercises its right to reacquire the property for residential use.

Resolution for adoption scheduling June 15, 1994 for a public hearing.

No. 11

CD 2

C 930507 ZSM

IN THE MATTER OF an application submitted by Rockrose Development Corp. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 13-462 and 74-52 of the Zoning Resolution to **allow an attended public parking garage with a maximum capacity of 57 spaces in the cellar of an existing building on property located at 641 Washington Street (Block 604, Lot 33), in a C6-2 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 June 15, 1994 for a public hearing.

 No. 12

CD 12

C 920567 PQM

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 474 West 159th Street (Block 2108, Lot 23), for continued use as a day care center. (UFBCO Child Care Center)**

Resolution for adoption scheduling June 15, 1994 for a public hearing.

 No. 13

CD 1

N 940655 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Downtown Lower Manhattan Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the establishment of the Downtown-Lower Manhattan Business Improvement District.** The preparation of the plan was authorized by the Mayor on July 6, 1993.

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 June 15, 1994 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN**Nos. 14, 15 and 16**

(Applications for an amendment of the Zoning Map, the grant of a special permit for modification of a previously approved special permit and an amendment of the Zoning Resolution to facilitate a 16-story enlargement of an existing building on a zoning lot containing a landmark building (Republic National Bank))

No. 14**CD 5****C 940306 ZMM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Republic National Bank pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

- 1) changing from a C6-4.5 District to a C5-3 District property bounded by West 40th Street, a line 150 feet west of Fifth Avenue, a line midway between West 39th and West 40th Streets and a line 400 feet west of Fifth Avenue;
- 2) changing from a M1-6 District to a C5-3 District property bounded by a line midway between West 39th and West 40th Streets, a line 150 feet west of Fifth Avenue, West 39th Street and a line 200 feet west of Fifth Avenue; and
- 3) establishing a Special Midtown District bounded by a line midway between West 39th and West 40th Streets, a line 150 feet west of Fifth Avenue, West 39th Street and a line 200 feet west of Fifth Avenue;

as shown on a diagram (for illustrative purposes only) dated February 28, 1994.

(On May 16, 1994, Cal. No. 1, the Commission scheduled June 1, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of the Republic National Bank pursuant to Sections 197-c and 201 of the New York City Charter and Section 74-711 of the Zoning Resolution for the grant of a special permit modifying previously approved special permits C 810605 ZSM and C 830890 ZSM by enlarging the zoning lot to include Lots 58 and 60 of Block 841 and by modifying the following Sections of the Zoning Resolution:

- 1) Section 43-43: to permit the modification of height and setback regulations in an M1-6 District;
- 2) Section 81-27: to permit the modification of Daylight Evaluation Scores for the West 39th Street, Fifth Avenue and West 40th Street frontages in a C5-3 District within the Special Midtown District;
- 3) Section 81-43: to permit the modification of the street wall continuity requirements for the West 40th Street frontages;
- 4) Section 81-45: to permit the modification of the pedestrian circulation space requirements; and
- 5) Section 77-02: to allow the transfer of approximately 26,133 square feet of floor area from the C5-3(MiD) District to the M1-6 District;

to facilitate a 16-story enlargement of an existing building on a zoning lot containing a landmark building, on the west side of Fifth Avenue, between West 39th and West 40th Streets (Block 841, Lots 30, 31, 45, 49, 57, 58, 59 and 60), in C5-3* and M1-6 Districts, partially within the Special Midtown District*.

*Note: A C5-3 District and a Special Midtown District are proposed under related application for an amendment of the Zoning Map (C 940306 ZMM).

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.

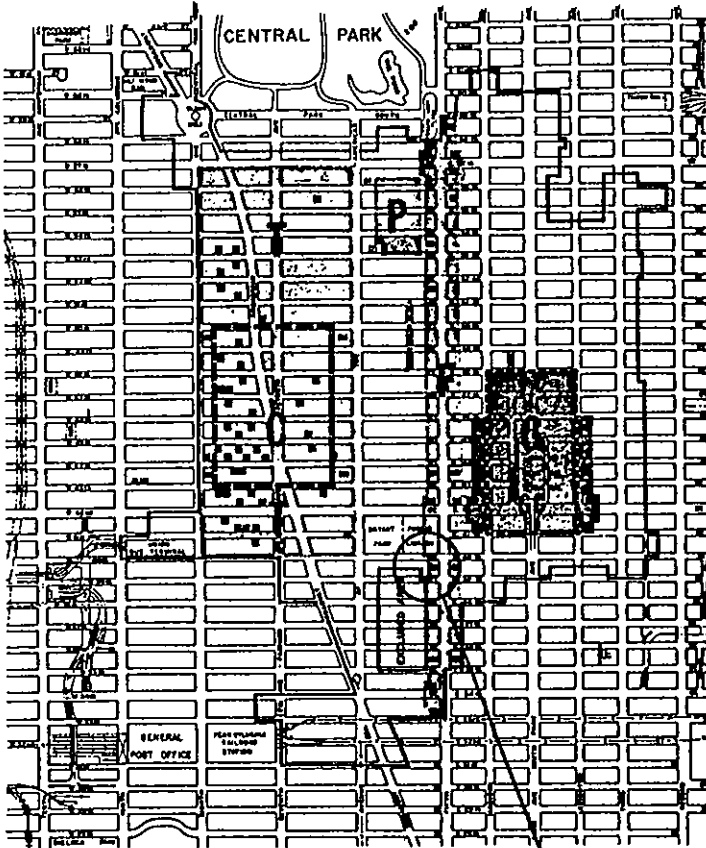
(On May 16, 1994, Cal. No. 2, the Commission scheduled June 1, 1994 for a public hearing which has been duly advertised.)

Close the hearing.








PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Republic National Bank, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Section 81-00 (Special Midtown District) to modify Appendix A; District Maps 1, 2 and 3 to reflect changes in the Special District boundary as proposed in application C 940306 ZMM.

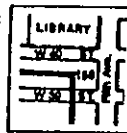
Map 1



MIDTOWN DISTRICT PLAN
MAP 1 - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

-  FIFTH AVENUE SUB DISTRICT
-  THEATRE SUB DISTRICT
-  PRESERVATION SUB DISTRICT
-  THEATRE SUB DISTRICT CORE
-  LISTED THEATRES
-  GRAND CENTRAL SUB DISTRICT
-  GRAND CENTRAL SUB DISTRICT CORE

Enlargement of area within circle
indicating proposed modification:

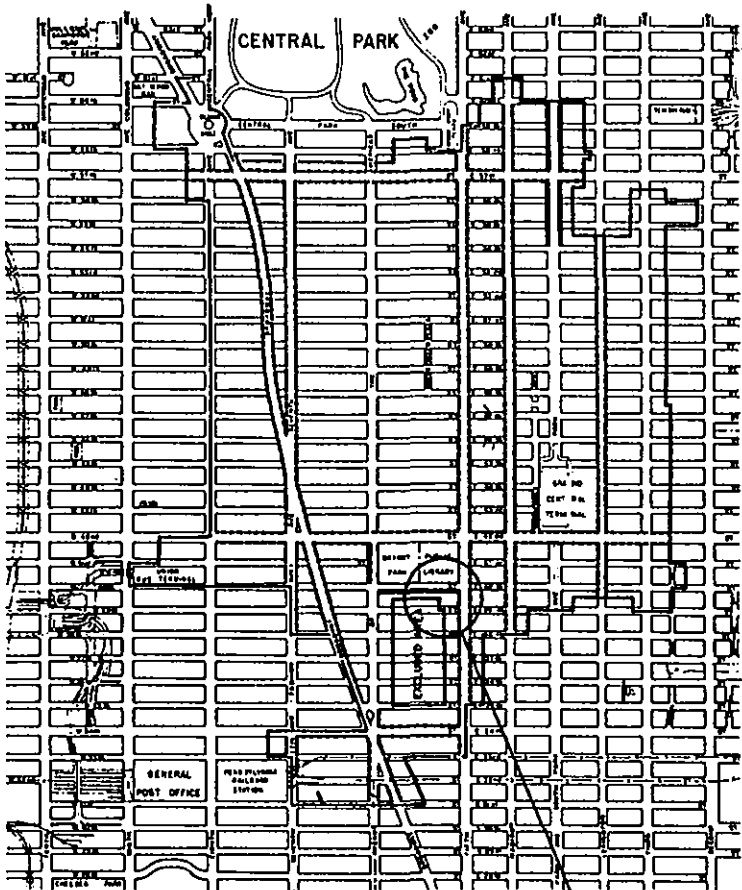


Existing



Proposed

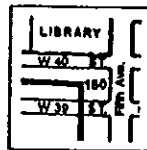
Map 2



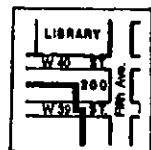
**MIDTOWN DISTRICT PLAN
MAP 2 - RETAIL AND STREET WALL CONTINUITY**

- RETAIL AND STREET WALL CONTINUITY REQUIRED
- ===== STREET WALL CONTINUITY ONLY REQUIRED

Enlargement of area within circle
indicating proposed modification:

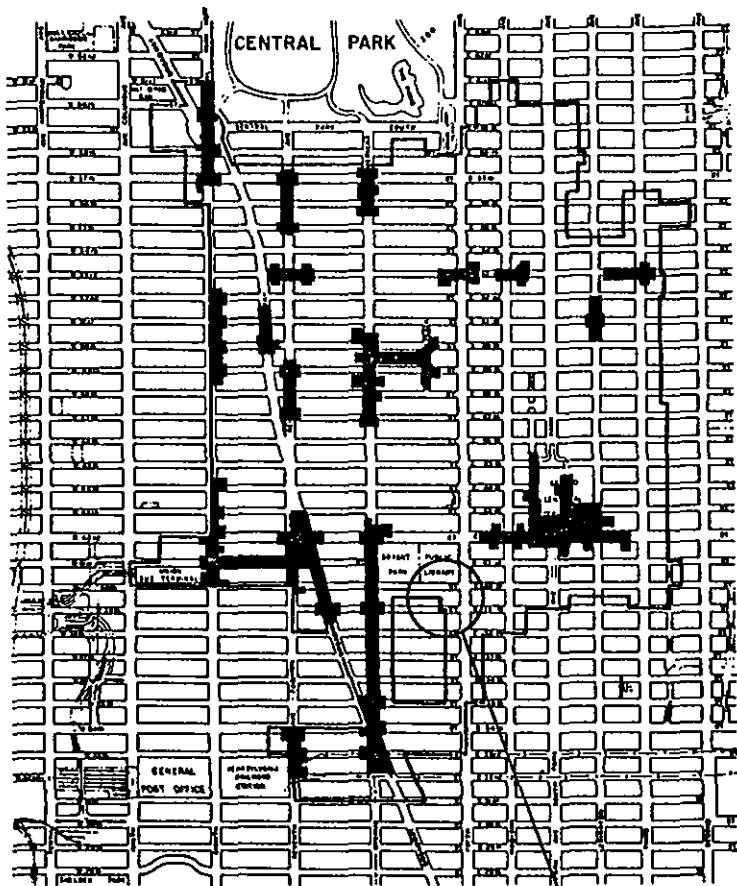


Existing



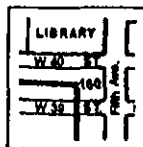
Proposed

Map 3

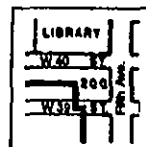


MIDTOWN DISTRICT PLAN
 MAP 3 - SUBWAY STATION IMPROVEMENT AREAS

Enlargement of area within circle
 indicating proposed modification:



Existing



Proposed

(On May 16, 1994, Cal. No. 3, the Commission scheduled June 1, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 4

C 940315 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Washington Street Associates pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 8d**, changing from a C1-7A district to a C6-2A district property bounded by West 37th Street, Ninth Avenue, West 36th Street, and a line 200 feet west of Ninth Avenue, as shown on a diagram (for illustrative purposes only) dated February 28, 1994.

(On May 18, 1994, Cal. No. 1, the Commission scheduled June 1, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 18

CD 14

C 930346 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 41-05 Beach Channel Drive (Block 15831, Lot 32), for continued use as a day care center.** (Blanche Community Progress Day Care Center #2)

(On May 18, 1994, Cal. No. 2, the Commission scheduled June 1, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

CD 12

C 910444 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 110-15 164th Place (Block 10193, Lot 1), for continued use as a day care center. (Amistad Day Care Center)

(On May 18, 1994, Cal. No. 3, the Commission scheduled June 1, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 20, 21 and 22

*(Historic District Designations Pursuant to Section 3020.8(b)
of the New York City Charter)*

No. 20

CD 4

N 940559 HKX

IN THE MATTER OF a communication dated April 15, 1994, from the Chief of Staff of the Landmarks Preservation Commission regarding the **Clay Avenue Historic District** designated by the Landmarks Preservation Commission on April 5, 1994, (List No. 258) generally bounded by a line extending easterly along the southern curb line of East 166th Street, southerly along the eastern property line of 380 East 166th Street, a/k/a 1068 Clay Avenue, southerly along the eastern property lines of 1066 through 1040 Clay Avenue, southerly along the eastern property line of 381 East 165th Street, a/k/a/ 1038 Clay Avenue, westerly along the northern curb line of East 165th Street, northerly and easterly along the western and part of the northern property lines of 371 East 165th Street, a/k/a 1039 Clay Avenue, northerly along the western property lines of 1041 and 1067 Clay Avenue, and northerly along the western property line of 360 East 166th Street, a/k/a/ 1069 Clay Avenue, to the point of beginning.

(On April 26, 1994, the Commission duly advertised May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 18, the hearing was closed.)

For consideration.

No. 21

CD 1

N 940560 HKX

IN THE MATTER OF a communication dated April 15, 1994, from the Chief of Staff of the Landmarks Preservation Commission regarding the **Mott Haven East Historic District** designated by the Landmarks Preservation Commission on April 5, 1994, (List No. 258) bounded by a line beginning at the intersection of the northern curb line of East 139th Street and a southerly extension of the western property line of 403 East 139th Street, extending easterly along the northern curb line of East 139th Street, northerly along the eastern property line of 447 East 139th Street and 450 East 140th Street, northerly across East 140th Street, easterly along the northern curb line of East 140th Street, northerly along the eastern property line of 481 East

140th Street, westerly along the northern property lines of 481 through 407 East 140th Street, southerly along the western property line of 407 East 140th Street, southerly across East 140th Street, and southerly along the western property lines of 406 East 140th Street and 403 East 139th Street, to the point of beginning.

(On April 26, 1994, the Commission duly advertised May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 19, the hearing was closed.)

For consideration.

No. 22

CD 1

N 940561 HKX

IN THE MATTER OF a communication dated April 15, 1994, from the Chief of Staff of the Landmarks Preservation Commission regarding **the Bertine Block Historic District** designated by the Landmarks Preservation Commission on April 5, 1994, (List No. 258) bounded by a line beginning at the intersection of the southern curb line of East 136th Street and a northerly extension of the western property line of 408 East 136th Street, extending southerly and easterly along western and southern property line of 408 East 136th Street, southerly along part of the western property line of 410 East 136th Street, easterly along the southern property line of 410 through 440 East 136th Street, northerly along the eastern property line of 440 East 136th Street, northerly across East 136th Street, easterly along northern curb line of East 136th Street, northerly along the eastern building line of 445 East 136th Street to the northern property line of Lot 10 of Block 2282, westerly along the northern property lines of 425 through 415 East 136th Street, southerly along the western property line of 415 East 136th Street, southerly across East 136th Street, and westerly along the southern curb line of East 136th Street, to the point of beginning.

(On April 26, 1994, the Commission duly advertised May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 20, the hearing was closed.)

For consideration.

No. 23

CD 9

N 940558 HKX

IN THE MATTER OF a communication, dated April 15, 1994, from the Chief of Staff of the Landmarks Preservation Commission regarding **the landmarking of the Van Schaick Free Reading Room/Huntington Free Library and Reading Room**

located at 9 Westchester Square (Block 3981, Lot 2), designated by the Landmarks Preservation Commission on April 5, 1994 (List No. 258).

For consideration.

BOROUGH OF MANHATTAN

No. 24

CD 9

N 940562 HKM

IN THE MATTER OF a communication, dated April 15, 1994, from the Chief of Staff of the Landmarks Preservation Commission regarding the landmarking of the former Della Robbia Bar, located at 4 Park Avenue (Block 863, Lot 44), designated by the Landmarks Preservation Commission on April 5, 1994 (List No. 258).

For consideration.

No. 25

(Amendment to Section 13-00 of the Zoning Resolution concerning off-street parking regulations in Manhattan Community Boards 1 through 8)

CD 1-8

N 930245 ZRM

IN THE MATTER of an application submitted by the Manhattan Borough President pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to Section 13-00 concerning off-street Parking Regulations in Manhattan Community Boards 1 through 8 as follows:

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

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

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

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

* * *

~~13:014~~

~~Commercial vehicle parking in public parking facilities~~

Notwithstanding the definition of #public parking garages# and #public parking lots# in Section 12-10, commercial and public utility motor vehicle parking shall be permitted within such facilities when located in C5-2, C5-2.5, C5-3, C5-5, C5-P, C6-4, C6-4.5, C6-5, C6-5.5, C6-6, C6-6.5, C6-7, C6-9, and M1-6 Districts, provided that:

- (a) such vehicles do not exceed 20 feet in length; and
- (b) the number of spaces provided for such vehicles is limited to not more than 10 spaces or 10 per cent of the total number of spaces permitted within the #public parking garage# or #public parking lot#, whichever is less.

* * *

(On April 20, 1994, Cal. No. 1, the Commission scheduled May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 26

CD 3

C 930547 ZMR

IN THE MATTER OF an application submitted by the Residents of Memphis Avenue Assoc., Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 33a and 33c, changing from an R3-2 district to an R3A district property bounded by:

- a) Leverett Avenue, Pompey Avenue, Serrell Avenue, Mott Street, the easterly prolongation of Grantwood Avenue, and Annadale Road; and

- b) Annadale Road, the easterly prolongation of Burchard Court, Jefferson Boulevard, Richmond Parkway, and Grantwood Avenue;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated January 31, 1994.

(On April 20, 1994, Cal. No. 5, the Commission scheduled May 4, 1994 for a public hearing. On May 4, 1994, Cal No. 16, the hearing was closed.)

For consideration.

No. 27

CD 3

C 940059 ZSR

IN THE MATTER OF an application submitted by Robert C. Gunther pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 107-73 of the Zoning Resolution to modify the height regulations as set forth in Section 107-43 of the Zoning Resolution to **allow a 400 foot-high radio aerial tower** (accessory to a communications equipment structure - Use Group 6D) on property located at **160 Kent Street** (Block 7376, tentative Lots 60, 65, 108, 114), between Hargold Avenue and Bromley Avenue, in an M1-1 District, within the Special South Richmond Development District.

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

(On April 20, 1994, Cal. No. 6, the Commission scheduled May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 17, the hearing was closed.)

For consideration.

CITYWIDE

No. 28

[Amendments to Section 73-36 of the Zoning Resolution concerning physical culture or health establishments]

Citywide

N 930469 ZRY

IN THE MATTER OF an application submitted by Talla New York, 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 Section 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

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# or the #commercial# portion of a #mixed 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 or mixed 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.

Note: This text is modified, reflecting the approval of application # N 900731 ZRY by the City Council on April 28, 1994.

(On April 6, 1994, Cal. No. 2, the Commission duly advertised April 20, 1994 for a public hearing. On April 20, 1994, Cal. No. 13, the hearing was closed.)

For consideration.

SUPPLEMENTAL
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, JUNE 1, 1994
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York

[No. 11]

Prepared by Lois McDaniel, Calendar Officer

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

JOSEPH B. ROSE, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
EUGENIE L. BIRCH, A.I.C.P.
AMANDA M. BURDEN, A.I.C.P.
IRWIN CANTOR, P.E.
ANTHONY I. GIACOBBE, *Esq.*
MAXINE GRIFFITH
JAMES C. JAO, R.A.
BRENDA LEVIN
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.

I. SCHEDULING

BOROUGH OF STATEN ISLAND

No. 1

CD 3

C 940218 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection 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 5223, Lots 17, 19, p/o 25;
Block 5225, Lots p/o 52, 60;
Block 5226, Lots p/o 71, p/o 92, 14, 18, 20, 24, 150, 158, 160, 163;
Block 5227, Lots 11, 18, 28, 37, 39, 41, 43, 45, 48;
Block 5228, Lots 13, 15, 20, 28, 37, 40, 42, 45, 47, 49, 50;

including the beds of the following streets:

Holly Avenue between Amboy Road and Beth Place;
Acacia Avenue north of Oakdale Street and south of Amboy Road;
Coverdale Avenue north of Oakdale Street and south of Amboy Road;
Elmwood Avenue from Amboy Road to north of Oakdale Street;

for the conveyance and storage of storm water and as open space.

Resolution for adoption scheduling June 15, 1994 for a public hearing.

II. PROPOSED CITY COUNCIL MODIFICATIONS

	No. 2	
Johnson Avenue Garage	_____	C 920558 PQK
	No. 3	
Randolph Street Lot	_____	C 920559 PQK
	No. 4	
190 Amsterdam Avenue	_____	C 940145 PPM
	No. 5	
175th Place AOBH	_____	C 920266 PQQ
	No. 6	
119th Avenue AOBH	_____	C 920473 PQQ
	No. 7	
42nd Street Light Rail	_____	C 940153 BFM