

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JUNE 15, 1994**  
**10:00 A.M. IN SPECTOR 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 900634 MMX	11	Scheduled to be Heard 6/29/94	23	C 920429 HUM	10 11	Hearing Closed
2	C 920347 PQX	3	" "	24	C 920519 HDM	10	" "
3	C 920403 MMX	3,4	" "	25	C 930507 ZSM	2	" "
4	C 930263 PPK	5	" "	26	C 920567 PQM	12	" "
5	C 940163 PPK	7	" "	27	N 940655 BDM	1	" "
6	C 940289 PPK	2	" "	28	C 940218 PCR	3	" "
7	C 940500 POM C 940499 PPM	6	" "	29	C 930408 PQX	1	Favorable Report Adopted
8	C 940501 POM C 940502 PPM	6	" "	30	C 940260 HUX	2	" "
9	N 920461 ZRM	8	" "	31	C 940261 HDX	2	" "
10	C 920584 ZSM	8	" "	32	C 940265 HUX	1,2 3	" "
11	C 910525 PQQ	14	" "	33	C 910446 PQX	9	" "
12	C 910510 PQQ	3	" "	34	C 910443 POK	9	" "
13	C 910513 ZMQ	12	" "	35	C 920367 POK	2	" "
14	C 940165 PPR	2	" "	36	C 920568 PQM	11	" "
15	C 940221 HAX	5	Hearing Closed	37	C 930371 PQM	3	" "
16	C 910481 PQX	9	" "	38	C 940306 ZMM	5	" "
17	C 930123 PPX	1	" "	39	C 940307 ZSM	5	" "
18	C 940135 PPX	3	" "	40	N 940433 ZRM	5	" "
19	C 920063 ZSX	8	" "	41	C 930114 PCQ	3	Withdrawn
20	C 910482 POK	8	" "	42	C 930114 (A) PCQ	3	" "
21	C 910538 POK	8	" "	43	C 930322 PCQ	2	Favorable Report Adopted
22	C 910559 POK	2	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers														In Favor - Y Oppose - N Abstain - AB		
		29	30	31	32	33	34	35	36	37	38	39	40	41	42	43		
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	
Eugenie L. Birch, <i>A.I.C.P.</i>	A														W	W		
Amanda M. Burden, <i>A.I.C.P.</i>	A														I	I		
Irwin Cantor, <i>P.E.</i>	P														T	T		
Anthony I. Giacobbe, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	H	Y		
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D	D	Y		
James C. Jao, <i>R.A.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	R	Y		
Brenda Levin	P	N	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	A	A	Y		
Edward T. Rogowsky	P	N		Y	Y	N	N		N	Y	Y	Y	Y	W	W	Y		
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y		
Analisa Torres, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y		
Jacob B. Ward, <i>Esq., Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y		

MEETING ADJOURNED AT: 2:20 P.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  

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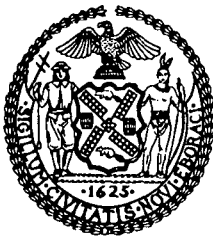
**CITY PLANNING COMMISSION**  

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**WEDNESDAY, JUNE 15, 1994**  

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**MEETING AT 10:00 A.M.**  
**in**  
**SPECTOR HALL**  
**22 READE STREET**  
**NEW YORK, NEW YORK**



**Rudolph W. Giuliani, Mayor**

**City of New York**

**[No. 12]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

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### 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.

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**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**

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

JOSEPH B. ROSE, *Chairman*  
VICTOR G. ALICIA, *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.

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, JUNE 15, 1994**

Roll Call; approval of minutes	1
I. Scheduling June 29, 1994	1
II. Public Hearings	8
III. Reports	16

**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 29, 1994, in Spector Hall, 22 Reade Street, 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 15, 1994

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APPROVAL OF MINUTES OF Regular Meeting of June 1, 1994

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I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JUNE 29, 1994  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK

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BOROUGH OF THE BRONX

No. 1

CD 11

C 900634 MMX

**IN THE MATTER OF** an application submitted by Megell Construction Corp., pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of Unionport Road between Sagamore Street and Birchall Avenue, the establishment of a park addition, the establishment of a turnaround at the terminus of Birchall Avenue, changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 13045, dated August 5, 1993 and revised February 14, 1994 and signed by the Borough President.

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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Nos. 2 and 3

*(Applications for acquisition of property and an amendment to the City Map involving the reconstruction, maintenance and repair of the Melrose Avenue Bridge)*

No. 2

CD 3

C 920347 PQX

**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 **acquisition of property** (Block 2409, Lot 50 and Block 2391, Lots 5 and 62), adjacent to the Melrose Avenue Bridge generally located between East 163rd and East 165th streets, for **access easements to allow the reconstruction, maintenance and repair of the bridge.**

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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No. 3

CD 3, 4

C 920403 MMX

**IN THE MATTER OF** an application submitted by Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for **an amendment to the City Map** involving the change of legal grades within an area generally bounded by East 166th Street, Clay Avenue, Park Avenue, East 163rd Street and Washington Avenue, the establishment or modification of block dimensions and the delineation of easements and an access corridor therein and any acquisition or disposition of property related thereto, to **facilitate the reconstruction of the Melrose Avenue Bridge** and the roadways at both approaches to the bridge between East 163rd and East 166th streets and the reconstruction of the 165th Street Bridge and the roadways at both approaches to the bridge between Clay and Washington avenues, all in accordance with Map No. 13049, dated November 17, 1993 and signed by the Borough President.

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 4**

**CD 5**

**C 930263 PPK**

**IN THE MATTER OF** an application submitted by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 20 Marginal Street West (Block 3483, Lot 29), pursuant to zoning.

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**No. 5**

**CD 7**

**C 940163 PPK**

**IN THE MATTER OF** an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 514 49th Street (Block 784, Lot 10) restricted to health-related community facility uses.

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**No. 6**

**CD 2**

**C 940289 PPK**

**IN THE MATTER OF** an application by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at the northwest corner of Ashland Place and Dekalb Avenue (Block 2087, Lot 1) restricted to community facility uses.

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 7 and 8**

*(Applications for acquisition of privately-owned property and the subsequent disposition of city-owned property to house the United Nations Children's Fund (UNICEF))*

**No. 7**

**CD 6**

**C 940500 PQM  
C 940499 PPM**

**IN THE MATTER OF** applications submitted by the Department of General Services and the Economic Development Corporation pursuant to Section 197-c of the New York City Charter for:

1. **Acquisition of privately-owned property; and**
2. **Disposition of city-owned property;**

**located at 3 United Nations Plaza (Block 1336, Lot 31).**

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**No. 8**

**CD 6**

**C 940501 PQM  
C 940502 PPM**

**IN THE MATTER OF** applications submitted by the Department of General Services and the Economic Development Corporation pursuant to Section 197-c of the New York City Charter for:

1. **Acquisition of privately-owned property; and**
2. **Disposition of city-owned property;**

**located at 633 Third Avenue (Block 1314, Lot 9).**

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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Nos. 9 and 10

*(Applications for an amendment to the Zoning Resolution and the grant of a special permit to permit the enlargement of an existing nursing home)*

No. 9

CD 8

N 920461 ZRM

**IN THE MATTER OF** an application submitted by Mary Manning Walsh Home Co., Inc., 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 74-903 concerning Designation of Community Districts in which special permits are required for certain community facility uses, as follows:

Matter in ~~Gray-tone~~ is new, to be added;

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

Matter within # # is defined in Section 12-10

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

\*\*\*

**74-903**

**Designation of Community Districts in which special permits are required for certain community facility uses**

The special permit provisions of Section 74-90 shall apply to all nursing homes and health-related facilities within the boundaries of Community Districts 7, 8, 11 and 12 in The Bronx; Community Districts 2, 6, 8, 11, 12, 13, 14, 15 and 17 in Brooklyn; Community Districts 4, 7, ~~8~~ 11 and 12 in Manhattan; Community Districts 4, 7, 8, 12 and 14 in Queens; and Community Districts 1 and 2 in Staten Island; where the findings of Section 22-13 have been made.

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**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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## No. 10

CD 8

C 920584 ZSM

**IN THE MATTER OF** an application submitted by the Mary Manning Walsh Home Co., Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to permit an approximately 1400 square foot enlargement of an existing 362-bed nursing home facility on property located at 1339 York Avenue (Block 1466, Lot 21), on the west side of York Avenue between East 71st Street and East 72nd Street, in a C1-5 District mapped within an R-10 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 June 29, 1994 for a public hearing.**

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**BOROUGH OF QUEENS**

## No. 11

CD 14

C 910525 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 216/222 Beach 87th Street (Block 16120, Lot 6), for use as a day care center (Hammels Arverne Day Care Center).

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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No. 12

CD 3

C 910510 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 111-12 Northern

**Boulevard (Block 1726, Lot 5), for continued use as a day care center. (Malcolm X Day Care Center)**

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**No. 13**

**CD 12**

**C 910513 ZMQ**

**IN THE MATTER OF** an application submitted by Foster Philips Funeral Establishment pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 19a**, establishing within an existing R3-2 district a C2-2 district bounded by Linden Boulevard, Montauk Street, a line 100 feet south of Linden Boulevard, and a line 500 feet west of Montauk Street, as as shown on a diagram (for illustrative purposes only) dated March 28, 1994 and subject to the conditions of CEQR Declaration E-55.

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 14**

**CD 2**

**C 940165 PPR**

**IN THE MATTER OF** an application submitted by the New York City Department of General Services, Division of Real Property pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located on Manor Road, (Block 955, part of Lot 1) restricted to community facility use.**

**Resolution for adoption scheduling June 29, 1994 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 15**

**CD 5**

**C 940221 HAX**

**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 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.

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

**Close the hearing.**

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## No. 16

CD 9

C 910481 PQX

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

(On June 1, 1994, Cal. No. 2, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 17

CD 1

C 930123 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 one (1) city-owned property located at 3000 3rd Avenue (Block 2363, Lot 16), restricted to retail use as a public parking garage.

(On June 1, 1994, Cal. No. 3, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 18

CD 3

C 940135 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:

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.

(On June 1, 1994, Cal. No. 4, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 19

CD 8

C 920063 ZSX

**PUBLIC HEARING:**

**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 natural 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.

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

**Close the hearing.**

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**BOROUGH OF BROOKLYN****No. 20****CD 8****C 910482 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 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)**

(On June 1, 1994, Cal. No. 6, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 21****CD 8****C 910538 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 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)**

(On June 1, 1994, Cal. No. 7, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22****CD 2****C 910559 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 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)

(On June 1, 1994, Cal. No. 8, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

**Nos. 23 and 24**

*(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. 23**

**CD 10,11**

**C 920429 HUM**

**PUBLIC HEARING:**

**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.

(On June 1, 1994, Cal. No. 9, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 24

CD 10

C 920519 HDM

**PUBLIC HEARING:**

**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.

(On June 1, 1994, Cal. No. 10, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 25

CD 2

C 930507 ZSM

**PUBLIC HEARING:**

**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

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 June 1, 1994, Cal. No. 11, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 26

CD 12

C 920567 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 474 West 159th Street (Block 2108, Lot 23), for continued use as a day care center. (UFBCO Child Care Center)

(On June 1, 1994, Cal. No. 12, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 27

CD 1

N 940655 BDM

**PUBLIC HEARING:**

**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.

(On June 1, 1994, Cal. No. 13, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF STATEN ISLAND**

**No. 28**

**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.**

(On June 1, 1994, Supplemental Cal. No. 1, the Commission scheduled June 15, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## III. REPORTS

## BOROUGH OF THE BRONX

No. 29

CD 1

C 930408 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 350 East 146th Street (Block 2326, Lot 30), for continued use as a day care center. (Mott-Haven East 146th Street Day Care Center)

(On May 4, 1994, Cal. No. 1, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 4, the hearing was closed.)

**For consideration.**

Nos. 30, 31 and 32

*(Applications concerning the Hunts Point North Urban Renewal Plan for the Hunts Point North Urban Renewal Area for acquisition and rehabilitation of properties, the disposition of city-owned properties for the purpose of rehabilitation and the 19th Amendment to the South Bronx Urban Renewal Plan for the South Bronx Urban Renewal Area)*

No. 30

CD 2

C 940260 HUX

**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 the **Hunts Point North Urban Renewal Plan for the Hunts Point North Urban Renewal Area**, generally bounded by East 169th Street, East 167th Street, Westchester Avenue, Sheridan Expressway, Bruckner Boulevard, Hunts Point Avenue, East 163rd Street, Westchester Avenue, and Prospect Avenue.

The proposed urban renewal plan for the Hunts Point North Urban Renewal Area provides for the acquisition and rehabilitation of the following properties:

<u>Site #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
F1	2748	14	1028 Faile Street
F2	2748	17	1034 Faile Street
F3	2748	24	1048 Faile Street
F4	2749	46	1031 Faile Street
F5	2749	48	1027 Faile Street

(On May 4, 1994, Cal. No. 2, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 5, the hearing was closed.)

For consideration.

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No. 31

CD 2

C 940261 HDX

**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, Sites F1 through F5, within the Hunts Point North Urban Renewal Area.

The properties to be disposed for the purpose of rehabilitation are as follows:

<u>Site #</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
F1	2748	14	1028 Faile Street
F2	2748	17	1034 Faile Street
F3	2748	24	1048 Faile Street
F4	2749	46	1031 Faile Street
F5	2749	48	1027 Faile Street

(On May 4, 1994, Cal. No. 3, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 6, the hearing was closed.)

For consideration.

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No. 32

CD 1,2,3

C 940265 HUX

**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 the 19th Amendment to the South Bronx Urban Renewal Plan for the South Bronx Urban Renewal Area.**

The proposed amendment to the urban renewal plan for the South Bronx Urban Renewal Area provides for:

1. The deletion of the Bronxchester, Longwood and Hunts Point North areas from the South Bronx Urban Renewal Area. These areas are established as independent urban renewal areas.
2. The deletion of Blocks 2364 and 2360, which are to be included in the proposed Melrose Commons Urban Renewal Area.
3. The deletions of Block 2294 west, 2362 north, 2362 south, and the middle segment of Block 2359 for which there is no urban renewal activity, in order to achieve a rational urban renewal boundary.
4. The sub-division of Model Cities Phase II Site 507 into three sites:

Site 507A - Block 2674, Lot 51, is the site of the already built Felisa Rincon Section 8 housing development.

Site 507B - Block 2674, Lot 38, 603 Prospect Avenue, which is undergoing rehabilitation under the New York State Homeless Housing Assistance Program, and an adjoining lot, Lot 36, which will serve as open space for the rehabilitated building.

Site 507C - Block 2674, Lots 32, 33, 34, 35, 84, and the demapped portion of East 151st Street. This site contains occupied multi-family housing.

The South Bronx Urban Renewal Area is generally bounded by Third Avenue, East 149th Street, St. Ann's Avenue, East 156th Street, Brook Avenue, East 159th Street, St. Ann's Avenue, Third Avenue, East 164th Street, Boston Road, Prospect Avenue, Crotona Park East, Suburban Place, Boston Road, East 173rd Street, Sheridan Expressway, Westchester Avenue, East 167th Street, East 169th Street, Prospect Avenue, East 149th Street, Bruckner Expressway, Bruckner Boulevard, and the Major Deegan Expressway.

(On May 4, 1994, Cal. No. 4, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 7, the hearing was closed.)

**For consideration.**

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## No. 33

CD 9

C 910446 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 1113 Colgate Avenue (Block 3736, Lot 1), for continued use as a day care center.** (East Bronx N.A.A.C.P. Day Care Center)

(On May 4, 1994, Cal. No. 5, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

## No. 34

CD 9

C 910443 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 995 Carroll Street (Block 1280, Lot 54), for continued use as a day care center.** (Five Block Day Care Center)

(On May 4, 1994, Cal. No. 6, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**No. 35**

CD 2

C 920367 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 966/972 Fulton Street (Block 2014, Lot 26), for continued use as a day care center and senior citizens center.** (Young Minds Day Care Center and Fort Greene Senior Citizens Center)



(On May 4, 1994, Cal. No. 7, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 36**

**CD 11**

**C 920568 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 2322 Third Avenue a/k/a 165/7 126th Street (Block 1775, Lot 33), for continued use as a day care center and senior citizens center.** (Citizens Care Day Care Center II and UBA/Beatrice Lewis Senior Citizens Center)

(On May 4, 1994, Cal. No. 10, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**No. 37**

**CD 3**

**C 930371 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 710/712 East 9th Street (Block 378, Lot 10), for continued use as a day care center.** (Association Day Care Center)

(On May 4, 1994, Cal. No. 11, the Commission scheduled May 18, 1994 for a public hearing. On May 18, 1994, Cal. No. 14, the hearing was closed.)

**For consideration.**

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Nos. 38, 39 and 40

*(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. 38

CD 5

C 940306 ZMM

**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 June 1, 1994, Cal. No. 1, the Commission scheduled June 1, 1994 for a public hearing. On June 1, 1994, Cal. No. 14, the hearing was closed.)

**For consideration.**

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No. 39

CD 5

C 940307 ZSM

**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 Resolutions:

- 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 15, 1994, Cal. No. 2, the Commission scheduled June 1, 1994 for a public hearing. On June 1, 1994, Cal. No. 15, the hearing was closed.)

**For consideration.**

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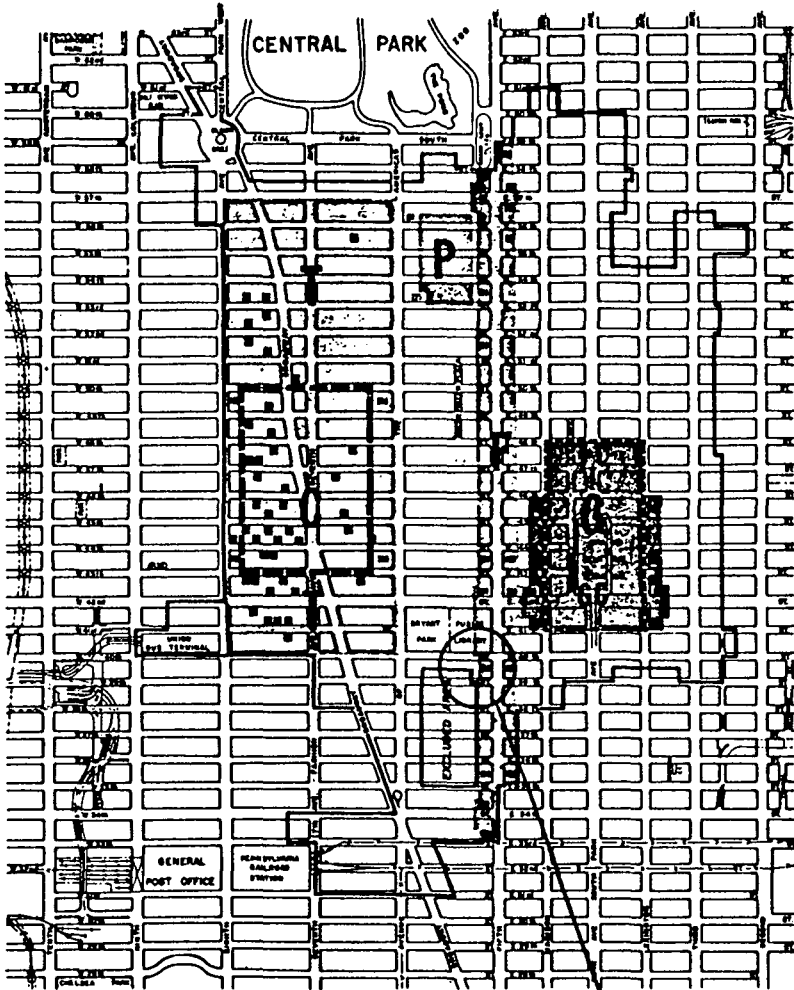
No. 40

CD 5

N 940433 ZRM

**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**

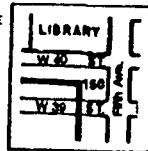


**MIDTOWN DISTRICT PLAN**

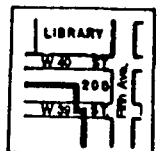
MAP 1 - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

- 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:

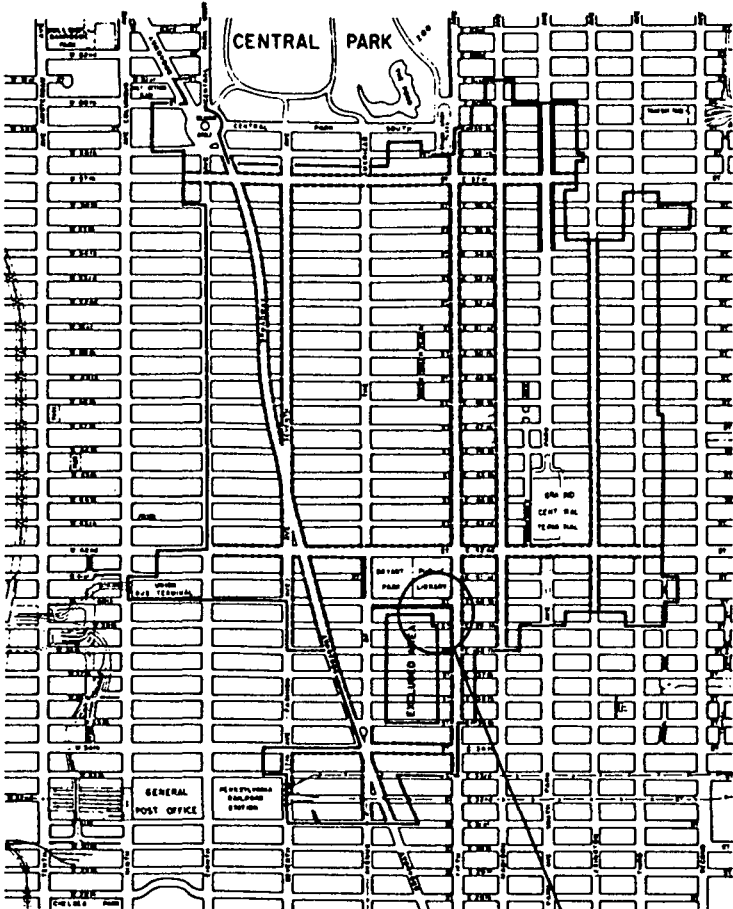


Existing



Proposed

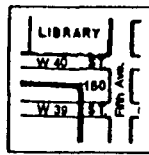
**Map 2**



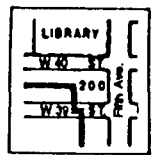
**MIDTOWN DISTRICT PLAN**  
**MAP 2 - RETAIL AND STREET WALL CONTINUITY**

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

Enlargement of area within circle  
 indicating proposed modification:

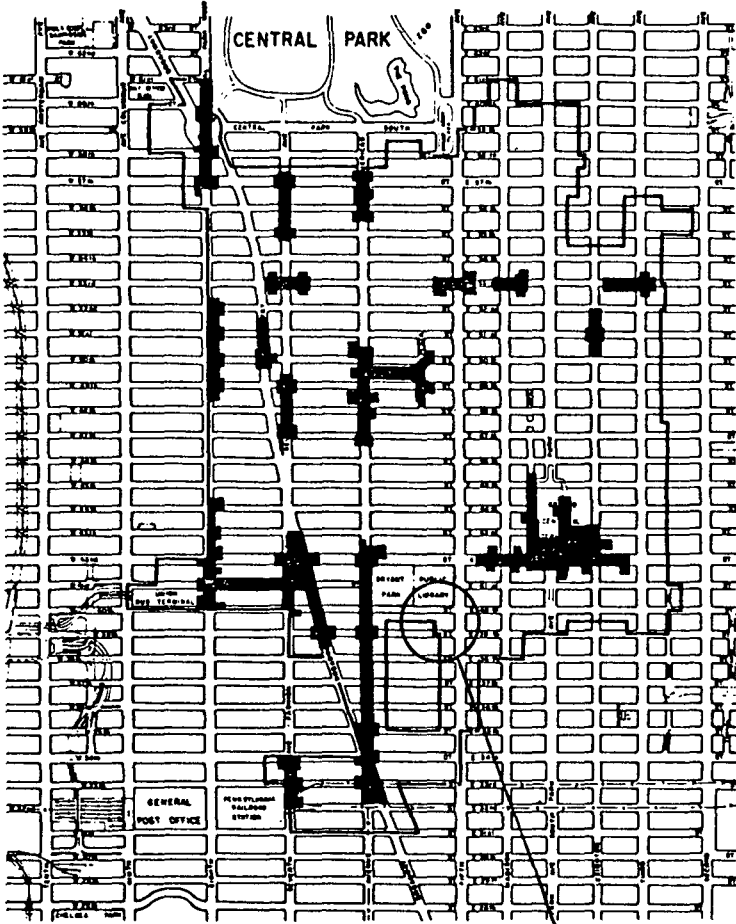


Existing



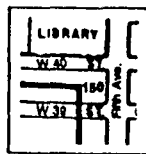
Proposed

**Map 3**

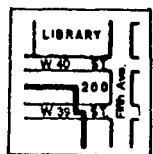


**MIDTOWN DISTRICT PLAN**  
MAP 3 - SUBWAY STATION IMPROVEMENT AREAS

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. On June 1, 1994, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 41 and 42**

*(Applications for site selection and acquisition of property  
for construction of and access to a water tunnel shaft  
(Shaft 17B) for City Water Tunnel No. 3)*

**No. 41**

**CD 3**

**C 930114 PCQ**

**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 property located at 25th Avenue between the Brooklyn-Queens Expressway and 75th Street (Block 1027, Lot 4), for construction of and access to a water tunnel shaft (Shaft 17B) for City Water Tunnel No. 3.

(On April 20, 1994, Cal. No. 2, the Commission scheduled May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**No. 42**

**CD 3**

**C 930114 (A) PCQ**

**IN THE MATTER OF** a modified 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 and proposed for modification on March 8, 1994 pursuant to Section 7.030 of the Uniform Land Use Review Procedure, for site selection and acquisition of property located at 25th Avenue between the Brooklyn-Queens Expressway and 75th Street (Block 1027, Lot 4 and part of Lot 50) for construction of and access to a water tunnel shaft (Shaft 17B) for City Water Tunnel No. 3.

(On April 20, 1994, Cal. No. 3, the Commission scheduled May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 43**

**CD 2**

**C 930322 PCQ**

**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 property located at 50-04 73rd Place (Block 2448, Lot 60), for construction of and access to a water tunnel shaft (Shaft 18B) for City Water Tunnel No. 3.**

(On April 20, 1994, Cal. No. 4, the Commission scheduled May 4, 1994 for a public hearing. On May 4, 1994, Cal. No. 15, the hearing was closed.)

**For consideration.**

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