

# CITY PLANNING COMMISSION

## DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JULY 27, 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 910558 PQX	1	Scheduled to be Heard 8/10/94	23	C 920347 PQX	3	Favorable Report Adopted
2	C 940424 PPK	2	" "	24	C 920403 MMX	3, 4	" "
3	C 940628 DMK	2	" "	25	C 910482 POK	8	" "
4	C 920057 POK	2	" "	26	C 910538 POK	8	" "
5	C 920056 PQM	9	" "	27	C 910559 POK	2	" "
6	C 940219 PCM	5	" "	28	C 930263 PPK	5	" "
7	N 930137 ZRM	1, 3	" "	29	C 940163 PPK	7	" "
8	C 940503 HUM	1, 3	" "	30	C 940289 PPK	2	" "
9	C 940140 PPX	9	Hearing Closed	31	C 920429 HUM	10, 11	" "
10	C 940407 PPX	3	" "	32	C 920519 HDM	10	" "
11	C 940514 PPX	3	" "	33	C 920567 PQM	12	" "
12	C 940518 DMX	3	" "	34	C 910510 PQQ	3	" "
13	C 930241 PPK	3	" "	35	C 910513 ZMQ	12	Laid Over
14	C 940160 PPK	2	" "	36	N 930436 ZRQ	2	Favorable Report Adopted
15	C 940287 PCK	6	" "	37	C 940218 PCR	3	" "
16	C 930120 PPK	16	" "	38	C 940165 PPR	2	" "
17	C 940221 HAX	5	Favorable Report Adopted	39			
18	C 910481 PQX	9	" "	40			
19	C 930123 PPX	1	" "	41			
20	C 940135 PPX	3	" "	42			
21	C 920063 ZSX	8	" "	43			
22	C 900634 MMX	11	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers														In Favor - Y Oppose - N Abstain - AB			
		17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Victor G. Alicea, <i>Vice Chairman</i>	A																		
Eugenie L. Birch, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	N	N
Irwin Cantor, <i>P.E.</i>	P	Y	Y	Y	Y	AB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anthony I. Giacobbe, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
James C. Jao, <i>R.A.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brenda Levin	P	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	N	N
Edward T. Rogowsky	P	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	N	N
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Analisa Torres, <i>Esq.</i>	P	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 12:25 P.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JULY 27, 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

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers												In Favor - Y Oppose - N Abstain - AB			
		35	36	37	38												
Joseph B. Rose, <i>Chairman</i>	P		Y	Y	Y												
Victor G. Alcea, <i>Vice Chairman</i>	A																
Eugene L. Birch, <i>A.I.C.P.</i>	P	L	Y	Y	Y												
Amanda M. Burden, <i>A.I.C.P.</i>	P	A	Y	Y	Y												
Irwin Cantor, <i>P.E.</i>	P	I	Y	Y	Y												
Anthony I. Glacobbe, <i>Esq.</i>	P	D	Y	AB	Y												
Maxine Griffith	P		Y	Y	Y												
James C. Jao, <i>R.A.</i>	P	O	Y	Y	Y												
Brenda Levin	P	V	N	Y	Y												
Edward T. Rogowsky	P	E	Y	Y	Y												
Ronald Shiffman, <i>A.I.C.P.</i>	P	R	AB	Y	Y												
Anallsa Torres, <i>Esq.</i>	P		Y	Y	Y												
Jacob B. Ward, <i>Esq., Commissioners</i>	P		Y	Y	Y												

MEETING ADJOURNED AT:

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

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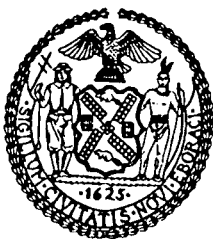
**CITY PLANNING COMMISSION**  

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**WEDNESDAY, JULY 27, 1994**  

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



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
**[No. 15]**  
**Prepared by Lois McDaniel, Calendar Officer**

A

**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. ALICEA, *Vice-Chairman*  
EUGENIE L. BIRCH, A.I.C.P.  
AMANDA M. BURDEN, A.I.C.P.  
IRWIN G. 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, JULY 27, 1994**

Roll Call; approval of minutes	1
I. Scheduling August 10, 1994	1
II. Public Hearings	11
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 August 10, 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, JULY 27, 1994**

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**APPROVAL OF MINUTES OF Regular Meeting of July 13, 1994**

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

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 1**

**C 910558 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 296 East 140th Street (Block 2314, Lot 58), for use as a day care center (Lucille Murray Child Development Center).

**Resolution for adoption scheduling August 10, 1994 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

**CD 2**

**C 940424 PPK**

**IN THE MATTER OF** an application by the Department of General Services pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 44 Carlton Avenue (Block 2030, Lot 47), pursuant to zoning.

**Resolution for adoption scheduling August 10, 1994 for a public hearing.**

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No. 3

CD 2

C 940628 DMK

**IN THE MATTER OF** an application by the Department of General Services pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties, pursuant to zoning.

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

**Resolution for adoption scheduling August 10, 1994 for a public hearing.**

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No. 4

CD 2

C 920057 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 104 Gold Street (Block 55, Lot 34), for use as a day care center (Farragut Day Care Center).

**Resolution for adoption scheduling August 10, 1994 for a public hearing.**

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**BOROUGH OF MANHATTAN**

No. 5

CD 9

C 920056 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 510 West 145th Street (Block 2076, Lot 41), for use as day care centers (Area 145 & Asociaciones DOM Day Care Centers).

**Resolution for adoption scheduling August 10, 1994 for a public hearing.**

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No. 6

CD 5

C 940219 PCM

**IN THE MATTER OF** an application submitted by the Department of Juvenile Justice 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 2269 First Avenue (Block 1688, Lots 30 and 34), for use as a school.

Resolution for adoption scheduling August 10, 1994 for a public hearing.



Nos. 7 and 8

*(Applications for amendment to the Zoning Resolution concerning the Special Manhattan Landing Development District and amendment to the Brooklyn Bridge Southeast Urban Renewal Plan for the Brooklyn Bridge Southeast Urban Renewal Area)*

No. 7

[Amendments to Article IX, Chapter 8, Special Manhattan Landing Development District of the Zoning Resolution, concerning waterfront developments of less than 2 FAR with certain water dependent and waterfront enhancing uses subject to waterfront public access and visual corridor requirements, deletion of a mandatory arcade requirement for an upland block, and development of the new Whitehall Ferry Terminal over the existing Battery Park Underpass in the demapped volume of South Street.]

CD 1,3

N 930137 ZRM

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8, Special Manhattan Landing Development District, Sections 98-02, 98-04, 98-041, 98-042, 98-043, 98-044, Appendix A, and Appendix B, 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

## 98-02

## General Provisions

Except as modified by the express provisions of this District, the regulations of the underlying zoning districts remain in effect. The #Special South Street Seaport District# (Article VIII, Chapter 8) is wholly within the MLD District. All provisions of the #Special South Street Seaport District# are applicable. ~~The boundaries of the MLD District are coincident with the boundaries of~~ The Brooklyn Bridge Southeast Urban Renewal Project Area, as amended, is wholly within the MLD District. All provisions of the Brooklyn Bridge Southeast Urban Renewal Plan, as amended, are applicable. For certain waterfront #developments# that are limited in #use# and #bulk#, the provisions of Section 98-04 (Special Regulations for Certain Waterfront Developments) shall apply.

\* \* \*

## 98-04

## Special Regulations for Certain Waterfront Developments

The provisions of this Section shall apply only to a #development# with a #floor area ratio# of less than 2.0 on a #waterfront zoning lot#, as defined in Section 62-11 (Definitions), and containing only the following #uses# as listed in Section 62-21 (Classification of Uses in the Waterfront Area):

## From Use Group 3:

Art Galleries, non-commercial  
Libraries  
Museums

## From Use Group 4:

All WD and WE #uses#

## From Use Group 6:

All WD and WE #uses#

## From Use Group 7:

All WD #uses#  
Bicycle rental or repair shops

## From Use Group 8:

All WE #uses#

From Use Group 9:  
All WD and WE #uses#

From Use Group 10:  
All WD #uses#

From Use Group 12:  
All WE #uses#

From Use Group 13:  
All WE #uses#

From Use Group 14:  
Boat fuel sales establishments, open or enclosed, restricted to location within ten feet of a boat dock berth  
Boat launching facilities for non-commercial pleasure boats  
Boat rental establishments, open or enclosed  
All WE #uses#

From Use Group 15:  
Animal exhibits  
Amusement arcades, limited to 4,000 square feet of #floor area# per establishment

Notwithstanding the underlying district #use# regulations, any such #development# shall be permitted to contain any of the #uses# listed above:

Any such #development# shall be exempt from all of the provisions of Article IX, Chapter 8, except Section 98-01 (Definitions) and Section 98-033 (Lot area). In lieu thereof, Sections 98-041 (Special use and passenger loading regulations) through 98-044 (Special review provisions), inclusive, shall apply.

98-041  
Special use and passenger loading regulations

Any #development# pursuant to Section 98-04 (Special Regulations for Certain Waterfront Developments) shall be subject to all of the applicable provisions of Sections 62-24 (Uses on Piers and Platforms) and 62-25 (Uses on Floating Structures), including those provisions of other sections of Article VI, Chapter 2 made applicable by cross-reference, and shall be exempt from the provisions of Section 62-562 (Passenger drop-off and pick-up areas for docking facilities):

For the purposes of this Section, paragraph (a) of Section 62-241 (Uses on existing piers and platforms) shall apply to #buildings or other structures# occupied #predominantly#, as defined in Section 62-11 (Definitions), by WD #uses#.

#### 98-042

##### Special provisions for Battery Park Underpass/South Street

A #zoning lot# containing a #development# pursuant to Section 98-04 (Special Regulations for Certain Waterfront Developments) may include the volume above the upper limiting plane of the Battery Park Underpass/South Street. A #development# or portion thereof may be located within such volume. That portion of the #zoning lot# that lies above the Battery Park Underpass/South Street shall not be considered #lot area# for the purpose of computing maximum #floor area#; however, such portion shall be considered #lot area# for all other purposes of this Resolution, including the public access requirements of Section 98-043 (Public access and visual corridor requirements).

#### 98-043

##### Public access and visual corridor requirements

Any #development# pursuant to Section 98-04 (Special Regulations for Certain Waterfront Developments) shall be subject to all of the applicable provisions of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS) and Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA), including those provisions of other sections of Article VI, Chapter 2, made applicable by cross-reference.

#### 98-044

##### Special review provisions

Any #development# pursuant to Section 98-04 (Special Regulations for Certain Waterfront Developments) shall be subject to all of the applicable provisions of Sections 62-71 (City Planning Certifications), 62-722 (Modification of waterfront public access and visual corridor requirements), 62-733 (Uses on floating structures) and 62-734 (Developments on piers or platforms), including those provisions of other sections of Article VI, Chapter 2, made applicable by cross-reference.

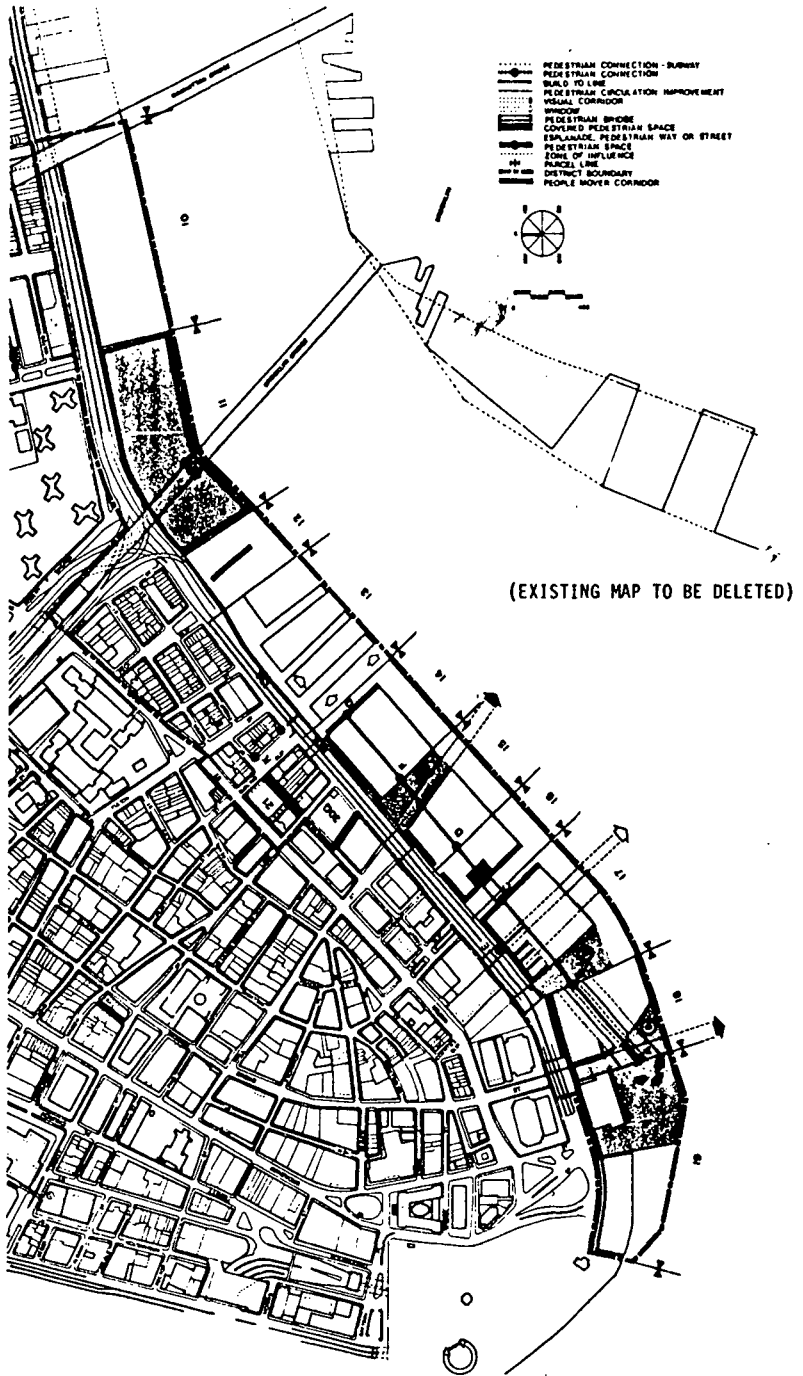
\* \* \*

## APPENDIX A

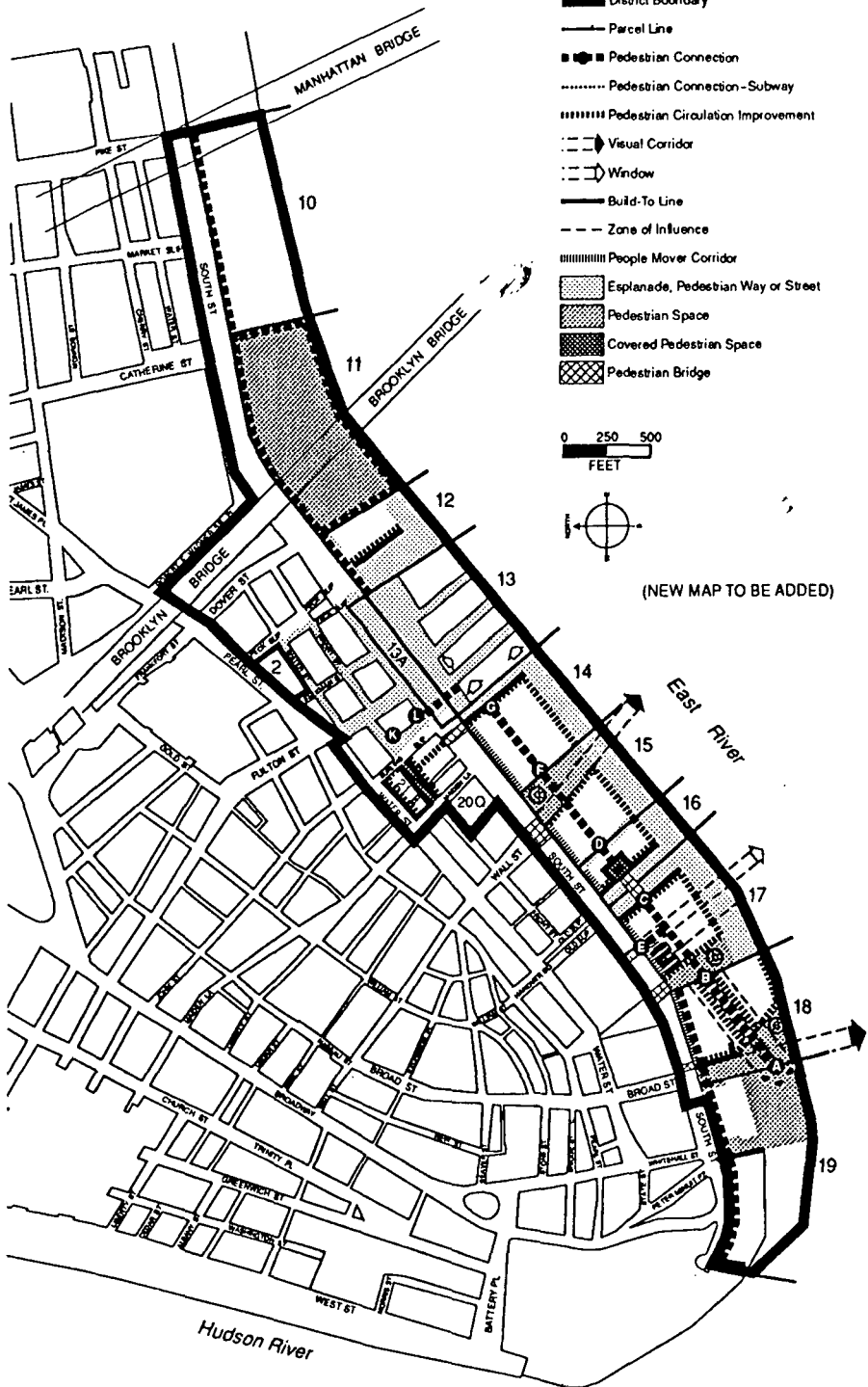
### Special Manhattan Landing District Plan

(Note: Existing map to be deleted and a new map to be added, see next page)

**APPENDIX A (12/28/73)**  
**Special Manhattan Landing District Plan**



**APPENDIX A:  
SPECIAL MANHATTAN LANDING DEVELOPMENT DISTRICT PLAN**



APPENDIX B  
Description of Improvements by District Parcel

\* \* \*

District Parcel 2

- (a) ~~An #arcade# fronting on Beekman Street continuously between Pearl Street and Water Street.~~
- (b) ~~An #arcade# fronting on Water Street continuously between Beekman Street and Peck Slip.~~
- (e) #Build-to lines#. Any #building# built in District Parcel 2 shall be built with one facing coincident with the building lines of Beekman Street, Water Street and Peck Slip, to a height above #curb level# of not less than 45 feet. ~~At such height there shall be a cornice line established by means of a #loggia# or #building# setback.~~

\* \* \*

Resolution for adoption scheduling August 10, 1994 for a public hearing.

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No. 8

CD 1,3

C 940503 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 Brooklyn Bridge Southeast Urban Renewal Plan, for the Brooklyn Bridge Southeast Urban Renewal Area.

The proposed amendment provides for:

1. Two new objectives are added to the urban renewal plan:
  - a) The provision for interim, low-scale, commercial development with water-dependent and/or waterfront enhancing uses, with a floor area ratio of less than one, on existing piers and Marginal Street.

- b) The retention and upgrading of the Whitehall (Staten Island) Ferry Terminal.
  
- 2. The land use and urban design controls set forth in Section III "Land Use Plan" of this plan shall not, however, apply to any development with a floor area ratio of less than one (1), located on existing piers and the Marginal Street of their zoning lot. All such developments shall comply with only those urban design and land use regulations set forth in the Special Manhattan Landing Development District of the Zoning Resolution, as amended.

The controls for parcels 14 and 17, which are now designated for residential use, will be changed to permit commercial uses, recreational areas and uses, and community facilities for any development with a with a floor area ratio of less than one (1).

- 3. All controls relating to Parcels 15 and 20 have been eliminated, as they are "Q" parcels and have not been acquired.

**Resolution for adoption scheduling August 10, 1994 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 9**

**CD 9**

**C 940140 PPX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter for the disposition of three (3) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen in the Bronx Office of the Department of City Planning, One Fordham Plaza, Room 502, Bronx, NY 10458.

(On July 13, 1994, Cal. No. 1, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10**

**CD 3**

**C 940407 PPX**

**PUBLIC HEARING:**

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

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

A list and description of the properties can be seen in the Bronx Office of the Department of City Planning, One Fordham Plaza, Room 502, Bronx, NY 10458.

(On July 13, 1994, Cal. No. 2, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 11

CD 3

C 940514 PPX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of General Services, 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 in the Bronx Office of the Department of City Planning, One Fordham Plaza, Room 502, Bronx, NY 10458.

(On July 13, 1994, Cal. No. 3, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 12

CD 3

C 940518 DMX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of General Services, 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 in the Bronx Office of the Department of City Planning, One Fordham Plaza, Room 502, Bronx, NY 10458.

(On July 13, 1994, Cal. No. 4, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF BROOKLYN**

**No. 13**

**CD 3**

**C 930241 PPK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 857-859 Gates Avenue (Block 1631, Lots 60 and 61) restricted to open space use.

(On July 13, 1994, Cal. No. 5, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 2**

**C 940160 PPK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties, pursuant to zoning.

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

(On July 13, 1994, Cal. No. 6, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 15

CD 6

C 940287 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 325/33 Second Street (Block 969, Lots 52, 53, 54, 55 and 57), for use as a day care center (Our Lady of Peace Day Care Center).

(On July 13, 1994, Cal. No. 7, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 16

CD 16

C 930120 PPK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of twenty (20) city-owned properties, pursuant to zoning.

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

(On July 13, 1994, Cal. No. 8, the Commission scheduled August 10, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

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### III. REPORTS

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#### BOROUGH OF THE BRONX

No. 17

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.

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

**For consideration.**

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No. 18

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)

(On June 1, 1994, Cal. No. 2, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 19**

**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.

(On June 1, 1994, Cal. No. 3, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 20**

**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 AHOP 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. On June 15, 1994, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No. 21**

**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 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. On June 15, 1994, Cal No. 19, the hearing was closed.)

**For consideration.**

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**No. 22**

**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.

(On June 15, 1994, Cal. No. 1, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**Nos. 23 and 24**

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

**No. 23**

**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.**

(On June 15, 1994, Cal. No. 2, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 24**

**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.

(On June 15, 1994, Cal. No. 3, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 25**

**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)

(On June 1, 1994, Cal. No. 6, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 26**

**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)

(On June 1, 1994, Cal. No. 7, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**No. 27**

**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)

(On June 1, 1994, Cal. No. 8, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**No. 28**

**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.

(On June 15, 1994, Cal. No. 4, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 19, the hearing was closed.)

**For consideration.**

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No. 29

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.

(On June 15, 1994, Cal. No. 5, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 20, the hearing was closed.)

**For consideration.**

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No. 30

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.

(On June 15, 1994, Cal. No. 6, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

Nos. 31 and 32

*(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. 31

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.

(On June 1, 1994, Cal. No. 9, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 23, the hearing was closed.)

**For consideration.**

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## No. 32

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.

(On June 1, 1994, Cal. No. 10, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 24, the hearing was closed.)

**For consideration.**

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No. 33

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)

(On June 1, 1994, Cal. No. 12, the Commission scheduled June 15, 1994 for a public hearing. On June 15, 1994, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

No. 34

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)

(On June 15, 1994, Cal. No. 12, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 27, the hearing was closed.)

For consideration.

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No. 35

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.

(On June 15, 1994, Cal. No. 13, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 28, the hearing was continued. On July 13, 1994, Cal. No. 26, the hearing was closed.)

For consideration.

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## No. 36

[Amendment of the Zoning Resolution of the City of New York relating to Section 117-00 concerning accessory business sign regulations in the Court Square Sub-district of the Special Hunters Point Mixed Use District]

CD 2

N 930436 ZRQ

IN THE MATTER OF an application submitted by Citibank 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 117-00 concerning accessory business sign regulations in the Court Square Sub-district of the Special Hunters Point Mixed Use District as follows:

Matter in Greytone 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

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117-623 Accessory business sign regulations

All requirements of Section 32-60 (SIGN REGULATIONS) shall apply, except for Sections 32-642 (Non-illuminated signs), 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts) and 32-655 (Height of signs in all other Commercial Districts).

Non-illuminated#, illuminated# or flashing signs# are permitted with a total #surface area# (in square feet) not exceeding five times the #street# frontage of the #zoning lot# in feet, but in no event shall the total #surface area# exceed 500 square feet for #interior# or #through lots# or 500 square feet on each #frontage# for #corner lots#

No permitted #sign# shall extend above #curb level# at a height greater than 60 feet.

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(On June 29, 1994, Cal. No. 15, the Commission scheduled July 13, 1994 for a public hearing. On July 13, 1994, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND****No. 37****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. On June 15, 1994, Cal. No. 28, the hearing was closed.)

**For consideration.**

**No. 38****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.

(On June 15, 1994, Cal. No. 14, the Commission scheduled June 29, 1994 for a public hearing. On June 29, 1994, Cal. No. 29, the hearing was closed.)

**For consideration.**