

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING
WEDNESDAY, OCTOBER 26, 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 940141 PPX | 10 | Scheduled to be Heard 11/16/94 | 23 | C 940411 PPX | 8 | Hearing Closed |
| 2 | C 940415 PPX | 12 | " " | 24 | C 930325 MMK | 6 | " " |
| 3 | C 940516 PPX | 12 | " " | 25 | C 930326 POK | 6 | " " |
| 4 | C 930085 POK | 8 | " " | 26 | C 870742 ZSM | 5 | " " |
| 5 | C 930164 POK | 2 | " " | 27 | N 950107 BDM | 5,6 | " " |
| 6 | N 950149 BDK | 7 | " " | 28 | C 840903 ZMM | 8 | " " |
| 7 | C 930362 PQM | 11 | " " | 29 | C 930005 MMQ | 1 | " " |
| 8 | C 940451 PPM | 11 | " " | 30 | C 900442 MMR | 2 | " " |
| 9 | C 940313 PQM | 3 | " " | 31 | N 950113 ZRY | CW | " " |
| 10 | N 950151 BDM | 2,3,5,6 | " " | 32 | C 930148 ZSX | 4 | Laid Over |
| 11 | C 940267 HUQ | 7 | " " | 33 | C 930149 ZSX | 4 | " " |
| 12 | C 940078 PCQ | 7 | " " | 34 | C 940448 PPK | 2 | Favorable Report Adopted |
| 13 | C 940268 HDQ | 7 | " " | 35 | C 940236 GFM | 11 | " " |
| 14 | N 940288 ZRY | CW | " " | 36 | C 940416 PPM | 1 | " " |
| 15 | N 940505 ZRY | CW | " " | 37 | C 940422 PPM | 12 | Laid Over |
| 16 | N 940632 ZRY | CW | " " | 38 | N 950112 HKM | 2 | Forward Report to City Council |
| 17 | C 920659 PQX | 1 | Withdrawn | 39 | N 940436 ZAQ | 10 | Authorization Approved |
| 18 | C 940470 HUX | 1 | Hearing Closed | 40 | N 950145 PXR | 1 | Favorable Report Adopted |
| 19 | C 940471 HDX | 1 | " " | 41 | | | |
| 20 | C 940613 HAX | 1 | " " | 42 | | | |
| 21 | C 940472 ZMX | 1 | " " | 43 | | | |
| 22 | C 940673 PPX | 6 | " " | 44 | | | |

| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: Calendar Numbers | | | | | | | | | | | | | In Favor - Y Oppose - N Abstain - AB | | |
|---|---------------------------|---|----|----|----|----|----|----|----|----|---|--|--|--|--|--|--|
| | | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | | | | | | | |
| Joseph B. Rose, <i>Chairman</i> | P | | | Y | Y | Y | | Y | Y | Y | | | | | | | |
| Victor G. Allcea, <i>Vice Chairman</i> | P | | | | Y | Y | | Y | Y | Y | | | | | | | |
| Eugenie L. Birch, <i>A.I.C.P.</i> | A | R | R | | | | | R | | | | | | | | | |
| Amanda M. Burden, <i>A.I.C.P.</i> | A | E | E | | | | | E | | | | | | | | | |
| Irwin Cantor, <i>P.E.</i> | P | V | V | Y | Y | Y | | V | Y | Y | Y | | | | | | |
| Anthony I. Glacobbe, <i>Esq.</i> | P | O | O | Y | Y | Y | | O | Y | Y | Y | | | | | | |
| Maxine Griffith | P | | | Y | Y | Y | | | Y | Y | Y | | | | | | |
| William J. Grinker | P | I | I | Y | Y | Y | | I | Y | Y | Y | | | | | | |
| Brenda Levin | P | I | I | Y | Y | Y | | I | Y | Y | Y | | | | | | |
| Edward T. Rogowsky | P | A | A | Y | Y | Y | | A | Y | Y | Y | | | | | | |
| Ronald Shiffman, <i>A.I.C.P.</i> | A | L | L | | | | | L | | | | | | | | | |
| Anallsa Torres, <i>Esq.</i> | A | | | | | | | | | | | | | | | | |
| Jacob B. Ward, <i>Esq., Commissioners</i> | P | | | Y | Y | Y | | | Y | Y | Y | | | | | | |

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 26, 1994

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 21]

Prepared by Lois McDaniel, Calendar Officer

A

CITY PLANNING COMMISSION

**GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the City of New York -- Department of City Planning to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

**City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216**

B
CITY PLANNING COMMISSION

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

- JOSEPH B. ROSE, *Chairman*
- VICTOR G. ALICEA, *Vice-Chairman*
- EUGENIE L. BIRCH, A.I.C.P.
- AMANDA M. BURDEN, A.I.C.P.
- IRWIN G. CANTOR, P.E.
- ANTHONY I. GIACOBBE, *Esq.*
- MAXINE GRIFFITH
- WILLIAM J. GRINKER
- BRENDA LEVIN
- EDWARD T. ROGOWSKY
- RONALD SHIFFMAN, A.I.C.P.
- ANALISA TORRES, *Esq.*
- JACOB B. WARD, *Esq., Commissioners*
- LOIS MCDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, OCTOBER 26, 1994

| | |
|---------------------------------|----|
| Roll Call; approval of minutes | 1 |
| I. Scheduling November 16, 1994 | 1 |
| II. Public Hearings | 11 |
| III. Reports | 23 |

**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 November 16, 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, OCTOBER 26, 1994

**APPROVAL OF MINUTES OF Regular Meeting of October 12, 1994
and Special Meeting of October 24, 1994**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, NOVEMBER 16, 1994
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 10

C 940141 PPX

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. Three (3) city-owned properties, pursuant to zoning:

(Block 5313, Lot 155), south of Baisley Avenue, approximately 500 feet east of Crosby Avenue;

(Block 5346, Lot 7), west side of Vreeland Avenue, 202 feet north of Waterbury Avenue;

(Block 5408, Lot 418) northwest corner of Siegfried Place and Parsifal Place;
and

2. One (1) city-owned property, pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning:

(Block 5546, Lot 103).

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 2

CD 12

C 940415 PPX

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 may be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, 5th Floor, Bronx, NY 10456.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 3

CD 12

C 940516 PPX

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 one (1) city-owned property located at 3323 White Plains Road (Block 4624, Lot 51), pursuant to zoning.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CD 8

C 930085 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 671/675 Prospect Place (Block 1224, Lot 45), for continued use as a day care center. (Friends of Crown Heights Day Care Center # 2)

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 5

CD 2

C 930164 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 343 Warren Street (Block 391, Lot 56), for continued use as day care centers. (Jules D. Michaels & Nat Turner Day Care Centers)

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 6

CD 7

N 950149 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Sunset Park District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the District Plan for the Sunset Park-5th Avenue Business Improvement District. The preparation of the plan was authorized by the Mayor on September 1, 1993.

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

Resolution for adoption scheduling November 16, 1994 for a public hearing.

BOROUGH OF MANHATTAN

No. 7

CD 11

C 930362 PQM

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 110 East 131st Street (Block 1779, Lot 1), for continued use as a garage.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 8

CD 11

C 940451 PPM

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, one located at 114 East 124rd Street (Block 1771, Lot 66), and one (1) located on the north side of East 122nd Street, 80 feet west of Lexington Avenue (Block 1771, Lot 113) restricted to residential accessory uses.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 9

CD 3

C 940313 PQM

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 155 First Avenue (Block 451, Lot 26), for continued use as a section station.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 10

CD 7

N 950149 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the 14th Street-Union Square District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the amended District Plan for the 14th Street-Union Square Business Improvement District. The preparation of the plan was authorized by the Board of Estimate on August 19, 1982, Calendar No. 285.

Note: The City Planning Commission previously approved a related application (N 830197 BDM) concerning the establishment of the 14th Street-Union Square Business Improvement District on December 8, 1982, Calendar No. 15.

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

Resolution for adoption scheduling November 16, 1994 for a public hearing.

BOROUGH OF QUEENS

Nos. 11, 12 and 13

(Applications for an amendment to the urban renewal plan for the College Point Urban Renewal Area, site selection and acquisition of property and the disposition of city-owned property for use as a sanitation garage)

No. 11

CD 7

C 940267 HUQ

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

The proposed amendment:

- 1) Allows a sanitation garage as one of the permitted public uses in Industrial Area A of the College Point Urban Renewal Area, subject to special review and approval by the City Planning Commission; and adds specific development and landscaping controls for the sanitation garage (Exhibit B, Section B(2) and J(6));
- 2) Changes the land use from Drainage System to Industrial Area A for the area bounded by Ulmer Street, 26th Avenue (as formerly mapped), Farrington Street (as formerly mapped), and a line approximately 251 feet northerly of and parallel to 28th Avenue (part of Lot 1 in Block 4302, part of Lot 1 in Block 4303, part of Lot 1 in Block 4275 and part of Lot 1 in Block 4276), within the College Point Urban Renewal Area;
- 3) Adds the following uses to those uses prohibited in Industrial Area A:
 - . Marine transfer stations for garbage
 - . Incineration or reduction of garbage

- . Radioactive waste disposal services
- . Scrap metal, junk, paper or rags storage, sorting or baling
- . Sewerage treatment or disposal plant

- 4) Reconciles a change in the city map and the land use map of the urban renewal plan, regarding the configuration of a cul-de-sac on 123rd Street (Block 4329).

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 12

CD 7

C 940078 PCQ

IN THE MATTER OF an application submitted by the Department of Sanitation 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 on the east side of 122nd Street between 30th Avenue and 31st Avenue (Block 4350, Lots 1 and 15), for use as a garage.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 13

CD 7

C 940268 HDQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Economic Development Corporation (EDC), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located in the area generally bounded by Ulmer Street, 26th Avenue (as formerly mapped), Farrington Street (as formerly mapped), and a line approximately 251 feet northerly of and parallel to 28th Avenue (part of Lot 1 in Block 4302, part of Lot 1 in Block 4303, part of Lot 1 in Block 4275 and part of Lot 1 in Block 4276), within the College Point Urban Renewal Area.

The property is to be disposed to the Economic Development Corporation and then to a developer selected by EDC. This disposition would facilitate the development of industrial uses on separate portions of the Ulmer Street Site.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

CITYWIDE

No. 14

Citywide

N 940288 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 200 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to Section 74-53 concerning accessory group parking facilities in Large-Scale Developments as follows:

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

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

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

74-53 (5/21/94)

Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments ~~or General Large-Scale Developments~~:

The City Planning Commission may permit #group parking facilities accessory# to #uses# in #large-scale residential developments#, or #large-scale community facility developments#, ~~or #general large scale developments#~~ with more than the prescribed maximum of Sections 25-12, and 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) or may permit modifications of the applicable provisions of Sections 25-11, and 36-11 ~~and 4-11~~ (General Provisions) so as to permit off-street parking spaces #accessory# to such #uses# to be located on the roof of a #building#.

As a condition of permitting such exceptions or modifications, the Commission shall make the following findings:

- (a) That such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in #residential# areas.
- (b) That such #use# has adequate reservoir space at the vehicular entrance to accommodate either ten automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.
- (c) That the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby.

(d) That where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including requirements for shielding of floodlights, for locations of entrances and exits, or for setback at any roof parking areas from #lot lines#.

This Section shall not apply to Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3 shall apply.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 15

Citywide

N 940505 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to section 74-67 concerning bulk regulations for police and fire stations as follows:

- Matter in ~~Graytone~~ is new, to be added;
- Matter in ~~Strikeout~~ is old, to be deleted;
- Matter within # # is defined in Section 12-10.

74-67 (6/22/62)
Fire or Police Stations

~~74-671~~
Use

In all #Residence Districts#, the City Planning Commission may permit fire or police stations, provided that the following findings are made:

- (a) that such #use# will serve the #residential# area within which it is proposed to be located;
- (b) that there are serious difficulties in locating it in a district wherein it is permitted as of right and from which ~~where~~ it could serve the #residential# area, which make it necessary to locate such #use# within a #Residence District#; and

~~(b) in the case of fire stations, that such #use# is so located as to minimize the movement of fire apparatus through local #streets# in #residential# areas.~~

~~For any such #use#, the Commission may permit appropriate modifications of the applicable regulations of Article II, Chapter 3, provided that such #use# complies with the applicable district #bulk# regulations, for #community facility buildings# as set forth in Article II, Chapter 4.~~

~~74-672~~

~~Bulk~~

~~In all Districts, the City Planning Commission may permit #community facility building# #bulk# regulations to apply to fire or police stations provided that the following findings are made:~~

~~(a) that such #bulk# regulations are necessary for the proper design and operation of the facility; and~~

~~(b) that the facility will have satisfactory design relationships to adjacent streets and surrounding properties;~~

~~The City Planning Commission may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area, including requirements for landscaping.~~

Resolution for adoption scheduling November 16, 1994 for a public hearing.

No. 16

Citywide

N 940632 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 200 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to Section 36-023 concerning parking requirements in C4-1 zones as follows:

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

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

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

36-023 (7/22/76)

Applicability of Regulations in C4-1 Districts

In C4-1 Districts, for #zoning lots# having a #lot area# in excess of four acres, all #group parking facilities# which are #accessory# to new commercial #developments# or #enlargements# shall be subject to authorization by the City Planning Commission to assure that the layout of such parking spaces is arranged and located in relation to the #use# or #uses# to which such spaces are #accessory#, so as to provide adequate ingress, egress and circulation with respect to abutting #streets# or #uses#. ~~This requirement shall be in addition to all other provisions of this Chapter.~~

The Commission may also authorize a reduction of the parking requirement of Section 36-21 by an amount not to exceed 50%, provided the Commission finds that the applicant has demonstrated that the proposed parking is sufficient for the uses proposed.

Resolution for adoption scheduling November 16, 1994 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 17

CD 1

C 920659 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 528 East 146th Street (Block 2272, Lot 5), for continued use as a day care center. (Betances Early Childhood Center)

(On October 12, 1994, Cal. No. 1, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 18, 19, 20 and 21

(Applications concerning the Mott Haven North Urban Renewal Plan for the Mott Haven North Urban Renewal Area, acquisition, designation and disposition of city-owned property, and an amendment to the zoning map to facilitate the construction of approximately 75 dwelling units)

No. 18

CD 1

C 940470 HUX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter and Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State, for the Mott Haven North Urban Renewal Plan, for the Mott Haven North Urban Renewal Area.

The proposed urban renewal plan provides for the acquisition of 21 sites for residential reuse. The plan also provides for the rezoning part of Block 2624, including Site 9, from M1 to R6.

The 21 sites to be acquired comprise 17 new construction sites and 4 sites for rehabilitation, as follows:

| <u>Site #</u> | <u>Block #</u> | <u>Lot #</u> | <u>Address</u> |
|---------------|----------------|--------------|-----------------------|
| 1 | 2617 | 7 | 642 St. Ann's Avenue |
| | | 8 | 646 St. Ann's Avenue |
| 2 | 2617 | 16 | - St. Ann's Avenue |
| | | *18 | 670 St. Ann's Avenue |
| | | 20 | 672 St. Ann's Avenue |
| | | 104 | - St. Ann's Avenue |
| 3 | 2617 | 30 | - St. Ann's Avenue |
| 4 | | 42 | 732 St. Ann's Avenue |
| | | 44 | 734 St. Ann's Avenue |
| | | 45 | 736 St. Ann's Avenue |
| | | 46 | - St. Ann's Avenue |
| 5 | 2617 | *48 | 729 Eagle Avenue |
| | | 49 | 727 Eagle Avenue |
| 6 | 2617 | 69 | 677 Eagle Avenue |
| | | 70 | 675 Eagle Avenue |
| 7 | 2617 | 78 | 653 Eagle Avenue |
| 8 | 2624 | 8 | 644 Eagle Avenue |
| 9 | 2624 | 48 | 735 Cauldwell Avenue |
| | | 49 | - Cauldwell Avenue |
| | | 50 | 731 Cauldwell Avenue |
| | | 51 | - Cauldwell Avenue |
| | | 52 | 727 Cauldwell Avenue |
| 10 | 2628 | 39 | - East 156th Street |
| 11 | 2636 | *40 | 703 East 156th Street |
| 12 | 2636 | *37 | 753 Jackson Avenue |
| 13 | 2637 | 44 | 600 East 161st Street |
| | | 45 | 694 East 161st Street |
| | | 47 | 696 East 161st Street |
| | | 49 | - East 161st Street |
| | | 51 | 708 East 161st Street |
| 14 | 2646 | 1 | 752 Jackson Avenue |
| | | 2 | 754 Jackson Avenue |
| | | 41 | 748 Jackson Avenue |
| 15 | 2646 | 6 | 762 Jackson Avenue |
| 16 | 2646 | 19 | 791 Forest Avenue |
| 17 | 2647 | 2 | 806 Jackson Avenue |
| 18 | 2655 | 9 | 770 Tinton Avenue |

| | | | |
|----|------|----|---------------------|
| | | 12 | 776 Tinton Avenue |
| | | 13 | 778 Tinton Avenue |
| | | 14 | - Tinton Avenue |
| | | 15 | - East 158th Street |
| 19 | 2666 | 1 | 802 Tinton Avenue |
| | | 2 | 804 Tinton Avenue |
| | | 3 | 806 Tinton Avenue |
| | | 4 | 810 Tinton Avenue |
| | | 82 | 808 Tinton Avenue |
| 20 | 2666 | 7 | 816 Tinton Avenue |
| | | 8 | 818 Tinton Avenue |
| | | 9 | 820 Tinton Avenue |
| | | 10 | 822 Tinton Avenue |
| | | 12 | 824 Tinton Avenue |
| | | 13 | 826 Tinton Avenue |
| | | 14 | 828 Tinton Avenue |
| 21 | 2667 | 8 | 860 Tinton Avenue |

* The properties on Sites 2, 5, 11 and 12 indicated with an asterisk (*) are to be rehabilitated. The other properties on sites 2 and 5 are to be used as ancillary open space.

The proposed plan would facilitate the construction of approximately 75 dwelling units of homeownership housing, utilizing the Nehemiah and Partnership programs; and 35 units of rehabilitated housing, including ground floor neighborhood commercial use.

The Mott Haven North Urban Renewal Area is a portion of the South Bronx (Neighborhood Development) Urban Renewal Area. The South Bronx Urban Renewal Area is being subdivided into smaller "spin-off" areas to carry out all new changes and new sites.

(On October 12, 1994, Cal. No. 2, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 1

C 940471 HDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City

Charter, for disposition of city-owned property in the Mott Haven North Urban Renewal Area.

There are 17 sites to be disposed to either the South Bronx Churches or the New York City Partnership for the construction of new homes. The 17 sites to be so disposed are described, as follows:

| <u>Site #</u> | <u>Block #</u> | <u>Lot #</u> | <u>Address</u> |
|---------------|----------------|--------------|-----------------------|
| 1 | 2617 | 7 | 642 St. Ann's Avenue |
| | | 8 | 646 St. Ann's Avenue |
| 3 | 2617 | 30 | - St. Ann's Avenue |
| 4 | | 42 | 732 St. Ann's Avenue |
| | | 44 | 734 St. Ann's Avenue |
| | | 45 | 736 St. Ann's Avenue |
| | | 46 | - St. Ann's Avenue |
| 6 | 2617 | 69 | 677 Eagle Avenue |
| | | 70 | 675 Eagle Avenue |
| 7 | 2617 | 78 | 653 Eagle Avenue |
| 8 | 2624 | 86 | 644 Eagle Avenue |
| 9 | 2624 | 48 | 735 Cauldwell Avenue |
| | | 49 | - Cauldwell Avenue |
| | | 50 | 731 Cauldwell Avenue |
| | | 51 | - Cauldwell Avenue |
| | | 52 | 727 Cauldwell Avenue |
| 10 | 2628 | 39 | - East 156th Street |
| 13 | 2637 | 44 | 690 East 161st Street |
| | | 45 | 694 East 161st Street |
| | | 47 | 696 East 161st Street |
| | | 49 | - East 161st Street |
| | | 51 | 708 East 161st Street |
| 14 | 2646 | 1 | 752 Jackson Avenue |
| | | 2 | 754 Jackson Avenue |
| | | 41 | 748 Jackson Avenue |
| 15 | 2646 | 6 | 762 Jackson Avenue |
| 16 | 2646 | 19 | 791 Forest Avenue |
| 17 | 2647 | 2 | 806 Jackson Avenue |
| 18 | 2655 | 9 | 770 Tinton Avenue |
| | | 12 | 776 Tinton Avenue |
| | | 13 | 778 Tinton Avenue |
| | | 14 | - Tinton Avenue |
| | | 15 | - East 158th Street |
| 19 | 2666 | 1 | 802 Tinton Avenue |
| | | 2 | 804 Tinton Avenue |
| | | 3 | 806 Tinton Avenue |

| | | | |
|----|------|----|-------------------|
| | | 4 | 810 Tinton Avenue |
| | | 82 | 808 Tinton Avenue |
| 20 | 2666 | 7 | 816 Tinton Avenue |
| | | 8 | 818 Tinton Avenue |
| | | 9 | 820 Tinton Avenue |
| | | 10 | 822 Tinton Avenue |
| | | 12 | 824 Tinton Avenue |
| | | 13 | 826 Tinton Avenue |
| | | 14 | 828 Tinton Avenue |
| 21 | 2667 | 8 | 860 Tinton Avenue |

In the following list, buildings to be rehabilitated are indicated by an asterisk, the other properties are for ancillary open space:

| | | | |
|----|------|-----|-----------------------|
| 2 | 2617 | 104 | - St. Ann's Avenue |
| | | 16 | - St. Ann's Avenue |
| | | *18 | 670 St. Ann's Avenue |
| | | 20 | 672 St. Ann's Avenue |
| 5 | 2617 | *48 | 729 Eagle Avenue |
| | | 49 | 727 Eagle Avenue |
| 11 | 2636 | *40 | 703 East 156th Street |
| 12 | 2636 | *37 | 753 Jackson Avenue |

(On October 12, 1994, Cal. No. 3, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 1

C 940613 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 1807 Clinton Avenue, on the west side of Clinton Avenue, north of East 175th Street (Block 2949, Lots 25, 26, and 31-35), 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 development, funded by the New York State Low-income Turnkey/Enhanced Housing Trust Fund Program, in combination with Low-income Housing Tax Credits, tentatively known as 1807 Clinton Avenue, containing 45 apartments in a six-story elevator building, with 70% for low income families and 30% for families receiving public assistance; and one apartment for the superintendent.

(On October 12, 1994, Cal. No. 4, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 1

C 940472 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from an M1-1 district to an R6 district property bounded by East 156th Street, Cauldwell Avenue, a line 100 feet south of East 156th Street, and a line midway between Cauldwell Avenue and Eagle Avenue, as shown on a diagram (for illustrative purposes only) dated July 11, 1994.

(On October 12, 1994, Cal. No. 5, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 6

C 940673 PPX

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 641-59 East 180th Street (Block 3081, Lot 1), pursuant to zoning.

(On October 12, 1994, Cal. No. 6, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 8

C 940411 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 one (1) city-owned property located at 6471 Broadway (Block 5851, Lot 2091) pursuant to zoning.

(On October 12, 1994, Cal. No. 7, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 24 and 25

(Applications for an amendment to the City Map and acquisition of easements to facilitate the replacement, maintenance and repair of the 9th Street Bridge)

No. 24

CD 6

C 930325 MMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of General Services, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the establishment of the 9th Street Bridge over the Gowanus Canal, the change in the lines and legal grades of 9th Street and W. 9th Street and the delineation of a permanent sewer easement and other permanent easements between Smith Street and 2nd Avenue, and any acquisition or disposition of property related thereto, all in accordance with Map No. Y-2596, dated July 5, 1994 and signed by the Borough President.

(On October 12, 1994, Cal. No. 8, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 6

C 930326 POK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of easements on property abutting 9th Street and W. 9th Street between Smith Street and 2nd Avenue (Block 477, Lot 1; Block 990, Lot 50; Block 1007, Lot 1), to facilitate the replacement, maintenance and repair of the 9th Street Bridge.

(On October 12, 1994, Cal. No. 9, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 26

CD 5

C 870742 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 28-29 Realty Associates 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 124 spaces on property located at 7-11 West 28th Street/6-10 West 29th Street (Block 830, Lots 30, 34, 48 and 51).

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 October 12, 1994, Cal. No. 10, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 5,6

N 950107 BDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Grand Central District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the amended District Plan for the Grand Central Business Improvement District. The preparation of the plan was authorized by the Board of Estimate on July 17, 1986, Calendar No. 94.

Note: The City Planning Commission previously approved a related application (N 880060 BDM) concerning the establishment of the Grand Central Business Improvement District on October 19, 1987, Calendar No. 16.

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 October 12, 1994, Cal. No. 11, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 8

C 840903 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Rothkrug and Rothkrug pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from a C8-4 district to a C2-8 district property bounded by First Avenue, East 94th Street, a line 100 feet west of First Avenue, and a line midway between East 94th Street and East 95th Street, as shown on a diagram (for illustrative purposes only) dated August 22, 1994 and subject to the conditions of CEQR Declaration E-58.

(On October 12, 1994, Cal. No. 12, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 29

CD 1

C 930005 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Scaldafiore Realty Corp., pursuant to Sections 197-c, 199, and 383 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for the **discontinuance and closing of Old Bowery Bay Road from 31st Street to 29th Street, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4900 dated March 16, 1993, revised September 14, 1993, and signed by the Borough President.**

(On October 12, 1994, Cal. No. 13, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 30

CD 2

C 900442 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Robert Felci, Albina Bertolotti and Giovanni Asperti, pursuant to Sections 197-c and 199 of the New York City Charter, for an **amendment to the City Map** involving the elimination of a portion of Galesville Court between Ocean Avenue and Lily Pond Avenue, and the modification of grades necessitated thereby, **and any acquisition or disposition of real property related thereto, in accordance with Map No. 4124 dated December 30, 1992 and signed by the Borough President.**

(On October 12, 1994, Cal. No. 14, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 31

[Amendments to Sections 11-113 and 12-10 of the Zoning Resolution concerning adult establishments]

Citywide

N 950113 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 200 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York, relating to Sections 11-113 and 12-10, adult establishments.

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

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

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

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

11-11

Establishment of Control over Use and Bulk

~~11-113~~

~~For adult establishments~~

~~Notwithstanding any other provision of this Resolution to the contrary, in all districts, no new #adult establishment# shall be allowed, nor shall any existing #adult establishment# be #enlarged# or #extended#, nor shall any #non-conforming use# be changed to an #adult establishment#, for an interim period of one year from the effective date of this amendment.~~

12-10
DEFINITIONS

Adult Establishment

An "adult establishment" is a #use# which includes:

- (a) Adult bookstore - an establishment listed in Use Group 6 or 12 having as a significant portion of its stock-in-trade books, magazines, other periodicals, films, slides or video tapes, and which establishment is customarily not open to the public generally because it excludes minors by reason of age; or;
- (b) Adult eating or drinking establishment - an eating or drinking establishment listed in Use Group 6A, 6C, 10 or 12A which presents topless or nude dancers, strippers or similar entertainments, and which establishment is customarily not open to the public generally because it excludes minors by reason of age; or;
- (c) Adult theater - an establishment listed in Use Group 8 or 13 which customarily presents motion pictures, films, videotapes, slide shows, or live performances featuring topless or nude dancers, strippers or similar entertainments, or material in the form of live shows, slides, films or videotapes, viewed from an enclosure and for which a fee is charged, and which establishment is customarily not open to the public generally because it excludes minors by reason of age.

(On October 12, 1994, Cal. No. 15, the Commission scheduled October 26, 1994 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 32

CD 4

C 930148 ZSX

IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 100 spaces, on property located at 1470 Ogden Avenue (Block 2522, Lot 72), in a C1-4 district.

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

(On September 13, 1994, Cal. No. 1, the Commission scheduled September 28, 1994 for a public hearing. On September 28, 1994, Cal. No. 5, the hearing was closed.)

For consideration.

No. 33

CD 4

C 930149 ZSX

IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 60 spaces, on property located at 1471 Ogden Avenue (Block 2536, Lot 15), in a C1-4 district.

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

(On September 13, 1994, Cal. No. 2, the Commission scheduled September 28, 1994 for a public hearing. On September 28, 1994, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 34

CD 2

C 940448 PPK

IN THE MATTER OF an application submitted by the Department of Business Services pursuant to Section 197-c of the New York City Charter, for the disposition to the Economic Development Corporation, of one (1) city-owned property located at the Fulton Ferry Pier (Block 25, part of Lot 1), restricted to non-industrial uses.

(On September 13, 1994, Cal. No. 7, the Commission scheduled September 28, 1994 for a public hearing. On September 28, 1994, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 35

CD 11

C 940236 GFM

IN THE MATTER OF an application submitted by Mount Sinai School of Medicine of the City University of New York pursuant to Sections 197-c and 364-d of the New York City Charter, for a Revocable Consent to construct, maintain and use a pedestrian and utility tunnel under and across Madison Avenue and East 99th Street, to connect the main campus and Klingenstein Clinical Center (1440-58 Madison Avenue) of Mt. Sinai Medical Center on the westerly side of Madison Avenue to a new multi-purpose building (1425 Madison Avenue) on the easterly side of Madison Avenue southerly of East 99th Street.

(On September 13, 1994, Cal. No. 8, the Commission scheduled September 28, 1994 for a public hearing. On September 28, 1994, Cal. No. 12, the hearing was closed.)

For consideration.

No. 36

CD 1

C 940416 PPM

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 one (1) city-owned property located at 67 Hudson Street (Block 180, Lot 1101), pursuant to zoning.

(On September 13, 1994, Cal. No. 9, the Commission scheduled September 28, 1994 for a public hearing. On September 28, 1994, Cal. No. 13, the hearing was closed.)

For consideration.

No. 37

CD 12

C 940422 PPM

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

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 2 Lafayette Street, Room 1400, New York, NY 10007.

(On September 13, 1994, Cal. No. 10, the Commission scheduled September 28, 1994 for a public hearing. On September 28, 1994, Cal. No. 14, the hearing was closed.)

For consideration.

No. 38

CD 2

N 950112 HKM

IN THE MATTER OF an communication, dated September 2, 1994, from the Chief of Staff of the Landmarks Preservation Commission regarding the landmark designation of the Bowery Savings Bank First Floor Interior, located at 130 Bowery, a/k/a 128-130 Bowery, 108-114 Elizabeth Street and 224-228 Grand Street, (Block 470, Lot 61) by the Landmarks Preservation Commission on August 23, 1994 (List No. 261).

For consideration.

BOROUGH OF QUEENS

No. 39

(Request for the grant of an authorization to facilitate the enlargement of an existing catering establishment within a C2-2 District mapped within an R3-1 District)

CD 10

N 940436 ZAQ

IN THE MATTER OF an application submitted by Frank Russo, Jr. and Jimmy Caruso for the grant of an authorization pursuant to Section 62-722 of the Zoning Resolution to allow the modification of the requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS) to waive the waterfront public access and, in conjunction therewith, Section 62-342 (Rear yards and waterfront yards) to modify the waterfront yard to facilitate the enlargement of an existing catering establishment on a zoning lot within a waterfront block located at 162-31 Cross Bay Boulevard (Block 14195, Lots 13 and 14) in a C2-2 District mapped within an R3-1 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.

For consideration.

BOROUGH OF STATEN ISLAND

No. 40

CD 1

N 950145 PXR

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter, for space located at 60 Bay Street, (Block 5, Lot 51), (Department of City Planning, Staten Island Borough Office).

(On September 29, 1994, the Commission duly advertised October 12, 1994 for a public hearing. On October 12, 1994, Cal. No. 23, the hearing was closed.)

For consideration.
