

CITY PLANNING COMMISSION DISPOSITION SHEET

**SPECIAL MEETING:
MONDAY, DECEMBER 19, 1994
1:00 P.M. IN SPECTOR HALL**

Lois McDaniel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 940413 PPX	10	Scheduled to be Heard 1/18/94	23			
2	C 930089 ZSK	7	" "	24			
3	C 940217 PCR	3	" "	25			
4	C 940470 HUX	1	Favorable Report Adopted	26			
5	C 940471 HDX	1	" "	27			
6	C 940141 PPX	10	" "	28			
7	N 950214 PXM	4	" "	29			
8				30			
9				31			
10				32			
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22				44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB		
		4	5	6	7									
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y									
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y									
Eugenie L. Birch, A.I.C.P.	P	Y	Y	Y	Y									
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y									
Irwin Cantor, P.E.	P	Y	Y	Y	Y									
Anthony I. Glacobbe, Esq.	P	Y	Y	Y	Y									
Maxine Griffith	P	Y	Y	Y	Y									
William J. Grinker	P	Y	Y	Y	Y									
Brenda Levin	P	Y	Y	Y	Y									
Edward T. Rogowsky	P	Y	Y	Y	Y									
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	Y									
Analisa Torres, Esq.	A													
Jacob B. Ward, Esq., <i>Commissioners</i>	P	Y	Y	Y	Y									

MEETING ADJOURNED AT: 3:10 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

MONDAY, DECEMBER 19, 1994

SPECIAL MEETING AT 1:00 P.M.
in
SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK



Rudolph W. Giuliani, Mayor
City of New York
Prepared by Lois McDaniel, Calendar Officer

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.

I. SCHEDULING

BOROUGH OF THE BRONX

No. 1

CD 10

C 940413 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 two (2) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4235	43	3181 Westchester Avenue
4235	40	3185 Westchester Avenue

Resolution for adoption scheduling January 18, 1995 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 7

C 930089 ZSK

IN THE MATTER OF an application submitted by Ahi-Ezer Congregation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to allow the community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percent of Lot Coverage) to apply to a proposed eight-story, 280-bed nursing home on property located at 711 Caton Avenue (Block 5321, Lot 64), in an R6 District, within the Special Ocean Parkway District.

Note: This application (C 930089 ZSK) also includes the following non-ULURP actions:

1. a certification by the City Planning Commission pursuant to Section 22-42 of the Zoning Resolution that none of the findings of Section 22-13 which are a precondition of designation pursuant to Section 74-903 exist in Community District 7, Brooklyn which is a district in which a special permit pursuant to Section 74-90 is not required; and
2. a certification by the City Planning Commission and the City Council pursuant to Section 113-40 of the Zoning Resolution to allow the proposed nursing home to exceed the bulk regulations of Section 113-11 (Special Bulk Regulations for Community Facilities) on the corner portions of the zoning lot fronting on Caton Avenue (a wide street).

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

Resolution for adoption scheduling January 18, 1995 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 3

CD 3

C 940217 PCR

IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection and the New York City Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection of city-owned property:

<u>Block</u>	<u>Lots</u>
5133	14, 23, 30

and site selection and acquisition of privately-owned property:

5134	67, 72
5136	9, 14, 19, 24
5144	1, p/o 15
5145	43, 46, 47
5146	17, 36
5147	p/o 12
5149	4, 9

including the mapped streets beds of Clinton Road between Ramble Road and Hillside Terrace; Clinton Road between Hillside Terrace and Cleveland Avenue; La Fontaine Place between Cleveland Avenue and Nelson Avenue; Belden Street between Cleveland Avenue and Nelson Avenue for conveyance and storage of stormwater and as open space.

Resolution for adoption scheduling January 18, 1995 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 4 and 5

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

No. 4

CD 1

C 940470 HUX

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
		78	653 Eagle Avenue
7	2617	8	644 Eagle Avenue
8	2624	48	735 Cauldwell Avenue
9	2624	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. On October 26, 1994, Cal. No. 18, the hearing was closed. On December 14, 1994, Cal. No. 14, the item was laid over.)

For consideration.

No. 5

CD 1

C 940471 HDX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for 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. On October 26, 1994, Cal. No. 19, the hearing was closed. On December 14, 1994, Cal. No. 15, the item was laid over.)
For consideration.

No. 6

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), bounded by Quincy Avenue and the Cross-Bronx Expressway Extension.

(On October 26, 1994, Cal. No. 1, the Commission scheduled November 16, 1994 for a public hearing. On November 16, 1994, Cal. No. 11, the hearing was closed. On December 14, 1994, Cal. No. 17, the item was laid over.)
For consideration.

CD 4

N 950214 PXM

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 acquisition of office space located at 450/460 West 33rd Street (Block 729, Lot 9001). (Financial Information Services Agency Offices)

(On November 30, 1994, the Commission duly advertised December 14, 1994 for a public hearing. On December 14, 1994, Cal. No. 6, the hearing was closed.)

For consideration.
