

# DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, FEBRUARY 15, 1995**  
**10:00 A.M. IN SPECTOR HALL**

Lols McDaniel, Calendar Officer  
 22 Readé 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 920374 PQX	3	Scheduled to be Heard 3/1/95	23			
2	C 940683 PPK	6	" "	24			
3	C 940758 ZSM	8	" "	25			
4	C 940739 HAQ	1	" "	26			
5	C 940393 PPQ	3	" "	27			
6	C 950040 PSQ	1	" "	28			
7	C 940647 PPQ	1	Hearing Closed	29			
8	C 950118 PPX	1	" "	30			
9	C 940631 PCK	7	Hearing Continued	31			
10	C 940156 PSM	10	Hearing Closed	32			
11	N 950295 PXM	4	" "	33			
12	C 930131 MMQ	13	" "	34			
13	C 940157 PPQ	12	" "	35			
14	C 940158 PSQ	12	" "	36			
15	C 940389 MMQ	12	" "	37			
16	C 940413 PPX	10	Withdrawn	38			
17	C 930089 ZSK	7	Favorable Report Adopted	39			
18	N 940660 ZAM	6	Authorization Approved	40			
19	C 940630 MMQ	1	Favorable Report Adopted	41			
20	C 940217 PCR	3	" "	42			
21				43			
22				44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y	Oppose - N	Abstain - AB			
		16	17	18	19	20											
Joseph B. Rose, <i>Chairman</i>	A																
Victor G. Allicea, <i>Vice Chairman</i>	P		Y	Y	Y	Y											
Eugenie L. Birch, A.I.C.P.	A	N															
Amanda M. Burden, A.I.C.P.	P	W	Y	Y	Y	Y											
Irwin Cantor, P.E.	P	D	Y	Y	Y	Y											
Alexander Garvin	P	R	Y	Y	Y	Y											
Anthony I. Giacobbe, Esq.	P	R	Y	Y	Y	Y											
Maxine Griffith	P	H	Y	Y	Y	Y											
William Grinker	P	T	Y	Y	Y	Y											
Brenda Levin	P	I	Y	Y	Y	Y											
Edward T. Rogowsky	P	W	Y	Y	Y	Y											
Ronald Shiffman, A.I.C.P.	P		Y	Y	Y	Y											
Jacob B. Ward, Esq., <i>Commissioners</i>	P		Y	Y	Y	Y											

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, FEBRUARY 15, 1995**  

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



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
**[No. 3]**

**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.  
ALEXANDER GARVIN  
ANTHONY I. GIACOBBE, *Esq.*  
MAXINE GRIFFITH  
WILLIAM J. GRINKER  
BRENDA LEVIN  
EDWARD T. ROGOWSKY  
RONALD SHIFFMAN, A.I.C.P.  
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, FEBRUARY 15, 1995**

Roll Call; approval of minutes . . . . .	1
I. Scheduling March 1, 1995 . . . . .	1
II. Public Hearings . . . . .	5
III. Reports . . . . .	10

**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 March 1, 1995, 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, FEBRUARY 15, 1995**

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**APPROVAL OF MINUTES OF Regular Meeting of February 1, 1995  
and Special Meeting of January 30, 1995**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MARCH 1, 1995  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 3**

**C 920374 PQX**

**IN THE MATTER OF** an application submitted by the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 910 East 172nd Street (Block 2977, Lot 103), for continued use as a senior citizens center. (Casa Boricua Senior Citizens Center)

**Resolution for adoption scheduling March 1, 1995 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

**CD 6**

**C 940683 PPK**

**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 103 St. Marks Place (Block 932, Lot 65), pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

**Resolution for adoption scheduling March 1, 1995 for a public hearing.**

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## BOROUGH OF MANHATTAN

## No. 3

CD 8

C 940758 ZSM

**IN THE MATTER OF** an application submitted by the New York Landmarks Preservation Commission on behalf of Brodsky-Quinlan Development Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to permit the following modifications of use and bulk regulations:

- (1) Sections 23-19, 23-28, 24-18, 24-23, and 77-02: modification to allow the movement of floor area and dwelling units/zoning rooms across zoning district boundaries;
- (2) Section 23-632: modification of the initial setback distance and sky exposure plane of a proposed building in a C1-9 district along East 76th Street;
- (3) Sections 23-633(b)(1) and 23-633(c): modification of the 15 foot initial setback at 60 feet in height and maximum height of 75 feet of a proposed building in an R8B district along East 76th Street;
- (4) Section 23-663(a): modification of the required rear yard setback of 20 feet from a rear yard line above 125 feet in height in a C1-9 district;
- (5) Section 23-71: modification of the minimum 40 foot distance between buildings (wall to wall) on a single zoning lot in an R8B district;
- (6) Section 24-36: modification of the required 30 foot rear yard in an R8B district;
- (7) Section 24-382 (a): modification of the 60 foot rear yard equivalent in an R8B district;
- (8) Section 33-26: modification of the required 20 foot rear yard in a C1-9 district; and
- (9) Section 35-52: modification of the side yard requirement for an open area of less than 8 feet along the eastern side lot line above the 14th floor in a C1-9 district;

to facilitate the development of a 31-story Quality Housing residential building on a zoning lot containing Eglise St. Jean Baptiste, an existing designated landmark, located in the block generally bounded by Third Avenue, East 76th Street, Lexington Avenue and East 75th Street (Block 1410, Lots 26, 39, 41, 42 and 53) within C1-9, C1-8X and R8B Districts.

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

**Resolution for adoption scheduling March 1, 1995 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 4**

**CD 1**

**C 940739 HAQ**

**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 New York State General Municipal Law for:
  - a) **The designation of 33-40 21st Street, on the westerly side of 21st Street between Broadway and 34th Avenue (Block 528, part of Lot 1), as an Urban Development Action Area;**
  - b) **An Urban Development Action Area Project for such property; and**
- 2) pursuant to Section 197-c of the New York City Charter, for the disposition of such property to a developer to Briarwood Avenel Associates.

Approval of the proposed actions would facilitate the construction of a single multi-unit commercial building occupying 9000 square feet, with adjacent parking for 26 cars on a portion of the West Queens High School Partnership New Homes site as the commercial component of that development.

**Resolution for adoption scheduling March 1, 1995 for a public hearing.**

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No. 5

CD 3

C 940393 PPQ

**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 on the west side of 112th Street, 100 feet north of Roosevelt Avenue (Block 1784, Lot 17), pursuant to zoning.

**Resolution for adoption scheduling March 1, 1995 for a public hearing.**

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No. 6

CD 1

C 950040 PSQ

**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 of city-owned property generally located on the north side of 37th Avenue between 43rd Street and 48th Street (Block 143, Lot 28), for construction of and access to a water tunnel shaft (Shaft 17B) for City Water Tunnel No. 3.

**Resolution for adoption scheduling March 1, 1995 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 7**

**CD 1**

**C 940647 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 315 Grand Concourse (Block 2344, Lot 27), with direct development restrictions (within a mandated time frame).

(On February 1, 1995, Cal. No. 1, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 8**

**CD 1**

**C 950118 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 734 East 151st Street (Block 2642, Lot 17), restricted to community facility use.

(On February 1, 1995, Cal. No. 2, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

No. 9

CD 7

C 940631 PCK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Police Department 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 126 28th Street (Block 664, Lot 22), for use as a vehicle parking lot.

(On February 1, 1995, Cal. No. 3, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

No. 10

CD 10

C 940156 PSM

**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 site selection of property located at 350/358 West 119th Street a.k.a. 441/447 Manhattan Avenue (Block 1945, Lots 51, 52, 53, 54, 55, 56, 57) for use as a community facility.

(On February 1, 1995, Cal. No. 4, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 11

CD 4

N 950295 PXM

**PUBLIC HEARING:**

**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 use of space located at 111 8th Avenue (Block 739, Lot 1), (Offices for the Financial Information Services Agency and the Department of Information Technology and Telecommunications)

(On February 6, 1995, the Commission duly advertised February 15, 1995 for a public hearing.)

Close the hearing.

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**BOROUGH OF QUEENS**

## No. 12

CD 13

C 930131 MMQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Rockaway Realty Associates, 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 Riverside Avenue and Division Street between Rockaway Boulevard and the Boundary Line of the City of New York, changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4903, dated August 20, 1993 and signed by the Borough President.

(On February 1, 1995, Cal. No. 5, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**Nos. 13 and 14**

*(Applications for the disposition of city-owned property and site selection of property for use as a community facility)*

**No. 13**

**CD 12**

**C 940157 PPQ**

**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 disposition of city-owned property located at 116-01 Guy R. Brewer Boulevard (Block 12335, Lot 49), for use as a community facility.

(On February 1, 1995, Cal. No. 6, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 12**

**C 940158 PSQ**

**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 site selection of property located at 116-01 Guy R. Brewer Boulevard (Block 12335, Lot 49), for use as a community facility.

(On February 1, 1995, Cal. No. 7, the Commission scheduled February 15, 1995 for a public hearing which has been duly advertised.)

**Close the hearing.**

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CD 12

C 940389 MMQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Robert Newman, 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 172nd Street south of 143rd Road, changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4923, dated July 18, 1994 and signed by the Borough President.

(On February 1, 1995, Cal. No. 8, the Commission scheduled February 15, 1995 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. 16

CD 10

C 940413 PFX

**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

(On December 19, 1994, Cal. No. 1, the Commission scheduled January 18, 1995 for a public hearing. On January 18, 1995, Cal. No. 8, the hearing was closed.)

**For consideration.**

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#### BOROUGH OF BROOKLYN

No. 17

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.

(On December 19, 1994, Cal. No. 2, the Commission scheduled January 18, 1995 for a public hearing. On January 18, 1995, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 18**

*(Request for the grant of an authorization to allow permitted floor area and lot coverage to be distributed without regard for zoning lot lines concerning the Beth Israel Medical Center large-scale community facility development)*

**CD 6**

**N 940660 ZAM**

**IN THE MATTER OF** an application submitted by Beth Israel Medical Center for the grant of an authorization by the City Planning Commission pursuant to Section 79-21 of the Zoning Resolution to allow permitted floor area and lot coverage to be distributed without regard for zoning lot lines to enable the enlargement of the Silver Building, Dazian Pavilion, Baird Hall and Linsky Pavilion in a large-scale community facility development generally bounded by First Avenue, East 16th Street, East 15th Street, Nathan D. Perlman Place, and East 17th Street (Block 922N, Lots 46 and 70, Block 922S, Lot 2), in R7-2 and C1-8 Districts.

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.**

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**BOROUGH OF QUEENS**

No. 19

CD 1

C 940630 MMQ

**IN THE MATTER OF** an application submitted by Charmer Industries Inc., 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 48th Street from 19th Avenue to 20th Avenue, and the modification of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4924 dated August 22, 1994 and signed by the Borough President.

(On January 18, 1995, Cal. No. 7, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 15, the hearing was closed.)

For consideration.

**BOROUGH OF STATEN ISLAND**

No. 20

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 street 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.**

**(On December 19, 1994, Cal. No. 3, the Commission scheduled January 18, 1995 for a public hearing. On January 18, 1994, Cal. No. 10, the hearing was closed.)**

**For consideration.**

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