

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MARCH 1, 1995
10:00 A.M. IN SPECTOR HALL

Lols 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 950069 DMK	5	Scheduled to be heard 3/15/95	23			
2	C 930269 POK	5	" "	24			
3	C 940664 ZMM	6	" "	25			
4	C 930470 MMQ	10	" "	26			
5	C 920374 PQX	3	Hearing Closed	27			
6	C 940683 PPK	6	" "	28			
7	C 940631 PCK	7	Withdrawn	29			
8	C 940758 ZSM	8	Hearing Closed	30			
9	C 940739 HAQ	1	" "	31			
10	C 940393 PPQ	3	" "	32			
11	C 950040 PSQ	1	" "	33			
12	Capital Strategy	CW	Hearing Continued	34			
13	C 930294 POK	8	Favorable Report Adopted	35			
14	C 940088 POK	8	" "	36			
15	N 950295 PXM	4	" "	37			
16	C 930227 PPQ	5	" "	38			
17	C 930233 PPQ	13	" "	39			
18	C 940394 PPQ	8	" "	40			
19				41			
20				42			
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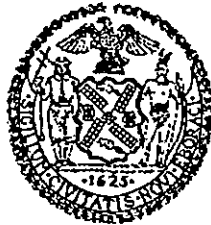
COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB					
		13	14	15	16	17	18										
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y										
Victor G. Allcea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y										
Eugenie L. Birch, A.I.C.P.	P	Y	Y	Y	Y	Y	Y										
Amanda M. Burden, A.I.C.P.	P	N	N	Y	Y	Y	Y										
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y										
Alexander Garvin	P	Y	Y	Y	Y	Y	Y										
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y										
Maxine Griffith	A																
William Grinker	P	Y	Y	Y	Y	Y	Y										
Brenda Levin	P	N	N	Y	Y	Y	Y										
Edward T. Rogowsky	P	N	N	Y	Y	Y	Y										
Ronald Shiffman, A.I.C.P.	P	Y	AB	Y	Y	Y	Y										
Jacob B. Ward, Esq., <i>Commissioners</i>	P	Y	Y	Y	Y	Y	Y										

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 1, 1995

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. 4]

Prepared by Lois McDaniel, Calendar Officer



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. ALICHA, *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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, MARCH 1, 1995

Roll Call; approval of minutes	1
I. Scheduling March 15, 1995	1
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III. Reports	8

**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 15, 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, MARCH 1, 1995

APPROVAL OF MINUTES OF Regular Meeting of February 15, 1995

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 15, 1995
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 5

C 950069 DMK

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 324 Lincoln Avenue (Block 4172, Lot 36), pursuant to zoning.

Resolution for adoption scheduling March 15, 1995 for a public hearing.

No. 2

CD 5

C 930269 PQK

IN THE MATTER OF an application submitted by the Human Resources Administration, the Department of Health and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 1091 Sutter Avenue (Block 4039, Lot 1), for continued use as a day care center and a child health clinic. (Urban Strategies #1 Day Care Center and Sutter Child Health Clinic).

Resolution for adoption scheduling March 15, 1995 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CD 6

C 940664 ZMM

IN THE MATTER OF an application submitted by One Beekman Place, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

- 1) changing from an R10 district to an R10A district property bounded by First Avenue, a line midway between Mitchell Place and East 50th Street, Beekman Place and East 49th Street; and
- 2) changing from an R8B district to an R10A district property bounded by Beekman Place, the easterly prolongation of a line midway between Mitchell Place and East 50th Street, a line 125 feet east of Beekman Place and East 49th Street;

as shown on a diagram (for illustrative purposes only) dated November 28, 1994.

Resolution for adoption scheduling March 15, 1995 for a public hearing.

BOROUGH OF QUEENS

No. 4

CD 10

C 930470 MMQ

IN THE MATTER OF an application submitted by the Department of General Services, 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 portions of 160th, 161st, 162nd and 163rd avenues, the delineation of sewer easements, the delineation of visual easements, changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4907, dated February 28, 1994 and signed by the Borough President.

Resolution for adoption scheduling March 15, 1995 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 5

CD 3

C 920374 PQX

PUBLIC HEARING:

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)

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 6

CD 6

C 940683 PPK

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

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

Close the hearing.

No. 7

CD 7

C 940631 PCK

CONTINUED 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. On February 15, 1995, Cal. No. 9, the hearing was continued.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 8

CD 8

C 940758 ZSM

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF QUEENS

No. 9

CD 1

C 940739 HAQ

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 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 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.

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

Close the hearing.

No. 10

CD 3

C 940393 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 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.

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

Close the hearing.

No. 11

CD 1

C 950040 PSQ

PUBLIC HEARING:

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.

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

Close the hearing.

PUBLIC HEARING

CITYWIDE

No. 12

(Draft Ten-Year Capital Strategy)

IN THE MATTER OF the New York City Draft Ten-Year Capital Strategy, pursuant to Section 234 of the New York City Charter, which requires the City Planning Commission to hold a public hearing at which interested individuals and organizations may comment concerning the Draft Ten-Year Capital Strategy.

The Draft Ten-Year Capital Strategy was issued jointly by the Office of Management and Budget and the Department of City Planning on January 17, 1995, and after a public comment period, will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing years, by program category and agency.

Copies of the draft strategy may be obtained at the Department of City Planning's Map and Bookstore, 22 Reade Street, New York, New York 10007-1216, telephone (212) 720-3667.

(On February 22, 1995, the Commission duly advertised March 1, 1995 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 13

CD 8

C 930294 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 963 Park Place (Block 1235, Lot 58), for continued use as a day care center. (Park Place Day Care Center)

(On January 18, 1995, Cal. No. 1, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 9, the hearing was closed.)

For consideration.

No. 14

CD 8

C 940088 PQK

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 19 Grant Square (Block 1212, Lot 6), for continued use as a senior citizens center. (Bhrags 19 Grant Square Senior Citizens Center)

(On January 18, 1995, Cal. No. 2, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**No. 15****CD 4****N 950295 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 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 3, 1995, the Commission duly advertised February 15, 1995 for a public hearing. On February 15, 1995, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS**No. 16****CD 5****C 930227 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 two (2) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
2716	14	South side of Perry Avenue, 98 feet east of 64th Street
2410	24	6720 52nd Road

(On January 18, 1995, Cal. No. 4, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 12, the hearing was closed.)

For consideration.

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:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
12959	18	Northeast corner of Merrick Boulevard and 220th Street
13490	16, 20	East side of Springfield Boulevard, 35 feet north of 145th Avenue

2. Two (2) city-owned properties pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
13114	13	East side of 220th Place, 125 feet north of 137th Avenue
13737	57	Southwest corner of 148th Street and Brookville Boulevard

(On January 18, 1995, Cal. No. 5, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 13, the hearing was closed.)

For consideration.

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 north side of 85th Road, east of the junction of Grand Central Parkway through to 85th Road (Block 10523, Lot 69), pursuant to zoning.

(On January 18, 1995, Cal. No. 6, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 14, the hearing was closed.)

For consideration.