

# DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, MARCH 15, 1995**  
**10:00 A.M. IN CITY 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 950173 PPK	4	Scheduled to be Heard 3/29/95	23			
2	C 930387 ZMK	18	Schedule Delayed	24			
3	C 950240 PPK	14	Scheduled to be Heard 3/29/95	25			
4	C 950241 ZSK	14	" "	26			
5	C 950242 PCK	14	" "	27			
6	C 930036 PCK	1	" "	28			
7	C 940449 PQM	1	" "	29			
8	C 940090 MMQ	4	" "	30			
9	C 950069 DMK	5	Hearing Closed	31			
10	C 930269 PQK	5	" "	32			
11	C 940664 ZMM	6	" "	33			
12	C 930470 MMQ	10	" "	34			
13	N 950111 ZAK	5	Authorization Approved	35			
14	C 940647 PPX	1	Favorable Report Adopted	36			
15	C 950118 PPX	1	" "	37			
16	C 940204 ZSM	3	" "	38			
17	C 940156 PSM	10	" "	39			
18	C 930131 MMQ	13	" "	40			
19	C 940157 PPQ	12	" "	41			
20	C 940158 PSQ	12	" "	42			
21	C 940389 MMQ	12	" "	43			
22				44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers										In Favor - Y Oppose - N Abstain - AB						
		13	14	15	16	17	18	19	21									
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y									
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y									
Eugenie L. Birch, <i>A.I.C.P.</i>	A																	
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	Y	Y	AB	Y	Y	Y	Y									
Irwin Cantor, <i>P.E.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y									
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y									
Anthony I. Giacobbe, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y									
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y									
William Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y									
Brenda Levin	P	Y	Y	Y	AB	Y	Y	Y	Y									
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y									
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	AB	Y	Y	Y	Y									
Jacob B. Ward, <i>Esq., Commissioners</i>	P	Y	Y	Y	Y	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, MARCH 15, 1995**  

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



**Rudolph W. Giuliani, Mayor**  
**City of New York**

**[No. 5]**

**Prepared by Lois McDaniel, Calendar Officer**

## 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. 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. GLACOBBE, *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, MARCH 15, 1995**

Roll Call; approval of minutes .....	1
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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 29, 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 15, 1995**

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**APPROVAL OF MINUTES OF Regular Meeting of March 1, 1995**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MARCH 29, 1995  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF BROOKLYN**

**No. 1**

**CD 4**

**C 950173 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 two (2) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
3166	10	384 Melrose Street
3166	26	428 Melrose Street

**Resolution for adoption scheduling March 29, 1995 for a public hearing.**

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**No. 2**

**CD 18**

**C 930387 ZMK**

**IN THE MATTER OF** an application submitted by the Home Savings of America, Bowery Division, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, establishing within an existing R4 district a C2-2 district bounded by Hendrickson Street, a line 330 feet south of Avenue U, Coleman Street, and a line 150 feet south of Avenue U, as shown on a diagram (for illustrative purposes only) dated December 19, 1994.

**Resolution for adoption scheduling March 29, 1995 for a public hearing.**

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## Nos. 3, 4 and 5

*(Applications for the disposition of property, the grant of a special permit and site selection and acquisition of property for use as an unattended public parking facility)*

## No. 3

CD 14

C 950240 PPK

**IN THE MATTER OF** an application submitted by the Economic Development Corporation, the Department of Housing Preservation and Development and the Department of General Services pursuant to Section 197-c of the New York City Charter for disposition of property generally bounded by Flatbush Avenue, Albermarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 1, 62 and part of Lot 40; Block 5132, Lots 12, 17 and part of Lot 18; Block 5133, Lots 1, 3, 8, 50, and 65, and the bed of former Tilden Avenue from Flatbush Avenue to Bedford Avenue), for use as a public parking facility.

Resolution for adoption scheduling March 29, 1995 for a public hearing.

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 No. 4

CD 14

C 950241 ZSK

**IN THE MATTER OF** an application submitted by the Economic Development Corporation, the Department of Housing Preservation and Development and Forest City Tilden Associates L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to permit an unattended public parking facility with a maximum capacity of 779 spaces including 304 spaces on the roof of a public parking garage (of which 232 spaces will be required accessory parking for a development on the same zoning lot) and 475 spaces in a public parking lot on a zoning lot generally bounded by Flatbush Avenue, Albermarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 1, 40 and 62, Block 5132, Lots 12, 17, part of Lot 18 and part of Lot 70, Block 5133, Lots 1, 3, 8, 50, 65 and part of Lot 14, and the beds of Tilden Avenue\* and East 22nd Street\*), in a C4-2 district.

Note: \*The elimination of Tilden Avenue from Flatbush Avenue to Bedford Avenue and East 22 Street from Duryea Place to Tilden Avenue (Block 5132, part of Lots 12, 17 and 18 and

Block 5133, part of Lots 1, 14 and 50) was the subject of an application for a change in the City Map (C 861226 MMK), which was approved by the City Planning Commission on September 21, 1992.

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 March 29, 1995 for a public hearing.**

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No. 5

CD 14

C 950242 PCK

**IN THE MATTER OF** an application submitted by the Economic Development Corporation, the Department of Housing Preservation and Development and the Department of General Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property generally bounded by Flatbush Avenue, Albermarle Road, Bedford Avenue, Beverly Road, East 22nd Street and Duryea Place (Block 5126, Lots 1, 62 and part of lot 40), for use as a public parking facility.

**Resolution for adoption scheduling March 29, 1995 for a public hearing.**

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No. 6

CD 1

C 930036 PCK

**IN THE MATTER OF** an application submitted by the Fire 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 59 Paidge Avenue (Block 2491, Lot 51), for use as a garage.

**Resolution for adoption scheduling March 29, 1995 for a public hearing.**

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**BOROUGH OF MANHATTAN**

No. 7

CD 1

C 940449 PQM

**IN THE MATTER OF** an application submitted by the Office of Comptroller and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 156 William Street (Block 93, Lot 20), for use as storage and management of records.

**Resolution for adoption scheduling March 29, 1995 for a public hearing.**

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**BOROUGH OF QUEENS**

No. 8

CD 4

C 940090 MMQ

**IN THE MATTER OF** an application submitted by the School Construction Authority pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change of legal grade in 57th Avenue from 92nd Street to 94th Street, and in 94th Street from 57th Avenue to 58th Avenue, and the adjustment of street treatment dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4910 dated July 20, 1994 and signed by the Borough President.

**Resolution for adoption scheduling March 29, 1995 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 9**

**CD 5**

**C 950069 DMK**

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

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

**Close the hearing.**

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**No. 10**

**CD 5**

**C 930269 PQK**

**PUBLIC HEARING:**

**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).

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

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

No. 11

CD 6

C 940664 ZMM

**PUBLIC HEARING:**

**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.

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

Close the hearing.

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**BOROUGH OF QUEENS**

No. 12

CD 10

C 930470 MMQ

**PUBLIC HEARING:**

**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.

(On March 1, 1995, Cal. No. 4, the Commission scheduled March 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 BROOKLYN

No. 13

*(Request for the grant of an authorization to allow a building to penetrate the height and setback regulations set forth in Section 23-631(g)(3) to facilitate the development of a 12-story, 122-unit non-profit residence on property located at 99 Vandalia Avenue)*

CD 5

N 950111 ZAK

**IN THE MATTER OF** an application submitted by Council Towers II Housing Development Fund Corporation for the grant of an authorization pursuant to Section 23-631(h) of the Zoning Resolution to allow a building to penetrate the height and setback regulations set forth in Section 23-631(g)(3) to facilitate the development of a 12-story, 122-unit non-profit residence for the elderly on property located at 99 Vandalia Avenue (Block 4434, Tentative Lot 75), in an R5 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 16 Court Street, 7th Floor, Brooklyn, New York 11201.

For consideration.

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#### BOROUGH OF THE BRONX

No. 14

CD 1

C 940647 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 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. On February 15, 1995, Cal. No. 7, the hearing was closed.)

For consideration.

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## No. 15

CD 1

C 950118 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 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. On February 15, 1995, Cal. No. 8, the hearing was closed.)

For consideration.

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 BOROUGH OF MANHATTAN

## No. 16

CD 3

C 940204 ZSM

**IN THE MATTER OF** an application submitted by 62-64 Mulberry Street Corp. 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 development of an attended eight-story and cellar public parking garage with a maximum capacity of 194 spaces, including roof parking, and to allow floor space on 2 stories, up to a height of 23 feet above curb level, to be exempted from the definition of floor area, on property located at 62-64 Mulberry Street (Block 164, Lots 17 and 18), in a C6-1 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, N.Y. 10007.

(On January 18, 1995, Cal. No. 3, the Commission scheduled February 1, 1995 for a public hearing. On February 1, 1995, Cal. No. 11, the hearing was closed.)

For consideration.

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 No. 17

CD 10

C 940156 PSM

**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. On February 15, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

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**BOROUGH OF QUEENS**

**No. 18**

**CD 13**

**C 930131 MMQ**

**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. On February 15, 1995, Cal. No. 12, the hearing was closed.)

For consideration.

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**Nos. 19 and 20**

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

**No. 19**

**CD 12**

**C 940157 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 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. On February 15, 1995, Cal. No. 13, the hearing was closed.)

For consideration.

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No. 20

CD 12

C 940158 PSQ

**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. On February 15, 1995, Cal. No. 14, the hearing was closed.)

For consideration.

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No. 21

CD 12

C 940389 MMQ

**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. On February 15, 1995, Cal. No. 15, the hearing was closed.)

For consideration.

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