

DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 7, 1995
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 890844 ZMX	10	Scheduled to be Heard 6/21/95	23	C 950245 ZMQ	10	Favorable Report Adopted
2	C 950300 HAK	4	" "	24			
3	N 950426 ZRM	1	" "	25			
4	C 860062 MMQ	13	" "	26			
5	C 950220 HUX	3,4	Hearing Closed	27			
6	C 950221 PSX	4	" "	28			
7	C 950122 DMX	12	" "	29			
8	C 940295 HDK	2	" "	30			
9	C 940296 HDK	2	" "	31			
10	C 940554 PSK	5	" "	32			
11	C 950332 PCK	7	" "	33			
12	C 950169 ZSM	1	" "	34			
13	C 950124 PPQ	12	" "	35			
14	C 950199 DMQ	9	" "	36			
15	C 940531 PPR	1	" "	37			
16	N 950342 ZRR	3	" "	38			
17	C 950341 ZMR	3	" "	39			
18	C 950298 HAX	4	Favorable Report Adopted	40			
19	C 950390 HAX	4	" "	41			
20	C 900438 MMM	6	" "	42			
21	N 940681 ZAM	4	Laid Over	43			
22	N 950356 BDM	2	Approved w/ Recommendations for Modification				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers												In Favor - Y Oppose - N Abstain - AB
		18	19	20	21	22	23							
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y		Y	Y							
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y		Y	Y							
Eugenie L. Birch, A.I.C.P.	P	Y	Y	Y	R	Y	Y							
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	R	N	Y							
Irwin Cantor, P.E.	P	Y	Y	Y	V	Y	Y							
Alexander Garvin	P	Y	Y	R	O	Y	Y							
Anthony I. Giacobbe, Esq.	P	Y	Y	Y		Y	Y							
Maxine Griffith	P	Y	Y	Y	D	AB	Y							
William Grinker	P	Y	Y	Y	I	Y	Y							
Brenda Levin	P	Y	Y	Y	A	Y	Y							
Edward T. Rogowsky	P	Y	Y	Y	L	Y	Y							
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y		AB	Y							
Jacob B. Ward, Esq., <i>Commissioners</i>	P	Y	Y	Y		AB	Y							

MEETING ADJOURNED AT: 11:45 A.M.
R - Recused

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 7, 1995

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 11]
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, 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. ALICBA, *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, JUNE 7, 1995

Roll Call; approval of minutes	1
I. Scheduling June 21, 1995	1
II. Public Hearings	8
III. Reports	25

**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 June 21, 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, JUNE 7, 1995

APPROVAL OF MINUTES OF Regular Meeting of May 24, 1995

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 21, 1995
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 10

C 890844 ZMX

IN THE MATTER OF an application submitted by Mario Dini, R.A. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4b, 4d and 7c, establishing within an existing R4 District a C1-2 District bounded by Philip Avenue, a line bisecting the angle formed by the intersection of the prolongations of the westerly street line of Edison Avenue and the easterly street line of East Tremont Avenue, Randall Avenue and East Tremont Avenue, as shown on a diagram (for illustrative purposes only) dated February 27, 1995.

Resolution for adoption scheduling June 21, 1995 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 4

C 950300 HAK

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 198, 200, 202 and 204 Bleecker Street and 297, 299, 303, 305 and 307 Wilson Avenue, (Block 3307, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13) on the block bounded by Wilson Avenue, Bleecker Street, Knickerbocker Avenue and Menahan Street, as an Urban Development Action Area;
 - b) an Urban Development Action Area project for such area.
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to the Plaza de los Ancianos de Wilson Housing Development Fund Corporation, Inc.

Approval of this application would facilitate the construction of one 8-story elevator building, tentatively known as the Plaza de los Ancianos de Wilson, providing 94 dwelling units for elderly persons of low income, plus one unit for a superintendent, under the Federal Section 202 Supportive Housing for the Elderly Program.

Resolution for adoption scheduling June 21, 1995 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

(Amendment to Article I, Chapters 3 and 5, of the Zoning Resolution to allow accessory off-street parking spaces at up to 20 percent of the units; modify density controls for floor area in excess of 10 FAR; and modify certain home occupation controls, for buildings erected prior to 1961 and converted to residential use in R10 equivalent districts in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge except that portion of the Special LMM District that extends below Murray Street in Lower Manhattan).

CD 1

N 950426 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article 1, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1,2,3,4,5,6,7 and 8 in the Borough of Manhattan), Section 13-12; and Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Borough of Manhattan, Brooklyn and Queens), Sections 15-111 and 15-13, as follows:

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

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

Matter within # # is defined in Section 12-10 of the Zoning Resolution;

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

Chapter 3

Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan

* * *

13-10

PERMITTED ACCESSORY OFF-STREET PARKING SPACES

* * *

13-12

Residential Development

#Accessory# off-street parking spaces are permitted only for new #residential developments# or #enlargements# as follows:

- (a) For the area south of 60th Street and its prolongations, the number of #accessory# off-street parking spaces shall not exceed 20 percent of the number of new #dwelling units# contained in the #development# or #enlargement# or 200 spaces, whichever is less.
- (b) For the area north of 60th Street and its prolongations in Community Districts 7 and 8, the number of #accessory# off-street parking spaces shall not exceed 35 percent of the number of new #dwelling units# contained in the #development# or #enlargement# or 200 spaces, whichever is less.

~~However, in Manhattan, for the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, except that portion of the #Special LMM District# that extends south of Murray Street, accessory# off-street parking spaces are permitted for #dwelling units# converted in non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, provided that the number of #accessory# off-street parking spaces shall not exceed 20 percent of the number of #dwelling units# contained in the conversion or 200 spaces, whichever is less.~~

(e) All such #accessory# off-street parking spaces shall be located within a #completely enclosed building# and shall be used exclusively by the occupants of the #residential development# ~~or #enlargement# or conversion.~~

* * *

Chapter 5

Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens

* * *

15-111

Number of permitted dwelling units

The number of #dwelling units# permitted is the total number calculated under Section 15-111 paragraphs (a) and (b) of this Section, and may be distributed anywhere within the #building#, except in the #cellar#, provided that any #portions# of a #dwelling unit# located in the #cellar# shall also comply with the provisions of Section 15-112.

- (a) #Floor area# which does not exceed the maximum #residential floor area# permitted by the provisions of the applicable district may be converted to #dwelling units#. The number of #dwelling units# attributable to the #floor area# permitted under the provisions of the applicable district shall be determined by the following table:

**MINIMUM AVERAGE FLOOR AREA PER DWELLING UNIT
IN SPECIFIC ZONING DISTRICTS**

Applicable District	Maximum #residential floor area ratio# permitted	Minimum average #floor area# per #dwelling unit# permitted
R4 or equiv.	1.50	615 sq. feet
R5 or equiv.	1.65	645 sq. feet
R6 or equiv.	2.43	700 sq. feet
R7 or equiv.	3.44	745 sq. feet
R8 or equiv.	6.02	790 sq. feet
R9 or equiv.	7.52	880 sq. feet
R10 or equiv.	10.00	900 sq. feet

- (b) In existing non-#residential buildings#, the #residential that portion of the #floor area# which exceeds the #residential floor area# permitted by the provisions of the applicable district may be converted to #dwelling units#, provided that there shall be a minimum average of 1,800 square feet of gross #floor area# per #dwelling unit# in such excess #residential floor area#.

However, ~~for~~ ~~floor area~~ converted to public or publicly-assisted housing or ~~non-profit residences for the elderly~~, as described in Section 25-25, there shall be a minimum average of 1,500 square feet of gross ~~floor area~~ per ~~dwelling unit~~ in such excess ~~floor area~~.

However, in Manhattan, in all ~~Commercial Districts~~ with an R10 equivalent in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, except that portion of the ~~Special LMM District~~ that extends south of Murray Street, that portion of the ~~floor area~~ in existing non-residential buildings that exceeds the permitted ~~residential floor area~~ may be converted to ~~dwelling units~~, provided that there shall be a minimum average of 900 square feet of gross ~~floor area~~ per ~~dwelling unit~~ in such excess ~~residential floor area~~.

- (c) The requirements of paragraphs (a) and (b) above may be replaced by the regulation~~s~~ of Section 15-026 for ~~dwelling units~~:
- (i~~1~~) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or
 - (ii~~2~~) that the Loft Board determines were occupied for ~~residential use~~ on September 1, 1980.

No ~~building~~ that meets the density requirements of paragraphs (a) or (b) above~~d~~ ~~this Section~~ may subsequently add ~~dwelling units~~ except in accordance thereof. No ~~building~~ to which the regulations of Section 15-026 have been applied may subsequently add additional units except in accordance with the requirements of Section 15-111.

For the purpose~~s~~ of this Section only, mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual ~~dwelling units~~ provided that the gross area of such mezzanine does not exceed 33 1/3 percent of the ~~floor area~~ contained within such ~~dwelling unit~~. Such mezzanines are permitted only in ~~buildings~~ with an existing ~~floor area ratio~~ of 12 or less, and only between existing floors that are to remain. No mezzanine shall be included as ~~floor area~~ for the purpose of calculating the minimum required size of a ~~dwelling unit~~ or for calculating ~~floor area~~ devoted to ~~dwelling units~~.

* * *

15-13

Special Home Occupation Provision

(a) In C6 Districts, the #home occupation# provisions of Section 12-10 (DEFINITIONS - Home occupation) shall apply, except that up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#. Such #home occupation# may occupy more than 500 square feet of #floor area#. For the purposes of this Section, mezzanines shall be counted as #floor area#.

(b) In C5 and C6 Districts, in Manhattan, in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, except that portion of the #Special LMM District# that extends south of Murray Street, the #home occupation# provisions of Section 12-10 shall apply, except that up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#.

In addition:

(1) businesses operated as #home occupations# may have up to three non-#residential# employees;

(2) notwithstanding the limitation on #uses# in Section 12-10, a #home occupation# may include any permitted #commercial use# except those #uses# listed in Use Group 12.

Such #home occupation# may occupy more than 500 square feet of #floor area# and, for the purposes of this Section, mezzanines shall be counted as #floor area#.

Resolution for adoption scheduling June 21, 1995 for a public hearing.

BOROUGH OF QUEENS

No. 4

CD 13

C 86062 MMQ

IN THE MATTER OF an application submitted by the Department of Transportation, Department of Transportation, 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 a change in the City Map involving the establishment of street lines and grades within an area bounded by 150th Street, South Conduit

Avenue, Rockaway Boulevard, 175th Street and the heretofore established Nassau Expressway and the elimination of 145th Road from Rockaway Boulevard to its southwesterly terminus and the adjustment of grades necessitated thereby and any acquisition or disposition of property related thereto, all in accordance with Map No. 4824 dated January 19, 1988 and revised on October 23, 1991 and signed by the Borough President.

Resolution for adoption scheduling June 21, 1995 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BRONX

Nos. 5 and 6

(Applications for an amendment to the Morrisania Urban Renewal Plan for the Morrisania Urban Renewal Area, and site selection of property for use as a day care center)

No. 5

CD 3,4

C 950220 HUX

PUBLIC HEARING:

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

The proposed 4th amendment to the urban renewal plan for the Morrisania Urban Renewal Area provides for the division of Site 3 into Sites 3 and 3A, and the designation of Site 3A as Community Facility to permit development of a day care center. Site 3A comprises Block 2420, Lots 40 and 46, and is located at Morris Avenue and East 158th Street. Site 3 remains designated for open space.

(On May 24, 1995, Cal. No. 1, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 6

CD 4

C 950221 PSX

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 site selection of property located at 800/830 Grand

Concourse Village East (Morris Avenue) A/K/A 207 East 158th Street (Block 2420, Lots 40 and 46), for use as a day care center.

(On May 24, 1995, Cal. No. 2, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 12

C 950122 DMX

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 3720 White Plains Road (Block 4664, Lot 57), pursuant to zoning.

(On May 24, 1995, Cal. No. 3, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 8 and 9

(Applications for the disposition of city-owned properties located within the Brooklyn Center Urban Renewal Area for use as a public parking facility)

No. 8

CD 2

C 940295 HDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 258-264 Ashland Place, 13-19 Lafayette Avenue, and 9 and 11 Lafayette Avenue (Block 2107, Lots 30, 36, 40 and 41) in the Brooklyn Center Urban Renewal Area.

The property is to be disposed to the Economic Development Corporation and then to an unspecified operator of a public parking facility.

Note: This action provides for an interim lease disposition for parking to be discontinued when development of this Brooklyn Center project is ready to proceed.

(On May 24, 1995, Cal. No. 4, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 2

C 940296 HDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 13-19 Lafayette Avenue (Block 2107, Lot 36) in the Brooklyn Center Urban Renewal Area.

The property is to be disposed to the developer selected by the City for the Brooklyn Center project.

Note: This action provides for permanent disposition. An interim lease disposition for use of this property for public parking is the subject of a separate application.

(On May 24, 1995, Cal. No. 5, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 5

C 940554 PSK

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 site selection of property located at 333 Hinsdale Street (Block 3784, part of Lot 6) for use as a day care center.

(On May 24, 1995, Cal. No. 6, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 7

C 950332 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City 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, Lots 3, 22, 61, 63), for use as a parking lot.

(On May 24, 1995, Cal. No. 7, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 1

C 950169 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Dah Chong Hong Trading 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 allow the modifications of the following use regulations:

- Section 111-101(c): to allow loft dwellings below the floor level of the third story;
- Section 111-102: to allow a Use Group 6 use on the ground floor; and
- Section 111-103(b): to allow loft dwellings to be permitted in a building with lot coverage greater than 5,000 square feet, within Area B1;

to facilitate the conversion of a vacant former cold storage building into 17 loft dwelling units and with Use Group 6 on the ground floor on property located at 35-37 North Moore Street (Block 190, Lot 10) within the Tribeca West Historic District and Area B1 of the Special Lower Manhattan Mixed Use District (LMM District), in an M1-5 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.

(On May 24, 1995, Cal. No. 8, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 13

CD 12

C 950124 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 at 172-20 Jamaica Avenue (Block 10213, Lot 10), pursuant to zoning.

(On May 24, 1995, Cal. No. 9, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 9

C 950199 DMQ

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 residential unit located at 84-10 101st Street (Block 9177, Lot 1009), pursuant to zoning.

(On May 24, 1995, Cal. No. 10, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 15

CD 1

C 940531 PPR

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:

- (a) seven (7) city-owned properties pursuant to zoning; and
- (b) 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 Staten Island Office of the Department of City Planning at 56 Bay Street, 6th floor, Staten Island, NY 10301.

(On May 24, 1995, Cal. No. 11, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 16 and 17

(Applications for an amendment of the Zoning Resolution and an amendment of the Zoning Map concerning the Special Charleston Area M Text/Charleston Area Rezoning within the Special South Richmond Development District)

No. 16

CD 3

N 950342 ZRR

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 an amendment

of the Zoning Resolution of the City of New York relating to adding Sections 107-49 and 107-69 to the Special South Richmond Development District, and amending Appendix A (Special District Plan Map Index and maps 32C and 32d) by the addition of Area M, as follows:

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

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

Matter in *italics* or within # # is defined in Section 12-10;

* * * indicate where intervening unchanged text appears in the Zoning Resolution

ARTICLE X

Chapter 7 Special South Richmond Development District

* * *

107-49

Special Regulations for Area M

In Area M, as shown on the District Plan, the regulations of the underlying districts and the Special District are supplemented or modified in accordance with the provisions of this Section. Except as modified by the express provisions of this Section, the regulations of the underlying districts and the Special District remain in effect.

107-49f

Special use regulations for residential use#

- (a) #Residential uses# existing prior to the (effective date of this amendment) shall be considered conforming and when an existing #building# containing such #uses# is damaged or destroyed by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to R3X #bulk# requirements, whichever is greater.
- (b) #Residential extensions# shall be subject to all of the R3X District regulations and the applicable Special District regulations except that an existing #detached building# may contain non-#residential uses# in addition to not more than two #dwelling units#.
- (c) Non-#residential uses# shall be located below the lowest #story# occupied in whole or in part by #residential uses#.

- (d) #Floor area# in a #building# originally designed as one or more #dwelling units# that has been continuously vacant for two or more years prior to the date of filing an alteration application, may be re-occupied for #residential use#.
- (e) Residential #enlargements# not to exceed 500 square feet shall be permitted subject to all of the R3X District regulations and the applicable Special District regulations provided that there is no increase in the number of dwelling units and that there is no disturbance of the soil.
- (f) #Residential developments#, and #residential enlargements# where there is a disturbance of the soil, shall be subject to the provisions of Section 107-69 (Residential Uses in Area M).

107-492

Special bulk regulations

The maximum #floor area ratio# for two or more #uses# on a #zoning lot# shall be determined by the #use# that is permitted the greatest #floor area ratio# in Area M, provided that the #floor area# occupied by each #use# does not exceed the amount permitted by the #floor area ratio# for that #use# in Area M.

* * *

107-69

Residential Uses in Area M

- (a) The City Planning Commission may authorize #developments#, or #enlargements# of #residential uses# in excess of 500 square feet, or in any case where there would be a disturbance of the soil, for the following:
- (1) #zoning lots# with #residential# or #community facility uses# existing on (the effective date of this amendment); or
 - (2) #zoning lots# that have been vacant or #land with minor improvements# for at least two years immediately prior to the date of application for the authorization.
- (b) No #building# shall be constructed for occupancy by both #residential# and #manufacturing uses#. All #residential uses# shall comply with the R3X District regulations and all #commercial uses# shall comply with the M1-1 District regulations. All #developments# or #enlargements# shall comply with the applicable Special District regulations.

(c) In authorizing new residential uses and residential enlargements, the Commission shall find that:

- (1) the residential use will not be exposed to excessive noise, smoke, dust, noxious odor, toxic metals, safety hazards, or other adverse impacts from commercial or manufacturing uses;
- (2) there are no open uses listed in Use Group 18 within 400 feet of the zoning lot;
- (3) the residential use shall not adversely affect commercial or manufacturing uses in the Special District; and
- (4) the authorization shall not alter the essential character of the neighborhood or district in which the use is located, nor impair the future use or development of commercial and manufacturing uses on nearby zoning lots.

In granting such authorization, the Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

* * *

Description

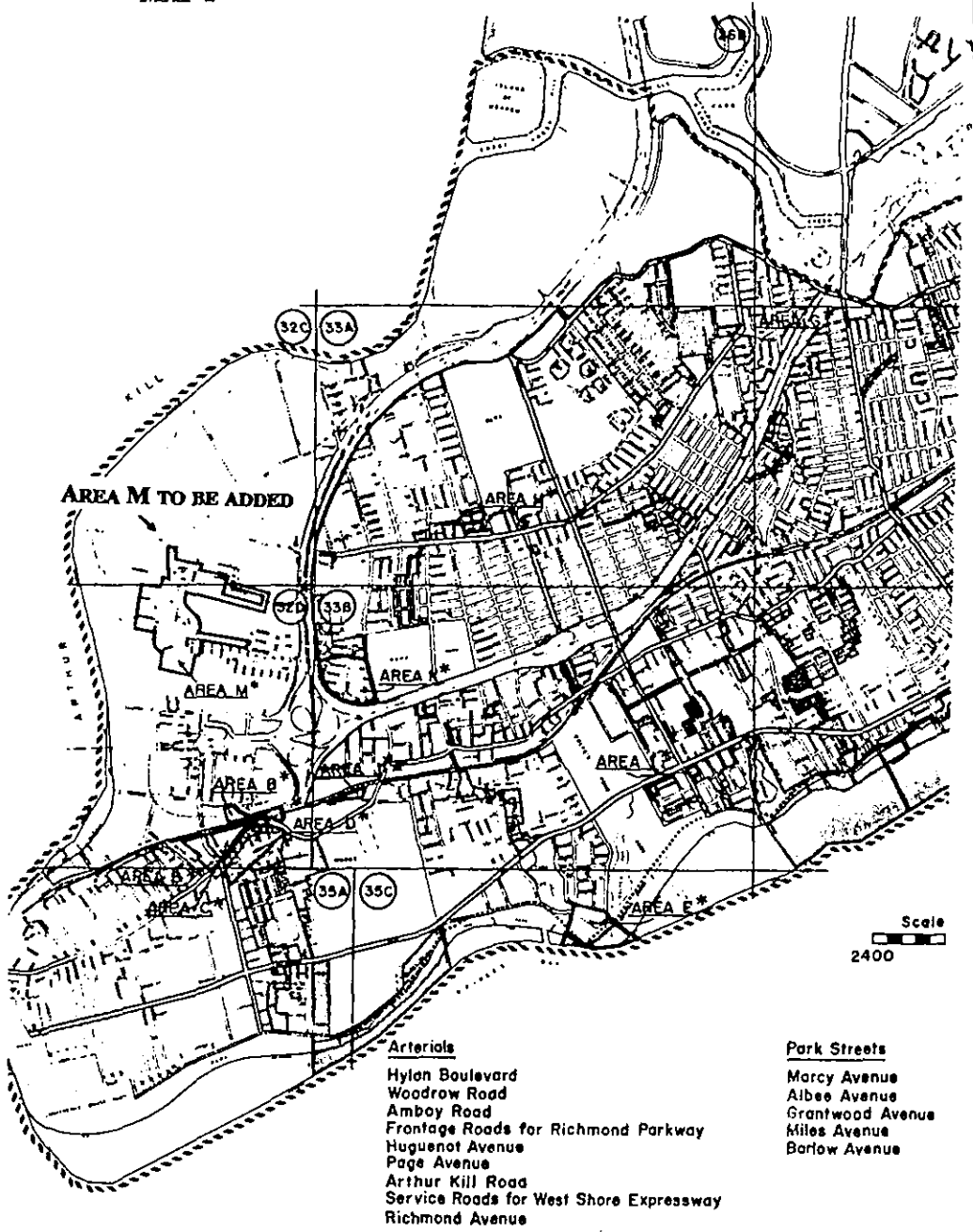
- Special District Plan Map Index is amended by the addition of Area M as described on Special District Plan Maps 32c and 32d.
- Special District Plan Maps 32c and 32d are amended by the establishment of "Area M" bounded by Arthur Kill Road, the southerly street line of Nielsen Avenue* and its westerly prolongation, a line 100 feet east of Muriel Street*, the northerly street line of Storer Avenue*, Carlin Street* and its southerly prolongation, a line 100 feet south of Sharrots Road, a line 1,000 feet east of Carlin Street* and its southerly prolongation, a line 100 feet north of Sharrots Road, a line 100 feet east of Carlin Street*, the northerly street line of Lundsten Avenue* and its easterly prolongation, the westerly street line of Kent Street and its northerly prolongation, a line 400 feet south of Sharrots Road, a line 150 feet east of Arthur Kill Road, a line 275 feet north of Englewood Avenue*, Kent Street, Englewood Avenue*, Cosmen Street*, the southerly terminus line of Cosmen Street* and its westerly prolongation, the prolongation of a line 100 feet west of Cosmen Street*, a line 1,250 feet south of Androvette Street* and its easterly prolongation, Arthur Kill Road, Kreisler Street*, a line 150 feet south of Androvette Street*, a line 575 feet west of the

center line of Kreischer Street* (between Winant Place* and Androvette Street*) and its northerly and southerly prolongations, a line 150 feet north of Winant Place*, the northerly prolongation of the center line of Kreischer Street* (between Winant Place* and Androvette Street*), Sharrotts Road*, a line 200 feet west of Arthur Kill Road and Ellis Road*

as shown on a diagram (N 950342 ZRR).

Note: Street names with an asterisk (*) are streets in use or shown on approved subdivision maps (refer to Borough President's Office for information).

MAP 1







SOUTH RICHMOND SPECIAL DISTRICT

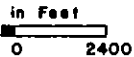
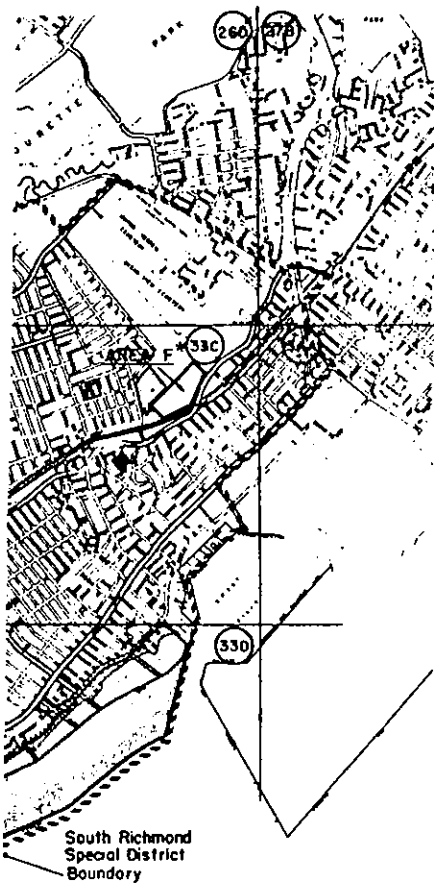
District Plan

Note:

Only generalized elements of District Plan shown. For details of Plan elements see Plan Maps on following sheets 26 B, 26 D, 27 B, 32 C, 33 A, 33 C, 34 A, 32 D, 33 B, 33 D, 35 A, 35 C.

Symbol Key

-  Designated Open Space
 -  30 foot setback
 -  20 foot setback if there is no parking within the setback. 35 foot setback if parking is provided within the setback.
 -  Esplanade
- Waterfront Esplanade location shown schematically only.
Dimensions locating DOS on plan maps are measured from street lines unless otherwise stated.
- * For details of Special Areas D, F, K see PLAN MAPS 32D, 33C, 33B, 35A



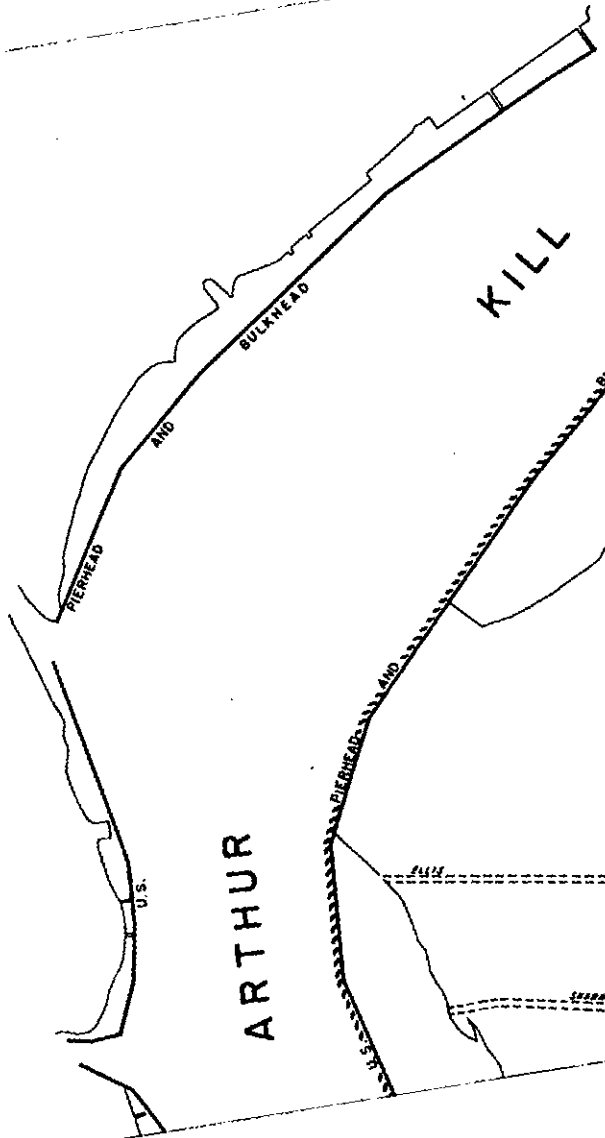
Railroads

Staten Island Rapid Transit Right of Way

MAP 2

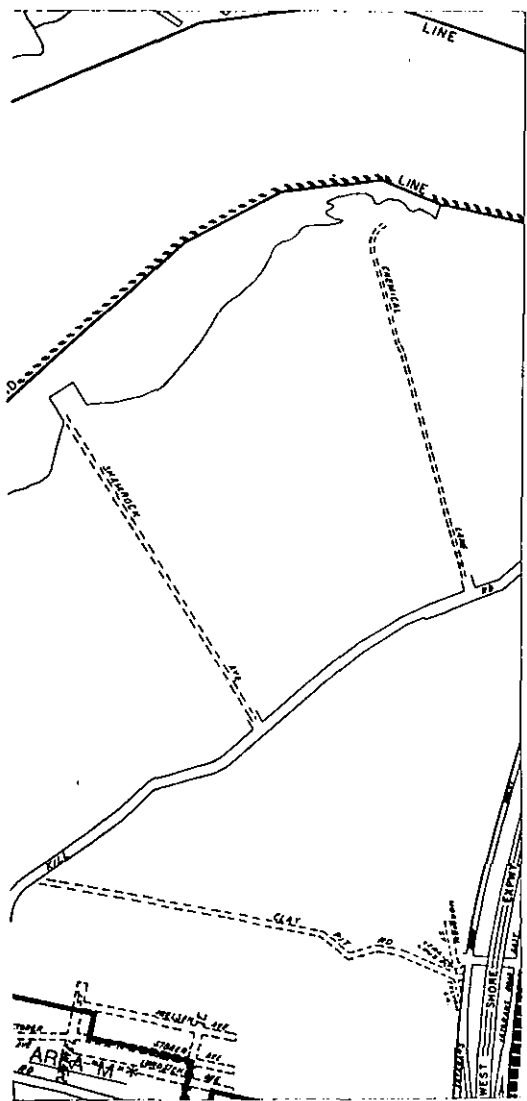
NEW

JERSEY



ARTHUR

SPARBUZZ

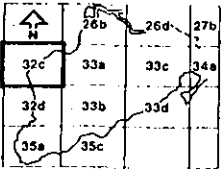









AREA M TO BE ADDED

CITY PLANNING COMMISSION
THE CITY OF NEW YORK

**SOUTH
RICHMOND**
SPECIAL DISTRICT PLAN

MAP KEY

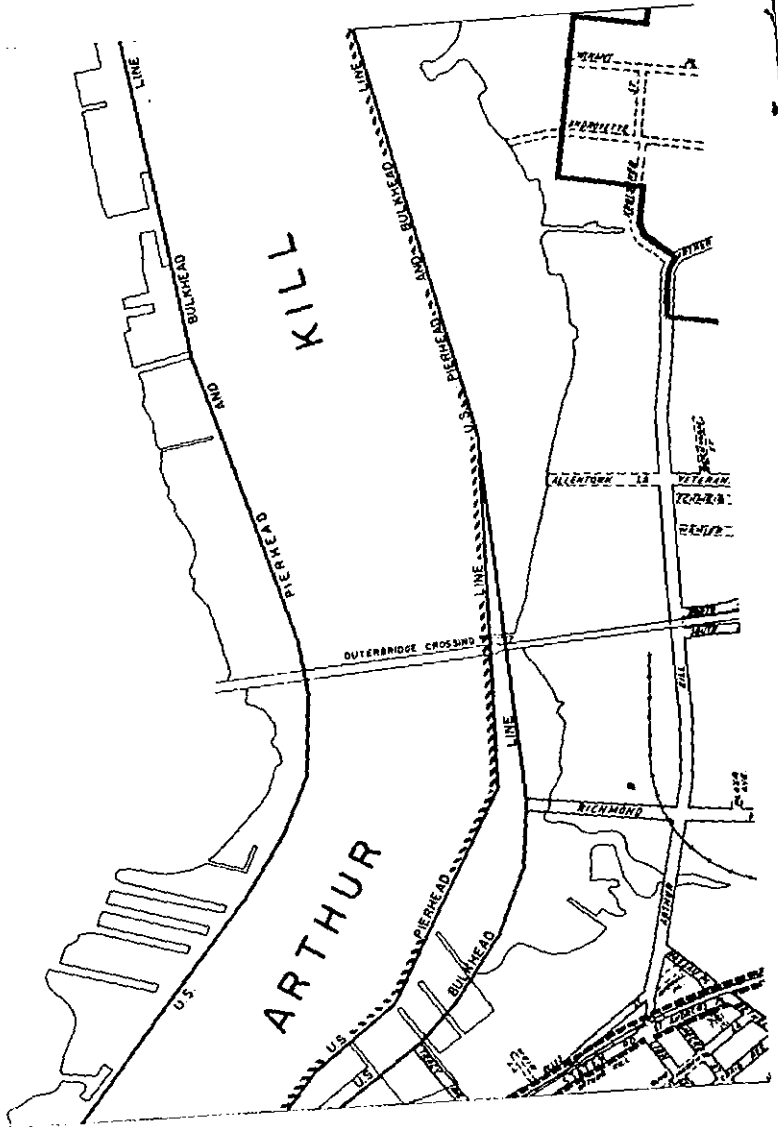


-  OPEN SPACE NETWORK
-  30 FOOT SETBACK
-  20 FOOT SETBACK IF THERE IS NO PARKING WITHIN THE SETBACK
-  35 FOOT SETBACK IF PARKING IS PROVIDED WITHIN THE SETBACK
-  ESPLANADE
-  S. RICHMOND SPECIAL DISTRICT BOUNDARY
-  INDICATES AMENDMENT. FOR DETAILS REFER TO DESIGNATED OPEN SPACE BOUNDARY ADJUSTMENTS.

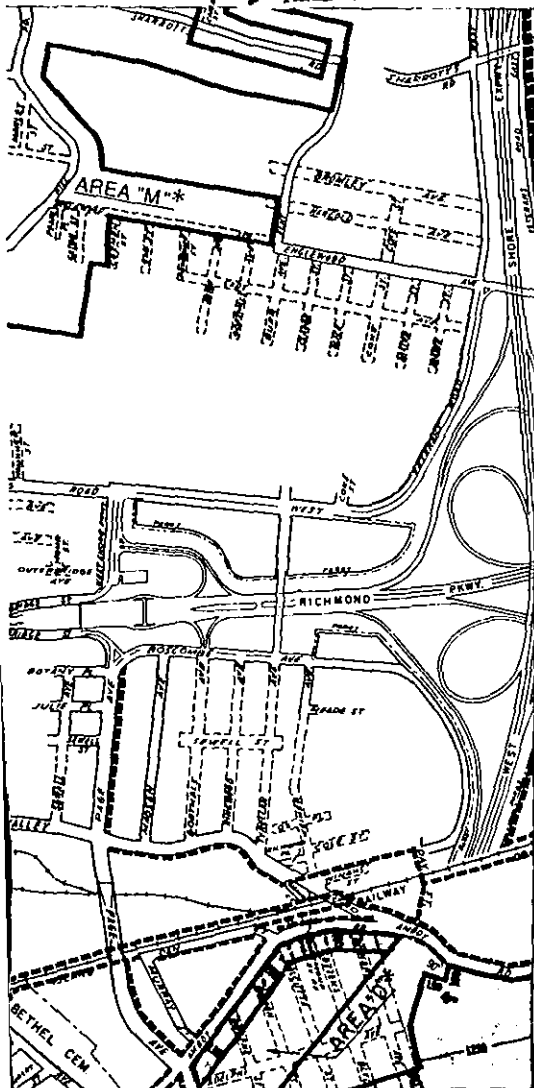
DATE ISSUED: 11-1-75
AMENDED:



32c



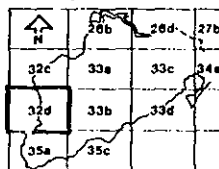
AREA M TO BE ADDED










CITY PLANNING COMMISSION
THE CITY OF NEW YORK

**SOUTH
RICHMOND**
SPECIAL DISTRICT PLAN

MAP KEY



-  OPEN SPACE NETWORK
-  30 FOOT SETBACK
-  20 FOOT SETBACK IF THERE IS NO PARKING WITHIN THE SETBACK
-  35 FOOT SETBACK IF PARKING IS PROVIDED WITHIN THE SETBACK
-  ESPLANADE
-  S. RICHMOND SPECIAL DISTRICT BOUNDARY
-  INDICATES AMENDMENT. FOR DETAILS REFER TO DESIGNATED OPEN SPACE BOUNDARY ADJUSTMENTS.

DATE ISSUED: 11-1-75

AMENDED:



32d

(On May 24, 1995, Cal. No. 12, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 32c and 32d:

- 1) changing from an R3-2 District to an R3X District property bounded by Carlin Street* and its southerly prolongation, a line 100 feet north of Nielsen Avenue*, a line 100 feet east of Carlin Street*, a line 100 feet north of Sharrotts Road, a line 1,000 feet east of Carlin Street* and its southerly prolongation and a line 100 feet south of Sharrotts Road;
- 2) changing from an M2-1 District to an M1-1 District property bounded by a line 500 feet west of the former west side of the West Shore Expressway, the westerly prolongation of the south street line of Nielsen Avenue*, the former center line of the West Shore Expressway, Sharrotts Road and Sharrotts Road*; and
- 3) changing from an M3-1 District to an M1-1 District property bounded by Ellis Road*, a line 500 feet west of the former west side of the West Shore Expressway, Sharrotts Road*, Kreischer Street* (between Winant Place* and Androvette Street*) and its northerly prolongation, Androvette Street*, Kreischer Street*, Arthur Kill Road, a line 1,250 feet south of Androvette Street* and its westerly prolongation, the U. S. Pierhead and Bulkhead Line of Arthur Kill, Sharrotts Road* and its westerly prolongation, and a line perpendicular to the south street line of Ellis Road* distant 400 feet west of the intersection of the west street line of Arthur Kill Road and the south street line of Ellis Street,

within the Special South Richmond Development District as shown on a diagram (for illustrative purposes only) dated March 27, 1995.

Note: Street names with an asterisk (*) are identified on the maps titled "Charleston Rezoning (C 950341 ZMR) Street Plan" dated March 27, 1995 and included as part of the application file.

(On May 24, 1995, Cal. No. 13, the Commission scheduled June 7, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BRONX

No. 18

CD 4

C 950298 HAX

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 50-98 East 168th Street, (Block 2480, 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 be selected by the Department of Housing Preservation and Development.

The project comprises the conversion of the main building of the former Morrisania Hospital to 132 units of rental housing for low-income families and families receiving public assistance, and space for community facility and training facilities, including a day care center.

(On April 26, 1995, Cal. No. 1, the Commission scheduled May 10, 1995 for a public hearing. On May 10, 1995, Cal. No. 12, the hearing was closed.)

For consideration.

No. 19

CD 4

C 950390 HAX

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 274 East 170th Street, (Block 2785, Lots 34, 40, and 43) located on the south side of East 170th Street, between College and Morris avenues, 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 be selected by the Department of Housing Preservation and Development.**

Approval of this application would facilitate the construction of one 6-story elevator building, tentatively known as Eugene Smilovic Arms, providing 78 dwelling units for elderly persons of low income, plus one unit for a superintendent, under the Federal Section 202 Supportive Housing for the Elderly Program. The project will also provide a community health center to be operated by Bronx Lebanon Hospital.

(On May 10, 1995, Cal. No. 1, the Commission scheduled May 24, 1995 for a public hearing. On May 24, 1995, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 20

CD 6

C 900438 MMM

IN THE MATTER OF an application submitted by the Department of Parks and Recreation, 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 East 47th Street between First and Second avenues and the establishment of a park addition to Hammarskjold Plaza and the adjustment of grades and block dimensions and any acquisition or disposition of property related thereto, all in accordance with Map No. 30127, dated December 12, 1994 and signed by the Borough President.**

(On April 12, 1995, Cal. No. 3, the Commission scheduled April 26, 1995 for a public hearing. On April 26, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

No. 21

(Request for the grant of an authorization to allow a curb cut on West 42nd Street and certification to allow an additional curb cut on West 41st Street for a proposed mixed-use development located in a C6-4 District within the Special Clinton District)

CD 4

N 940681 ZAM

IN THE MATTER OF an application submitted by Silverstein 42nd Street Associates for the grant of:

1. an authorization pursuant to Section 13-453 of the Zoning Resolution to allow a curb cut on West 42nd Street (a wide street); and
2. a certification pursuant to Section 26-07 of the Zoning Resolution to permit the modification of the requirements of Section 26-05 (Curb Cuts) to allow an additional curb cut on West 41st Street (a narrow street);

for a proposed mixed-use development on property bounded by West 42nd Street, Eleventh Avenue, West 41st Street and Twelfth Avenue (Block 1089, Lot 1), in a C6-4 District, within the Special Clinton 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.

For consideration.

No. 22

CD 2

N 950356 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Concerned Citizens of Broadway, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the amended District Plan for the NOHO New York Business Improvement District. The preparation of the Plan was authorized by the Mayor on March 21, 1994.

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 April 26, 1995, Cal. No. 2, the Commission scheduled May 10, 1995 for a public hearing. On May 10, 1995, Cal. 13, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 23

CD 10

C 950245 ZMQ

IN THE MATTER OF an application submitted by Community Board 10 pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18a, changing from a C8-1 District to an R4 District property bounded by Gold Road, a line perpendicular to the northeasterly street line of Desarc Road distant 175 feet northwesterly from the intersection of the westerly street line of Cross Bay Boulevard and the northeasterly street line of Desarc Road, Desarc Road, and a line perpendicular to the southwesterly street line of Gold Road distant 200 feet northwesterly from the intersection of the southwesterly street line of Gold Road and the northerly street line of Linden Boulevard,* as shown on a diagram (for illustrative purposes only) dated January 30, 1995.

*The elimination of Linden Boulevard was the subject of an application for a change in the City Map (C 890861 MMQ), which was approved by the City Council on December 21, 1994 (Res. No. 745).

(On April 26, 1995, Cal. No. 3, the Commission scheduled May 10, 1995 for a public hearing. On May 10, 1995, Cal. No. 14, the hearing was closed.)

For consideration.
