

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 27, 1995
10:00 A.M. IN SPECTOR HALL

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

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 950473 POX C 950474 PPX	2	Scheduled to be Heard 10/18/95	23	C 950512 HDM	3	Hearing Closed
2	C 950462 HAM	7	" "	24	C 950513 ZMM	3	" "
3	C 950288 ZSM	2	" "	25	C 950514 ZSM	3	" "
4	C 940398 PPQ	14	" "	26	C 950080 ZMQ	3	" "
5	C 940529 PPQ	14	" "	27	C 950081 ZSQ	3	" "
6	C 950053 ZSQ	2	" "	28	C 950436 HAX	6	Favorable Report Adopted
7	C 950110 ZSQ	1	Scheduling Delayed	29	C 940205 PQX	4	" "
8	C 950251 ZSQ	2	Scheduled to be Heard 10/18/95	30	C 940553 POK	17	" "
9	C 890689 ZMQ	2	" "	31	C 950019 POK	9	Laid Over
10	C 950359 PCR	3	" "	32	C 940667 PPM	9	Favorable Report Adopted
11	C 950196 DMR	3	" "	33	C 950094 PQM	12	" "
12	C 950485 PPX	1	Hearing Closed	34	C 950444 PPM	5	" "
13	C 950486 PPX	3	" "	35	C 950227 ZSM	7	Laid Over
14	C 950507 PPX	3	" "	36	C 950386 ZSM	2	" "
15	C 950439 ZMX	11	" "	37	C 950330 HAM	3	Favorable Report Adopted
16	C 950385 MMX	13	" "	38	C 950117 ZSQ	1	Laid Over
17	C 950254 PPK	1	" "	39	C 950522 ZSQ	1	" "
*18	C 950453 HAM	3	" "	40	N 950523 ZAQ	1	" "
19	C 950467 POM C 950468 PPM	11	" "	41			
20	C 950099 ZSM	2	" "	42			
21	N 950626 HGM	3	" "	43			
22	C 950511 HUM	3	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers																In Favor - Y Oppose - N Abstain - AB		
		28	29	30	31	32	33	34	35	36	37	38	39	40						
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y		Y	Y	Y			Y									
Victor G. Alcea, <i>Vice Chairman</i>	P	Y	Y	Y		Y	Y	Y			Y									
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	Y	Y	ER	Y	Y	Y	ER	ER	Y	ER	ER	ER						
Irwin G. Cantor, <i>P.E.</i>	A				ER				ER	ER		ER	ER	ER						
Kathy Hirata Chin, <i>Esq.</i>	P	Y	Y	Y	OVER	Y	Y	Y	OVER	OVER	Y	OVER	OVER	OVER						
Alexander Garvin	P	Y	Y	Y	OVER	Y	Y	Y	OVER	OVER	Y	OVER	OVER	OVER						
Anthony I. Glacobbe, <i>Esq.</i>	P	Y	Y	Y		Y	Y	Y			Y									
Maxine Griffith	P				D				D	D		D	D	D						
William J. Grinker	P	Y	Y	Y	LAI	Y	Y	Y	LAI	LAI	Y	LAI	LAI	LAI						
Brenda Levin	P	Y	Y	N	LAI	Y	N	Y	LAI	LAI	Y	LAI	LAI	LAI						
Edward T. Rogowsky	P	Y	Y	N	LAI	Y	N	Y	LAI	LAI	Y	LAI	LAI	LAI						
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	N		Y	N	Y			Y									
Jacob B. Ward, <i>Esq., Commissioners</i>	P	Y	Y	Y		Y	Y	Y			Y									

MEETING ADJOURNED AT: 6:05 P.M.

*Cal. No. 18 - Commissioner Shiffman Recused

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 27, 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. 18]

Prepared by Lois McDaniel, Calendar Officer

A
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. ALICEA, *Vice-Chairman*
AMANDA M. BURDEN, A.I.C.P.
IRWIN G. CANTOR, P.E.
KATHY HIRATA CHIN, *Esq.*
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, SEPTEMBER 27, 1995

Roll Call; approval of minutes	1
I. Scheduling October 18, 1995	1
II. Public Hearings	7
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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 set for October 18, 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, SEPTEMBER 27, 1995

APPROVAL OF MINUTES OF Regular Meeting of September 13, 1995
and Special Meeting of September 18, 1995

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, OCTOBER 18, 1995
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 2

C 950473 PQX
C 950474 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 acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 1065 Southern Boulevard (Block 2727, Lot 58) for use as a primary health care facility.

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

BOROUGH OF MANHATTAN

No. 2

CD 7

C 950462 HAM

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 the following properties as an Urban Development Action Area:

i) Properties on an Urban Renewal Site within the West Side Urban Renewal Area:

Properties on Site 32R4:

Address	Block	Lot
135 West 89th Street	1220	12
133 West 89th Street	1220	13

Properties on Site 40R:

Address	Block	Lot
103 West 88th Street	1219	29
105 West 88th Street	1219	28
107 West 88th Street	1219	27
109 West 88th Street	1219	26

Properties on Site 44R2:

Address	Block	Lot
100 West 88th Street	1218	36

Properties on Site 45R:

Address	Block	Lot
59 West 87th Street	1201	5
61 West 87th Street	1201	4
63 West 87th Street	1201	3
65 West 87th Street	1201	2
67 West 87th Street	1201	1
72 West 88th Street	1201	63

ii) Properties not on an urban renewal site:

Address	Block	Lot
108 West 95th Street	1225	39

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 a developer selected by HPD.

Approval of this application would facilitate the disposition of 14 buildings containing approximately 130 units under the Mutual Housing Program.

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

No. 3

CD 2

C 950288 ZSM

IN THE MATTER OF an application submitted by Rockrose Development 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 an attended public parking garage with a maximum capacity of 200 spaces, and to allow floor space on the ground floor to be exempted from the definition of floor area as set forth in Section 12-10 (Definitions), in a proposed building on property located at 100 Horatio Street (Block 642, Lots 14, 19 and 30), in a C6-2A 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.

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

BOROUGH OF QUEENS

No. 4

CD 14

C 940398 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 at 160 Beach 91st Street (Block 16133, Lot 1), pursuant to zoning.

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

No. 5

CD 14

C 940529 PPQ

IN THE MATTER OF application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of three (3) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
15564	50	719 Beach 19th Street
16040	11	424 Beach 67th Street
15537	152	1622 Far Rockaway Blvd.

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

 No. 6

CD 2

C 950053 ZSQ

IN THE MATTER OF an application submitted by the Geeta Temple pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a church (Use Group 4A) in an existing building located at 34-63 56th Street (Block 1195, Lots 3 and 7), in an M1-1 District.

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

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

 No. 7

CD 1

C 950110 ZSQ

IN THE MATTER OF an application submitted by the Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a church (Use Group 4A) in two existing buildings located at 43-01/05 and 43-23 37th Avenue (Block 143, Lot 400 (formerly Lots 350 and 400)) and an off-site accessory parking lot located at 43-02 37th Avenue (Block 142, Lot 15), in an M1-1 District.

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

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

No. 8

CD 2

C 950251 ZSQ

IN THE MATTER OF an application submitted by the Korean Church of Eternal Life pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-921 of the Zoning Resolution to **allow an enlargement of an existing church (Use Group 4A), on property located at the southeast corner of 54th Street and 37th Avenue (Block 1209, Lot 2), in an M1-1 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, New York 10007.

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

No. 9

CD 2

C 890689 ZMQ

IN THE MATTER OF an application submitted by Tri Star Realty Corporation of Queens pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 9d:**

- 1) changing from a C8-1 District to an R7X District property bounded by 57th Street, a line 100 feet north of Queens Boulevard, 58th Street, 44th Avenue, the northerly prolongation of the east street line of 59th Street (south of 47th Avenue), and Queens Boulevard; and
- 2) establishing within the proposed R7X District a C2-2 District bounded by 57th Street, a line 100 feet north of Queens Boulevard, 58th Street, 44th Avenue, the northerly prolongation of the east street line of 59th Street (south of 47th Avenue), and Queens Boulevard;

as shown on a diagram (for illustrative purposes only) dated July 24, 1995 and subject to the conditions of CEQR Declaration E-70.

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

BOROUGH OF STATEN ISLAND

No. 10

CD 3

C 950359 PCR

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 and acquisition of property located at 20 Prol Place (Block 5411, Lot 72), for use as open space and buffering.**

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

No. 11

CD 3

C 950196 DMR

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 892 Armstrong Avenue (Block 5491, Lot 1097) pursuant to zoning.**

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

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 12

CD 1

C 950485 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 E. 149th Street (Block 2331, part of Lot 22), pursuant to zoning.

(On September 13, 1995, Cal. No. 1, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 3

C 950486 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:

1. One (1) city-owned property pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
2609	2	3458 Third Avenue

2. Three (3) city-owned properties restricted to community facility use:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
2935	43	664 E. 170th Street
2935	44	666 E. 170th Street
2935	45	1399 Crotona Avenue

(On September 13, 1995, Cal. No. 2, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 3

C 950507 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 two (2) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2984	10	1810-1820 Southern Boulevard
2984	46	1825 Southern Boulevard

(On September 13, 1995, Cal. No. 3, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 15 and 16

(Applications for an amendment of the Zoning Map and an amendment to the City Map concerning the Gun Hill Road Retail Development and accessory group parking facility)

No. 15

CD 11

C 950439 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by BR Waring Street, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 4a:

1. eliminating from an existing R3-2 District a C2-1 District bounded by East Gun Hill Road, Demeyer Street*, Mace Avenue*, and the northerly prolongation of a line 100 feet east of Delany Avenue; and

2. changing from an R3-2 District to a C4-1 district property bounded by East Gun Hill Road, Ely Avenue, a line 75 feet northerly of Waring Avenue, a line 100 feet westerly of Ely Avenue, Waring Avenue, and a line 100 feet east of Delanoy Avenue and its northerly prolongation;

as shown on a diagram (for illustrative purposes only) dated June 19, 1995 and subject to the conditions of CEQR Declaration E-69.

* Demeyer Street between East Gun Hill Road and Waring Avenue and a portion of Mace Avenue between Delanoy Avenue and Ely Avenue are proposed to be eliminated in a related application (C 950385 MMX) for a change in the City Map.

Note: This proposal also requires a related non-ULURP application (N 950440 ZAX) for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution for a group parking facility in a C4-1 district which is accessory to a commercial development on a zoning lot in excess of 4 acres and a reduction of the parking requirement of Section 36-21 (General Provisions) by 40.6 percent to 583 spaces.

(On September 13, 1995, Cal. No. 4, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 13

C 950385 MMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by BR Waring Street 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 of Bruner Avenue between Waring Avenue and Mace Avenue, Demeyer Street between Waring Avenue and Gun Hill Road and Vance Street between Waring Avenue and Demeyer Street and the elimination, discontinuance and closing a portion of Mace Avenue between Delanoy Avenue and Ely Avenue, the delineation of a sewer easement, changes in grade necessitated thereby, **and any acquisition or disposition of property related thereto**, all in accordance with Map No. 13071, dated May 22, 1995 and signed by the Borough President.

(On September 13, 1995, Cal. No. 5, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 17

CD 1

C 950254 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for disposition to the Economic Development Corporation of one (1) city-owned property located at 130 Havemeyer Street (Block 2395, Lot 19).

(On September 13, 1995, Cal. No. 6, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 18

CD 3

C 950453 HAM

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 General Municipal Law of New York State for:

a) the designation of the following properties, as an Urban Development Action Area:

i) Properties on an Urban Renewal Site within the Cooper Square Urban Renewal Area.

Properties on Site 4:

Address	Block	Lot
56 East 4th Street	459	14
58 East 4th Street	459	15
60 East 4th Street	459	16
27 East 3rd Street	459	36
25 East 3rd Street	459	37
23 East 3rd Street	459	38
21 East 3rd Street	459	39
9 East 3rd Street	459	45

Properties on Site 5:

Address	Block	Lot
77 East 4th Street	460	48
75 East 4th Street	460	49
73 East 4th Street	460	50
71 East 4th Street	460	51
69 East 4th Street	460	52
67 East 4th Street	460	53
65 East 4th Street	460	54
63 East 4th Street	460	55
57 East 4th Street	460	59

ii) Properties not on an urban renewal site:

Address	Block	Lot
83 Second Avenue	460	35
13 Stanton Street	426	22

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 a developer selected by HPD.

Approval of this application would facilitate the disposition of 19 buildings containing approximately 320 units under the Mutual Housing Program.

(On September 13, 1995, Cal. No. 7, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 11

C 950467 PQM
C 950468 PPM

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 acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 211/219 East 105th Street a.k.a. 214 East 106th Street (Block 1655, Lots 7, 8, 41, 42), for use as a primary health care facility.

(On September 13, 1995, Cal. No. 8, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 2

C 950099 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 75 Wooster 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 an attended public parking garage with a maximum capacity of 275 spaces in a building located at 73-75 Wooster Street, a.k.a. 387-389 West Broadway (Block 478, Lot 14), in an M1-5A District, within the SoHo Cast-Iron Historic 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 September 13, 1995, Cal. No. 9, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 21, 22, 23, 24 and 25

(Applications for the designation of the Lower East Side III Urban Renewal Area Addition, as an area appropriate for urban renewal, an amendment to the Lower East Side III Urban Renewal Plan for the Lower East Side Urban Renewal Area, and acquisition of property and the disposition of city-owned property to facilitate the development of a housing police facility, including related actions for an amendment of the Zoning Map, and the grant of a special permit to allow an unattended accessory parking garage)

No. 21

CD 3

N 950626 HGM

PUBLIC HEARING:

IN THE MATTER OF the designation of the Lower East Side III Urban Renewal Area Addition, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, as described as follows:

Property at the northeasterly corner of East 8th Street and Avenue C, 353 East 8th Street (a.k.a. 126-30 Avenue C) and 355 East 8th Street (Block 378, Lots 1 and 63).

(On September 13, 1995, Cal. No. 10, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 3

C 950511 HUM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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, for an amendment to the Lower East Side III Urban Renewal Plan, for the Lower East Side III Urban Renewal Area.

The proposed amendment provides for:

- 1) **Acquisition of two properties on the northeasterly corner of East 8th Street and Avenue C (353 East 8th Street a.k.a. 126-30 Avenue C) and 355 East 8th Street, (Block 378, Lots 1 and 63, respectively);**
- 2) Establishing a new Site 2 comprising Lots 1, 63, 14, 15, 16, 55, 56, 59, 60, 62 and part of Lot 17, in Block 378, on the westerly part of the Block bounded by East 8th Street, Avenue C East 9th Street and Avenue D. All of these lots with the exception of Lots 1 and 63 were formerly part of Site 1.

The permitted land use on Site 2 is Public Service Establishment. A change in the boundary of the area was made to reflect the expanded urban renewal area.

The proposed amendment to the urban renewal plan would **facilitate the development of Site 2 with a police facility.**

(On September 13, 1995, Cal. No. 11, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 3

C 950512 HDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Site 2 within the Lower East Side III Urban Renewal Area, located on the northeasterly corner of East 8th Street and Avenue C, East 9th Street and Avenue D, (Block 378, Lots 1, 14, 15, 16, 55, 56, 59, 60, 62, 63 and part of Lot 17).

The property is to be disposed to the New York City Housing Authority and would facilitate the development of Site 2 with a housing police facility.

(On September 13, 1995, Cal. No. 12, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 3

C 950513 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 12c, establishing within an existing R7-2 District a C1-5 District bounded by East 8th Street, a line 100 feet easterly of Avenue C, East 9th Street and a line 300 feet easterly of Avenue C, as shown on a diagram (for illustrative purposes only) dated July 10, 1995.

(On September 13, 1995, Cal. No. 13, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 3

C 950514 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-461 of the Zoning Resolution to allow an unattended accessory parking garage with a maximum capacity of 78 spaces on portions of the first and second floors of a proposed police facility on property located on the east side of Avenue C, between East 8th Street and East 9th Street (Block 378, Lots 1, 14, 15, 16, 55, 56, 59, 60, 62, 63 and part of Lot 17), within a proposed C1-5 district.

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

(On September 13, 1995, Cal. No. 14, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 26 and 27

(Applications for an amendment of the Zoning Map and the grant of a special permit to permit the allowable community facility floor area ratio of Section 24-11 to apply to a proposed 240-bed nursing home (East Elmhurst Care Facility) in a proposed R-6 district)

No. 26

CD 3

C 950080 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 9c**, changing from an R3-2 District to an R6 District, property bounded by 100th Street, Ditmars Boulevard, the northerly prolongation of the center line of 101st Street, and 23rd Avenue and its easterly prolongation, as shown on diagram (for illustrative purposes only) dated July 10, 1995, and subject to the conditions of CEQR Declaration E-67.

(On September 13, 1995, Cal. No. 15, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 27

CD 3

C 950081 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sheldon Lobel, P.E. 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 **permit the allowable community facility floor area ratio of Section 24-11 to apply to a proposed 240-bed nursing home (East Elmhurst Care Facility) on property located on the north side of 23rd Avenue, between 100th Street and 101st Street (Block 1632, Lots 23, 28, and part of 9), in a proposed R6 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, New York 10007.

(On September 13, 1995, Cal. No. 16, the Commission scheduled September 27, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 28

CD 6

C 950436 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 General Municipal Law of New York State for:
 - a) **the designation of 2102 and 2108 Daly Avenue, 946 East 181st Street, and 931-935 and 927 East 180th Street, located on the northwest corner of Daly Avenue and East 180th Street (Block 3128, Lots 1, 4, 34, 40, and parts of Lots 20 and 35), 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 a developer to be selected by HPD.

Approval of this application would **facilitate the new construction of a 7-story elevator building containing 83 units of rental housing for low and moderate income families, plus one unit for a superintendent.** The project will also include a day care center for project and community residents, and commercial space. The proposed project is tentatively known as the Daly Avenue Apartments.

(On August 9, 1995, Cal. No. 1, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 9, the hearing was closed.)

For consideration.

No. 29

CD 4

C 940205 PQX

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter, for **acquisition of property located at 125 East 149th Street (Block 2352, Lot 28), for continued use as a garage.**

(On August 9, 1995, Cal. No. 2, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 30

CD 17

C 940553 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 1115 Rogers Avenue (Block 5193, Lot 77), for continued use as a section station.

(On August 9, 1995, Cal. No. 3, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 15, the hearing was closed.)

For consideration.

No. 31

CD 9

C 950019 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 115 Crown Street (Block 1287, Lots 61 and 70), for continued use as a garage.

(On August 9, 1995, Cal. No. 4, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 32

CD 9

C 940667 PPM

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>
1988	18	517 West 134th Street
1988	90	519 West 135th Street

2. **One (1) city-owned property located at 479 West 145th Street** (Block 2060, Lot 10) pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

(On August 9, 1995, Cal. No. 5, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 19, the hearing was closed.)

For consideration.

No. 33

CD 12

C 950094 PQM

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 1982 Amsterdam Avenue (Block 2117, Lot 40), for continued use as a section station.

(On August 9, 1995, Cal. No. 6, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 20, the hearing was closed.)

For consideration.

No. 34

CD 5

C 950444 PPM

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 garage located at 900 Eighth Avenue, (Block 1025, Lot 1), pursuant to zoning.

(On August 9, 1995, Cal. No. 9, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 23, the hearing was closed.)

For consideration.

No. 35

CD 7

C 950227 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Park Royal Owners, Inc. 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 modification of the use regulations to allow the conversion of an existing catering establishment to a commercial health club in portions of the basement and first floor of an existing building located at 23 West 73rd Street (Block 1126, Lot 14) within the Central Park West - West 73rd-74th Street Historic District and the Upper West Side-Central Park West Historic District, in an R8B 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 August 9, 1995, Cal. No. 10, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 24, the hearing was closed.)

For consideration.

 No. 36

CD 2

C 950386 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of F.G. 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 74-711 of the Zoning Resolution to permit modification of the following use regulations:

- Section 42-14D(1)(b): to allow joint living-work quarters for artists in a building with lot coverage that exceeds 5,000 square feet; and
- Section 42-14D(2)(b): to allow Use Group 6 uses below the floor level of the second story;

to allow the conversion to 18 joint living-work quarters for artists on the upper floors and retail uses on the ground floor and cellar of an existing building on property located at 42-44 and 46-50 Wooster Street (Block 475, Lot 35), within the SoHo-Cast Iron Historic District in an M1-5B 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 August 9, 1995, Supplemental Cal. No. 1, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 25, the hearing was closed.)

For consideration.

No. 37

CD 3

C 950330 HAM

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 308, 312, 316, 318-20, 322-324, 326 and 328 East 8th Street**, located on the south side of East 8th Street, between Avenue B and Avenue C (Block 390, lots 11, 13 15, 16, 18, 21, and 22), **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 Casa Victoria Housing Development Company, Inc.**

Approval of this application would **facilitate the construction of a 7-story elevator building containing 79 units of rental housing for elderly persons of low-income, plus one unit for a superintendent.** The proposed project is tentatively known as Casa Victoria.

(On July 26, 1995, Supplemental Cal. No. 1, the Commission scheduled August 9, 1995 for a public hearing. On August 9, 1995, Cal. No. 21, the hearing was continued. On August 23, 1995, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 38, 39 and 40

(Applications for special permits and an authorization to allow a retail store greater than 10,000 square feet, an unattended accessory group parking facility to exceed the maximum number of spaces and a zoning lot that includes a discontinued railroad right-of-way.)

No. 38

CD 1

C 950117 ZSQ

IN THE MATTER OF an application submitted by B.R. Northern Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments with no limitation on floor area (U.G. 10A) within an M1-1 District on property located at 48-18 Northern Boulevard (Block 120, Lot 12 and part of Lot 1).

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 August 9, 1995, Cal. No. 12, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 30, the hearing was closed.)

For consideration.

No. 39

CD 1

C 950522 ZSQ

IN THE MATTER OF an application submitted by B. R. Northern Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution to permit:

- a) **an unattended accessory group parking facility with a maximum capacity of 742 spaces** which will exceed the prescribed maximum spaces of Section 44-12, and

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b) the modification of Section 44-11 of the Zoning Resolution to permit the accessory group parking facility to be located on the roof of a building

on property located at 48-18 northern Boulevard (Block 120, Lot 12 and part of Lot 1), within a general large-scale development, in an M1-1 District.

Note: This project also requires a related non-ULURP application (N 950523 ZAQ) for the grant of an authorization pursuant to Section 42-462(b) of the Zoning Resolution for the size and configuration of a zoning lot including a portion of a permanently discontinued railroad right-of-way within a general large scale development.

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

(On August 9, 1995, Cal. No. 13, the Commission scheduled August 23, 1995 for a public hearing. On August 23, 1995, Cal. No. 31, the hearing was closed.)

For consideration.

No. 40

CD 1

N 950523 ZAQ

IN THE MATTER OF an application submitted by B. R. Northern Corp. for the grant of an authorization pursuant to Section 42-462(b) of the Zoning Resolution for the size and configuration of a zoning lot including a portion of a permanently discontinued railroad right-of-way within a general large-scale development, in an M1-1 district, to facilitate the development of large retail establishments (Use Group 10A) in excess of 10,000 square feet of floor area on property located at 48-18 Northern Boulevard (Block 120, Lot 12 and part of Lot 1).

Plans for this development 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.
