

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, OCTOBER 18, 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 930578 MMX	6	Scheduled to be Heard 11/1/95	23	C 940245 POK	11	LAID OVER
2	C 950188 DMK	6	" "	24	C 940443 POK	7	" "
3	C 950095 PQQ	1	" "	25	C 950421 DMM	8	Favorable Report Adopted
4	C 950110 ZSQ	1	" "	26	C 950465 POM C 950466 PPM	4	" "
5	C 950628 PPQ	1	" "	27	N 930529 ZAR	2	Authorization Approved
6	C 950189 DMR	1	" "	28			
7	C 950197 DMR	2	" "	29			
8	C 950473 POX C 950474 PPX	2	Hearing Closed	30			
*9	C 950462 HAM	7	" "	31			
10	C 950288 ZSM	2	" "	32			
11	N 960130 PXM	11	" "	33			
12	N 960131 PXM	4	" "	34			
13	C 940398 PPQ	14	" "	35			
14	C 940529 PPQ	14	" "	36			
15	C 950053 ZSQ	2	" "	37			
16	C 950251 ZSQ	2	" "	38			
17	C 890689 ZMQ	2	" "	39			
18	N 960128 PXQ	12	" "	40			
19	N 960129 PXQ	6	" "	41			
20	C 950359 PCR	3	" "	42			
21	C 950196 DMR	3	" "	43			
22	C 920363 ZSX	5	LAID OVER	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers							In Favor - Y Oppose - N Abstain - AB		
		22	23	24	25	26	27				
Joseph B. Rose, <i>Chairman</i>	P				Y	Y	Y				
Victor G. Alicea, <i>Vice Chairman</i>	P				Y	Y	Y				
Amanda M. Burden, A.I.C.P.	P	R	R	R	Y	Y	Y				
Irwin G. Cantor, P.E.	P	E	E	E	Y	Y	Y				
Kathy Hirata Chin, Esq.	P	V	V	V	Y	Y	Y				
Alexander Garvin	A	O	O	O							
Anthony I. Giacobbe, Esq.	P				Y	Y	Y				
Maxine Griffith	A	I	I	I							
William J. Grinker	A	I	I	I							
Brenda Levin	P	L	L	L	Y	Y	Y				
Edward T. Rogowsky	P	L	L	L	Y	Y	Y				
Ronald Shiffman, A.I.C.P.	P				Y	AB	Y				
Jacob B. Ward, Esq., <i>Commissioners</i>	P				Y	Y	Y				

MEETING ADJOURNED AT: 12:50 P.M.

*Cal. No. 9 - Commissioner Shiffman Recused.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, OCTOBER 18, 1995
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York
[No. 19]
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, OCTOBER 18, 1995

Roll Call; approval of minutes	1
I. Scheduling November 1, 1995	1
II. Public Hearings	4
III. Reports	12

**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 November 1, 1995, in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, OCTOBER 18, 1995

APPROVAL OF MINUTES OF Regular Meeting of September 27, 1995
and Special Meetings of October 2, 1995 and October 16, 1995

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

BOROUGH OF THE BRONX

No. 1

CD 6

C 930578 MMX

IN THE MATTER OF an application submitted by the Department of Parks & Recreation and the Department of General Services pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the establishment of West Farms Park on a portion of a block bounded by East 180th Street, Vyse Avenue, East 179th Street and Daly Avenue, and the adjustment of block dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, in accordance with Map No. 13058 dated February 3, 1994 and signed by the Borough President.

Resolution for adoption scheduling November 1, 1995 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 6

C 950188 DMK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the City Charter, for the disposition of two (2) city-owned residential units, located at 72 President Street (Block 347, Lot 1015), and 593 President Street (Block 955, Lot 1005), pursuant to zoning.

Resolution for adoption scheduling November 1, 1995 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 1

C 950095 PQQ

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 30-94 34th Street (Block 625, Lot 1), for continued use as a section station.

Resolution for adoption scheduling November 1, 1995 for a public hearing.

No. 4

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 November 1, 1995 for a public hearing.

No. 5

CD 1

C 950628 PPQ

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the City Charter, for the disposition of one (1) city-owned property located at 35-38 35th Street (Block 638, Lot 37), pursuant to zoning.

Resolution for adoption scheduling November 1, 1995 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 6

CD 1

C 950189 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 eight (8) city-owned residential units pursuant to zoning:

<u>Block</u>	<u>Lot(s)</u>	<u>Address or Location</u>
110	1022, 1026, 1145, 1146, 1148, 1154, 1159	101 Castleton Avenue
579	1145	55 Austen Place

Resolution for adoption scheduling November 1, 1995 for a public hearing.

 No. 7

CD 2

C 950197 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 142 Devon Loop (Block 2450, Lot 1819) pursuant to zoning.

Resolution for adoption scheduling November 1, 1995 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 8

CD 2

**C 950473 PQX
C 950474 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 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.

(On September 27, 1995, Cal. No. 1, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 9

CD 7

C 950462 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 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.

On September 27, 1995, Cal. No. 2, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 2

C 950288 ZSM

PUBLIC HEARING:

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.

On September 27, 1995, Cal. No. 3, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 11

N 960130 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of up to 10,000 square feet of space located at 103 East 125th Street (Block 1774, Lot 1), (Department of Probation Offices).

(On October 5, 1995, the Commission duly advertised October 18, 1995 for a public hearing.)

Close the hearing.

No. 12

CD 4

N 960131 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of up to 43,000 square feet of space located at 550 West 59th Street (Block 1087, Lot 5), (New York City Sheriff Offices)

(On October 5, 1995, the Commission duly advertised October 18, 1995 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 13

CD 14

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

On September 27, 1995, Cal. No. 4, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 14

C 940529 PPQ

PUBLIC HEARING:

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.

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

On September 27, 1995, Cal. No. 5, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 2

C 950053 ZSQ

PUBLIC HEARING:

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.

On September 27, 1995, Cal. No. 6, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 2

C 950251 ZSQ

PUBLIC HEARING:

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.

On September 27, 1995, Cal. No. 8, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 2

C 890689 ZMQ

PUBLIC HEARING:

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.

On September 27, 1995, Cal. No. 9, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 12

N 960128 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section

195 of the New York City Charter for use of up to 94,000 square feet of space located at 144-06 94th Avenue (Block 9993, Lot 3), (Department of Finance Offices.)

(On October 5, 1995, the Commission duly advertised October 18, 1995 for a public hearing.)

Close the hearing.

No. 19

CD 6

N 960129 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, Division of Real Property, pursuant to Section 195 of the New York City Charter for use of up to 1,400 square feet of space located at 103-07 Metropolitan Avenue (Block 3240, Lot 50), (Community Board 6 Offices)

(On October 5, 1995, the Commission duly advertised October 18, 1995 for a public hearing.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 20

CD 3

C 950359 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of General Services pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 20 Prol Place (Block 5411, Lot 72), for use as open space and buffering.

On September 27, 1995, Cal. No. 10, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

CD 3

C 950196 DMR

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

On September 27, 1995, Cal. No. 11, the Commission scheduled October 18, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 22

CD 5

C 920363 ZSX

IN THE MATTER OF an application submitted by Bertrell W. Tyson pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to permit an unattended public parking lot with a maximum capacity of 19 spaces on property located at 299 E. Burnside Avenue (Block 3149, Lot 1), in a C1-4 District mapped within an R7-1 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 August 23, 1995, Cal. No. 1, the Commission scheduled September 13, 1995 for a public hearing. On September 13, 1995, Cal. No. 17, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 23

CD 11

C 940245 POK

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 1884 McDonald Avenue (Block 6632, Lot 39), for continued use as a section station.

(On August 23, 1995, Cal. No. 2, the Commission scheduled September 13, 1995 for a public hearing. On September 13, 1995, Cal. No. 18, the hearing was closed.)

For consideration.

No. 24

CD 7

C 940443 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 129 51st Street (Block 788, Lot 25), for continued use as a garage and storage facility.

(On August 23, 1995, Cal. No. 3, the Commission scheduled September 13, 1995 for a public hearing. On September 13, 1995, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 25

CD 8

C 950421 DMM

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 451 East 86th Street (Block 1566, Lot 22), pursuant to zoning.

(On August 23, 1995, Cal. No. 5, the Commission scheduled September 13, 1995 for a public hearing. On September 13, 1995, Cal. No. 21, the hearing was closed.)

For consideration.

No. 26

CD 4

C 950465 PQM

C 950466 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 acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 356 West 18th Street (Block 741, Lot 63), for use as a primary health care facility.

(On August 23, 1995, Cal. No. 6, the Commission scheduled September 13, 1995 for a public hearing. On September 13, 1995, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 27

(Request for the grant of authorizations to allow the construction of 15 single-family residences on property located on Forest Hill Road within the Special Natural Area District (NA-1)).

CD 2

N 930529 ZAR

IN THE MATTER OF an application submitted by Anthony DiTommaso for the **grant of authorizations** pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving Modification of Existing Topography and Alteration of the Botanic Environment including the removal of trees to **allow the construction of 15 single-family residences on property located on Forest Hill Road (Block 870, Lot 220) within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.
