

CITY PLANNING COMMISSION

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, NOVEMBER 15, 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 940644 ZMX	12	Scheduled to be Heard 11/29/95	23	C 950385 MMX	11	Favorable Report Adopted
2	C 950502 HAX	3	" "	24	N 950440 ZAX	11	Authorization Approved
3	C 930219 PPK	1	" "	25	C 950473 POX C 950474 PPX	2	Favorable Report Adopted
4	C 940552 PQK	7	" "	26	N 960138 HKX	7	Forward Report to City Council
5	C 940686 PPK	13	" "	27	C 950462 HAM	7	Favorable Report Adopted
6	C 950469 POK C 950470 PPK	7	" "	28	C 950288 ZSM	2	Modified Report Adopted
7	C 960012 DMK	3	" "	29	N 960139 HKM	1	Forward Report to City Council
8	C 950635 ZSM N O T I C E	6	" "	30	N 960140 HKM	1	" "
9	C 960066 PPQ	1	" "	31	N 960141 HKM	1	" "
10	C 940338 ZMQ	12	" "	32	N 960142 HKM	1	" "
11	C 950588 ZMR	3	" "	33	N 960143 HKM	1	" "
12	C 950201 DMX	9	Hearing Closed	34	C 940398 PPQ	14	Favorable Report Adopted
13	C 950247 PSX	3	" "	35	C 940529 PPQ	14	" "
14	N 960119 BDX	7	" "	36	C 950053 ZSQ	2	" "
15	C 920407 PPM	10	" "	37	C 950251 ZSQ	2	" "
16	C 950187 DMM	6	" "	38	C 950359 PCR	3	" "
17	C 950192 DMM	1	" "	39	N 960086 RAR	3	Authorization Approved
18	C 950193 DMM	1	" "	40	N 960053 ZAR	1	" "
19	C 950195 DMM	11	" "	41	N 950515 RAR	3	" "
20	C 960057 ZSM	8	" "	42			
21	C 930125 PPQ	7	" "	43			
22	C 950439 ZMX	11	Favorable Report Adopted	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: RECUSED - R														In Favor - Y Oppose - N Abstain - AB			
		22	23	24	25	26	27	28	29	30	31	32	34	35	36	37	38	39	40
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Victor G. Alcea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Amanda M. Burden, <i>A.I.C.P.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin G. Cantor, <i>P.E.</i>	P	R	R	R	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kathy Hirata Chin, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anthony I. Glacobbe, <i>Esq.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Maxine Griffith	A																		
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brenda Levin	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Edward T. Rogowsky	A																		
Ronald Shiffman, <i>A.I.C.P.</i>	P	Y	Y	Y	R	Y	R	AB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jacob B. Ward, <i>Esq., Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 12:00 P.M.

NOTE: Cal. Nos. 22, 23, 24 & 28 Commissioner Cantor Recused.
 Cal. Nos. 25 & 27, Commissioner Shiffman Recused.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, NOVEMBER 15, 1995
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York

[No. 21]

Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a *Community Board*, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the City of New York -- Department of City Planning to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

JOSEPH B. ROSE, *Chairman*
VICTOR G. 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, NOVEMBER 15, 1995

Roll Call; approval of minutes	1
I. Scheduling November 29, 1995	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is set for November 29, 1995, in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, NOVEMBER 15, 1995

**APPROVAL OF MINUTES OF Regular Meeting of November 1, 1995
and Special Meeting of November 13, 1995**

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

BOROUGH OF THE BRONX

No. 1

CD 12

C 940644 ZMX

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. 1c and 2a:

1. eliminating from an existing R5 district a C1-2 district bounded by East 240th Street, a line 150 feet easterly of Katonah Avenue, East 234th Street, Katonah Avenue, a line 100 feet northerly of East 233rd Street, and a line 150 feet westerly of Katonah Avenue;
2. changing from an R5 district to an R4-1 district property bounded by Van Cortlandt Park East, a corporate boundary line of the City of New York, Vireo Avenue, a line 100 feet southerly of East 234th Street, a line 285 feet easterly of Katonah Avenue, East 234th Street, a line 100 feet easterly of Katonah Avenue, East 240th Street, a line 100 feet westerly of Katonah Avenue, East 235th Street, Oneida Avenue, a line 150 feet southerly of East 235th Street, Napier Avenue, East 236th Street, and a line 100 feet westerly of Oneida Avenue;
3. changing from an R7-1 District to an R4-1 District property bounded by Vireo Avenue, a line perpendicular to the easterly street line of Vireo Avenue distant 200 feet southerly of the intersection of McLean Avenue and Vireo Avenue, a line bisecting an angle formed by the northerly prolongations of the easterly street line of Vireo Avenue and the westerly street line of Webster Avenue, East 234th Street, Peters Place, and a line 100 feet southerly of East 234th Street;

4. changing from an R5 district to an R5B district property bounded by East 240th Street, a line 100 feet easterly of Katonah Avenue, East 234th Street, Katonah Avenue, a line 100 feet northerly of East 233rd Street, a line 150 feet westerly of Katonah Avenue, East 234th Street, and a line 100 feet westerly of Katonah Avenue;
5. changing an R7-1 district to an R7A district property bounded by Vireo Avenue, McLean Avenue, Webster Avenue, a line 100 feet southerly of East 234th Street, Peters Place, East 234th Street, a line bisecting an angle formed by the northerly prolongations of the easterly street line of Vireo Avenue and the westerly street line of Webster Avenue, and a line perpendicular to the easterly street line of Vireo Avenue distant 200 feet southerly of the intersection of McLean Avenue and Vireo Avenue;
6. changing from a C8-1 district to an R7A district property bounded by Peters Place, a line 100 feet south of East 234th Street, Webster Avenue, and East 233rd Street; and
7. establishing within the proposed R5B district a C1-3 district bounded by East 240th Street, a line 100 feet easterly of Katonah Avenue, East 234th Street, Katonah Avenue, a line 100 feet northerly of East 233rd Street, and a line 100 feet westerly of Katonah Avenue;

as shown on a diagram (for illustrative purposes only) dated August 7, 1995 and subject to the conditions of CEQR Declaration E-57.

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

No. 2

CD 3

C 950502 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 1418-1424 and 1432 Minford Place, (Block 2977, lots 80-83, and 86) located at the southeasterly corner of Minford Place and Jennings 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 a developer selected by HPD.

Approval of this application would facilitate the construction of a 7-story elevator building, tentatively known as Minford Gardens, providing 76 units of rental housing 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 November 29, 1995 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

CD 1

C 930219 PPK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of five (5) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
2735	18	182 Richardson Street
3008	15	58 Gratton Street
3010	25	145 Thames Street
3097	13	112 Seigel Street
3109	30	Moore Street; 262 feet from White Street

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

No. 4

CD 7

C 940552 PPK

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 155 East 4th Street (Block 5318, Lot 1), for continued use as a section station.

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

No. 5

CD 13

C 940686 PPK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 1911 Mermaid Avenue (Block 7019, Lot 47) pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

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

No. 6

CD 7

C 950469 POK
C 950470 PPK

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 514 49th Street (Block 784, Lot 10) for use as a primary health care facility.

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

No. 7

CD 3

C 960012 DMK

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 1024-1030 Putnam Avenue, (Block 1485, Lot 38), pursuant to zoning.

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

BOROUGH OF MANHATTAN

No. 8

CD 6

C 950635 ZSM

IN THE MATTER OF an application submitted by the Department of Business Services and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-66 of the Zoning Resolution for a heliport on property generally located between the U.S. Pierhead Line of the East River and the north-bound service road of Franklin D. Roosevelt Drive, south of East 34th Street, (Block 962, part of Lot 50) in an M2-3 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 November 29, 1995 for a public hearing.

NOTICE

On November 29, 1995 at 10:00 a.m. in City Hall, New York, a joint public hearing is being held by the Department of City Planning and the Department of Environmental Protection, the CEQR co-lead agencies, to receive comments related to the Draft Environmental Impact Statement concerning the proposed East 34th Street Heliport, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 83-078M).

BOROUGH OF QUEENS

No. 9

CD 1

C 960066 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 23-12 Crescent Street (Block 865, Lot 42) pursuant to zoning.

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

No. 10

CD 12

C 940338 ZMQ

IN THE MATTER OF an application submitted by Allen A.M.E. Church pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d and 18c, establishing within an existing R3-2 District a C1-2 District bounded by 111th Avenue, a line 150 feet north of Merrick Boulevard, 111th Road, Merrick Boulevard, Sayres Avenue, and 170th Street, as shown on a diagram (for illustrative purposes only) dated September 12, 1995.

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

BOROUGH OF STATEN ISLAND

No. 11

CD 3

C 950588 ZMR

IN THE MATTER OF an application submitted by Highland-Dent Road Civic Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33c:

1. changing from an R3-1 District to an R3A District property bounded by Amboy Road, Fieldway Avenue, Ocean Road and its southwesterly prolongation, Highland Road, Ocean Road, Great Kills Road, Hylan Boulevard, Cleveland Avenue, Monticello Terrace, Nelson Avenue, Locust Place, and Hillside Terrace; and
2. changing from an R3-2 District to an R3A District property bounded by Keats Street, Keegans Lane, Durant Avenue, and Fieldway Avenue;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated October 2, 1995.

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

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 12

CD 9

C 950201 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 residential unit located at 2220 East Tremont Avenue (Block 3944, Lot 3226), pursuant to zoning.

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

Close the hearing.

No. 13

CD 3

C 950247 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 city-owned property located at 1388/1400 Stebbins Avenue (Block 2965, Lots 6,7,8 and 13), for use as a day care center.

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

Close the hearing.

No. 14

CD 7

N 960119 BDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Mosholu-Jerome-East Gun Hill Road District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the District Plan for the Mosholu-Jerome-East Gun Hill Road Business Improvement District**. The preparation of the Plan was authorized by the Mayor on December 12, 1994.

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 15

CD 10

C 920407 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 the disposition of one (1) city-owned property, located at 2116 Frederick Douglass Boulevard (Block 1830, Lot 3) with direct development restrictions (within a mandated time frame). If unsuccessful, disposition would be pursuant to zoning.

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

Close the hearing.

No. 16

CD 6

C 950187 DMM

PUBLIC HEARING:

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 six (6) city-owned residential units pursuant to zoning.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 2 Lafayette Street, 14th Floor, New York, NY 10007.

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

Close the hearing.

 No. 17

CD 1

C 950192 DMM

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 6 Harrison Street, (Block 181, Lot 1107), pursuant to zoning.

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

Close the hearing.

 No. 18

CD 1

C 950193 DMM

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 16 East 12th Street, (Block 569, Lot 1120), pursuant to zoning.

(On November 1, 1995, Cal. No. 7, the Commission scheduled November 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 11

C 950195 DMM

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 105 East 100th Street, (Block 1628, Lot 1009), pursuant to zoning.

(On November 1, 1995, Cal. No. 8, the Commission scheduled November 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 8

C 960057 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Edgar Bronfinan, Jr. 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 modify the requirements of Sections 23-47 and 23-145 to allow the enlargement of a single-family, 5-story and cellar building on property located at 15 East 64th Street (Block 1379, Lot 12), in an R8B district, within the Upper East Side 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 November 1, 1995, Cal. No. 9, the Commission scheduled November 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 21

CD 7

C 930125 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 seven (7) city-owned properties restricted to accessory residential parking** in accordance with Section 25-40 of the Zoning Resolution.

A list and description of the properties may be seen at the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, NY 11101.

(On November 1, 1995, Cal. No. 10, the Commission scheduled November 15, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 22, 23 and 24

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

No. 22

CD 11

C 950439 ZMX

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 No. 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 Delanoy 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. On September 27, 1995, Cal. No. 15, the hearing was closed. On November 1, 1995, Cal. No. 21, the item was laid over.)

For consideration.

No. 23

CD 11

C 950385 MMX

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. On September 27, 1995, Cal. No. 16, the hearing was closed. On November 1, 1995, Cal. No. 22, the item was laid over.)

For consideration.

No. 24

CD 11

N 950440 ZAX

IN THE MATTER OF an application submitted by BR Waring Street, Inc. for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution for a group parking facility in a proposed 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, to facilitate the construction of a commercial development located on property generally bounded by East Gun Hill Road, Ely Avenue, Waring Avenue, and a line 100 feet east of Delanoy Avenue and its northerly prolongation (Block 4494, Part of Lot 1; Block 4496, Lot 1; Block 4497, Lots 1 and 11, and Block 4504, Lot 1).

***Note:** This proposed C4-1 District is the subject of a related application for an amendment of the Zoning Map (C 950439 ZMX).

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 November 1, 1995, Cal. No. 23, the item was laid over.)

For consideration.

No. 25

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.

(On September 27, 1995, Cal. No. 1, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 8, the hearing was closed.)

For consideration.

No. 26

CD 1

N 960138 HKX

IN THE MATTER OF a communication, dated September 29, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmark designation of Public School 27, located at 519 St. Ann's Avenue, (Block 2274, Lot 1), by the Landmarks Preservation Commission on September 19, 1995 (List No. 266)

For consideration.

BOROUGH OF MANHATTAN

No. 27

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.

(On September 27, 1995, Cal. No. 2, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 9, the hearing was closed.)

For consideration.

No. 28

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.

(On September 27, 1995, Cal. No. 3, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

No. 29

CD 1

N 960139 HKM

IN THE MATTER OF a communication, dated September 29, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmark designation of the **International Mercantile Marine Company Building**, located at **1 Broadway (a.k.a. 1-3 Greenwich Street and 1 Battery Place)**, (Block 13, Lot 1), by the Landmarks Preservation Commission on September 19, 1995 (List No. 266)

For consideration.

No. 30

CD 1

N 960140 HKM

IN THE MATTER OF a communication, dated September 29, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmark designation of the **Bowling Green Offices Building**, located at **5-11 Broadway (a.k.a. 5-11 Greenwich Street)**, (Block 13, Lot 5), by the Landmarks Preservation Commission on September 19, 1995 (List No. 266).

For consideration.

No. 31

CD 1

N 960141 HKM

IN THE MATTER OF a communication, dated September 29, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmark designation of the **Cunard Building**, located at **25 Broadway (a.k.a. 13-27 Broadway, 13-39 Greenwich Street, and 1-9 Morris Street)**, (Block 13, Lot 27), by the Landmarks Preservation Commission on September 19, 1995 (List No. 266).

For consideration.

No. 32

CD 1

N 960142 HKM

IN THE MATTER OF a communication, dated September 29, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmark designation of the **Cunard Building, First Floor Interior**, located at **25 Broadway (a.k.a. 13-27 Broadway, 13-39 Greenwich Street, and 1-9 Morris Street)**, (Block 13, Lot 27), by the Landmarks Preservation Commission on September 19, 1995 (List No. 266).

For consideration.

 No. 33

CD 1

N 960143 HKM

IN THE MATTER OF a communication, dated September 29, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmark designation of the **Standard Oil Building**, located at **26 Broadway (a.k.a. 10-30 Broadway, 1-11 Beaver Street, and 73-81 New Street)**, (Block 22, Lot 13), by the Landmarks Preservation Commission on September 19, 1995 (List No. 266).

For consideration.

BOROUGH OF QUEENS

No. 34

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.

(On September 27, 1995, Cal. No. 4, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 13, the hearing was closed.)

For consideration.

No. 35

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.

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. On October 18, 1995, Cal. No. 14, the hearing was closed.)

For consideration.

 No. 36

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.

(On September 27, 1995, Cal. No. 6, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 15, the hearing was closed.)

For consideration.

 No. 37

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.

(On September 27, 1995, Cal. No. 8, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 38

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.**

(On September 27, 1995, Cal. No. 10, the Commission scheduled October 18, 1995 for a public hearing. On October 18, 1995, Cal. No. 20, the hearing was closed.)

For consideration.

No. 39

(Request for the grant of an authorization for removal of trees and certification on property located at 4101 Arthur Kill Road)

CD 3

N 960086 RAR

IN THE MATTER OF an application submitted by Gerald Donnelly for V.A. Yarbrough-Colonial Pipeline, pursuant to Section 107-64 of the Zoning Resolution for **the grant of an authorization for removal of trees and for certification, pursuant to Section 107-123 (to replace trees) to facilitate replacement of a 12-inch petroleum pipeline on property located at 4101 Arthur Kill Road, (Block 7207, Lot 60), within the South Richmond Special District.**

Plans for the proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th Floor, Staten Island, N. Y. 10301.

For consideration.

No. 40

(Request for the grant of an authorization within public parks at the Snug Harbor Park, to facilitate construction of a Chinese Scholar's garden located within the Special Hillside Preservation District)

CD 1

N 96053 ZAR

IN THE MATTER OF an application submitted by the New York City Department of General Services, pursuant to Section 119-319 of the Zoning Resolution to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks located at the Snug Harbor Park, to facilitate the construction of a Chinese Scholar's garden (Block 76, Lot 20) within the Special Hillside Preservation District.

Plans for the proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th Floor, Staten Island, N. Y. 10301.

For consideration.

No. 41

(Request for the grant of an authorization to facilitate construction of 80 one-family dwellings on property located within the South Richmond Special District)

CD 3

N 950515 RAR

IN THE MATTER OF an application submitted by Anthony Scaglione for Robert and Salvatore Gallinaro, pursuant to Section 107-64 and Section 107-65 of the Zoning Resolution for the grant of an authorization for removal of trees and modification of topography to facilitate construction of 80 one-family dwellings on property located at the northwest corner of Rensselaer, Lenevar and Sheldon Avenues, (Blocks 6968 and 6969) within the South Richmond Special District.

Plans for the proposal are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th Floor, Staten Island, NY 10301.

For consideration.
