

# CITY PLANNING COMMISSION

## DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, DECEMBER 13, 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 940519 PPK	3	Scheduled to be Heard 1/3/96	23	N 960217 PXR	2	Hearing Closed
2	C 950323 ZMM	6	" "	24	C 950003 DMM	10	" "
3	C 950324 ZMM	6	" "	25	N 960218 PXM	8	" "
4	C 960075 PPM	10	" "	26	N 960216 PXQ	8	" "
5	C 920303 PPM	10	" "	27	N 960069 ZRY	CW	" "
6	C 940720 PCQ	2	" "	28	C 950201 DMX	9	Favorable Report Adopted
7	C 960064 PPQ	4	" "	29	C 950247 PSX	3	" "
8	C 930231 PPQ	10	" "	30	C 920407 PPM	10	" "
9	C 940526 PPQ	10	" "	31	C 950187 DMM	6	" "
10	C 940679 PPQ	10	" "	32	C 950192 DMM	1	" "
11	C 960065 PPQ	9	" "	33	C 950193 DMM	1	" "
12	C 940396 PPQ	10	" "	34	C 950195 DMM	11	" "
13	N 930515 ZRR	3	" "	35	C 960057 ZSM	8	" "
14	C 940134 PPX	2	Hearing Closed	36	C 930125 PPQ	7	" "
15	C 940405 PPX	1	" "	37	C 950628 PPQ	1	Withdrawn
16	C 940406 PPX	2	" "	38			
17	C 940512 PPX	1	" "	39			
18	C 950540 ZMK	18	Hearing Continued	40			
19	C 950540(A)ZMK	18	" "	41			
20	C 950540(B)ZMK N O T I C E	18	" "	42			
21	C 960063 PPK	9	Hearing Closed	43			
22	C 940600 MMK	1	" "	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						
Joseph B. Rose, <i>Chairman</i>	P	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						
Amanda M. Burden, A.I.C.P.	P											N					
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	W					
Kathy Hirata Chln, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A					
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R					
Anthony I. Glacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D					
Maxine Griffith	P											H					
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	T					
Brenda Levin	P											I					
Edward T. Rogowsky	P											W					
Ronald Shiffman, A.I.C.P.	A																
Jacob B. Ward, Esq., <i>Commissioners</i>	P									Y	Y						

MEETING ADJOURNED AT: 1:55 P.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  

---

**CITY PLANNING COMMISSION**  

---

**WEDNESDAY, DECEMBER 13, 1995**  

---

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



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

**[No. 23]**

**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, DECEMBER 13, 1995**

Roll Call; approval of minutes . . . . .	1
I. Scheduling January 3, 1996 . . . . .	1
II. Public Hearings . . . . .	8
III. Reports . . . . .	19
IV. Schedule of Meetings - January 1-June 30, 1996 . . . . .	23

**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 January 3, 1996, 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, DECEMBER 13, 1995**

---

**APPROVAL OF MINUTES OF Regular Meeting of November 29, 1995  
and Special Meeting of December 11, 1995**

---

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JANUARY 3, 1996  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

---

**BOROUGH OF BROOKLYN**

**No. 1**

**CD 3**

**C 940519 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 nine (9) city-owned properties, pursuant to zoning:

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, N.Y. 11241.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

**BOROUGH OF MANHATTAN**

**Nos. 2 and 3**

*(Applications for an amendment of the Zoning Map concerning the East Side II Rezoning)*

**No. 2**

**CD 6**

**C 950323 ZMM**

**IN THE MATTER OF** an application submitted by Manhattan Community Board 6 pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 8d**, changing from an R8 district to an R7B district property bounded by East 30th Street, a line 100 feet west of First Avenue, a line midway between East 29th Street and East 30th Street, and a line 100 feet east of Second Avenue, as shown on a diagram (for illustrative purposes only) dated September 12, 1995.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

**No. 3**

**CD 6**

**C 950324 ZMM**

**IN THE MATTER OF** an application submitted by Manhattan Community Board 6 pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 12c**, changing from a C1-9A\* District to a C1-8X District property bounded by a line midway between East 21st Street and East 22nd Street, a line 100 feet east of Third Avenue, East 15th Street, and a line 100 feet west of Third Avenue, as shown on a diagram (for illustrative purposes only) dated September 12, 1995.

\*Note: Subsequent to certification, the subject area was rezoned from C1-9 to C1-9A.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

## No. 4

CD 10

C 960075 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 three (3) city-owned properties**, pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
1904	2	1985 Adam Clayton Powell Jr. Boulevard
1953	36	302 West 127th Street
2032	23	203-209 West 146th Street

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

 No. 5

CD 10

C 920303 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 property, located at the northwest corner of Lenox Avenue and West 129th Street (Block 1914, Lots 29, 30, 31 and 32)** with direct development restrictions (within a mandated time frame). If unsuccessful, disposition would be pursuant to zoning.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

 BOROUGH OF QUEENS

## No. 6

CD 2

C 940720 PCQ

**IN THE MATTER OF** an application submitted by the Department of Health 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 56-17 56th Drive (Block 2585, Lot 2)**, for use as a garage.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---



## No. 7

CD 4

C 960064 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 45-05 102nd Street (Block 1980, Lot 69) pursuant to zoning.**

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

 No. 8

CD 10

C 930231 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 five (5) city-owned properties pursuant to zoning.**

<u>Block</u>	<u>Lot</u>	<u>Location</u>
9611	24	West side of 132nd Street, 340 feet south of 107th Avenue
11755	51	South side of Rockaway Boulevard, 94 feet east of 131st Street
11789	41	West side of 130th Street, 183 feet south of 133rd Avenue
11850	53	North side of North Conduit Avenue, 41 feet west of 122nd Place
11865	40	West side of 131st Street, between 135th Avenue and 135th Road

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

## No. 9

CD 10

C 940526 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 the northwest corner of 133rd Avenue and 127th Street (Block 11764, Lot 1) pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

 No. 10

CD 10

C 940679 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 seven (7) city-owned properties; four (4) pursuant to zoning, and three (3) pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

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

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

 No. 11

CD 9

C 960065 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 two (2) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
9301	100	87-69 111th Street
9318	133	91-71 111th Street

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

## No. 12

CD 10

C 940396 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 six (6) city-owned properties; five (5) pursuant to zoning, and one (1) pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

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

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

 BOROUGH OF STATEN ISLAND

## No. 13

CD 3

N 930515 ZRR

**(An application for a text change to modify the designated open space at Sweetbrook Road.)**

**IN THE MATTER OF** an application submitted by Richmond Hills Limited Partnership, pursuant to Section 201 of the New York City Charter for an amendment of Appendix A of Section 107-06, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on the **District Plan Map, Section No. 33c** by:

- a. adding the area within the bed of Sweetbrook Road, from Ridgewood Avenue to Cortelyou Avenue; and
- b. eliminating property bounded by easterly street line of Ridgewood Avenue, a line 85 feet north westerly of Sweetbrook Road, the westerly street line of Cortelyou Avenue and the north-westerly street line of Sweetbrook Road;

as shown on a diagram (N 930515 ZRR), Block 549, Lot 1.

The application for the zoning text amendment is on file and can be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th floor, Staten Island, NY 10301.

**Resolution for adoption scheduling January 3, 1996 for a public hearing.**

---

## II. PUBLIC HEARINGS

---

### BOROUGH OF THE BRONX

No. 14

CD 2

C 940134 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. **Three (3) city-owned properties pursuant to zoning:**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2765	98	625 Casanova Street
2769	71	513 Longfellow Avenue
2769	72	511 Longfellow Avenue

2. **One (1) city-owned property located at 643 Faile Street (Block 2766, Lot 15)** pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning, and

3. **One (1) city-owned property located at 882 Prospect Avenue (Block 2690, Lot 6)**, proposed with direct development restrictions (within a mandated time frame.) If unsuccessful, disposition would be pursuant to zoning.

(On November 29, 1995, Cal. No. 1, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 15

CD 1

C 940405 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, located at 676 St. Anns Avenue (Block 2617, Lot 23), pursuant to AHOP. If unsuccessful, disposition would be pursuant to zoning.**
2. **Four (4) city-owned properties with direct development restrictions (within a mandated time frame.) If unsuccessful, disposition would be pursuant to zoning:**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2288	1	401 East 143rd Street
2288	2	378 Willis Avenue
2288	3	380 Willis Avenue
2288	4	382 Willis Avenue

(On November 29, 1995, Cal. No. 2, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 16

CD 2

C 940406 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 845-47 Westchester Avenue (Block 2690, Lot 4), pursuant to zoning.

(On November 29, 1995, Cal. No. 3, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 17

CD 1

C 940512 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 400 East 141st Street (Block 2285, Lot 8), pursuant to zoning.

(On November 29, 1995, Cal. No. 4, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

**BOROUGH OF BROOKLYN**

**Nos. 18, 19 and 20**

*(Applications for amendment and related modifications of the Zoning Map concerning Mill Basin)*

**No. 18**

**CD 18**

**C 950540 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 23b and 23d:**

- 1) changing from an M1-1 District to a C3 District property bounded by Strickland Avenue, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, and a line perpendicular to the center line of Strickland Avenue and in alignment with the point of intersection of the northerly street line of East 56th Drive and the easterly street line of Strickland Avenue;
- 2) changing from an M2-1 District to an R3-2 District property bounded by a line midway between Mill Avenue and East 63rd Street, a line 200 feet southeasterly of Avenue U, Mill Avenue, and Avenue U;
- 3) changing from an M2-1 District to an R5 District property bounded by Mill Avenue, Strickland Avenue, the westerly prolongation of the center line of East 60th Place, a line 150 feet westerly of Strickland Avenue, a line 250 feet southwesterly of Mill Avenue, a line 200 feet southeasterly of the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, the southeasterly prolongation of the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin, and a line 180 feet southeasterly of Avenue U;
- 4) changing from an M2-1 District to a C8-1 District property bounded by Mill Avenue, a line 180 feet southeasterly of Avenue U, the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin and its southeasterly and northwesterly prolongations, and Avenue U;

- 5) changing from an M3-1 District to an R5 District property bounded by Strickland Avenue, a line perpendicular to the center line of Strickland Avenue and in alignment with the point of intersection of the northerly street line of East 56th Drive and the easterly street line of Strickland Avenue, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, a line 200 feet southeasterly of the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, a line 250 feet southwesterly of Mill Avenue, a line 150 feet westerly of Strickland Avenue, and the westerly prolongation of the center line of East 60th Place;
- 6) changing from an M3-1 District to a C8-1 District property bounded by the westerly U.S. Pierhead and Bulkhead Line of Mill Basin, the northerly street line of Flatbush Avenue, Avenue U, and the northwesterly prolongation of the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin;
- 7) establishing within a proposed R3-2 District a C2-2 District bounded by a line midway between Mill Avenue and East 63rd Street, a line 200 feet southeasterly of Avenue U, Mill Avenue, and Avenue U; and
- 8) establishing within a proposed R5 District a C2-2 District bounded by Mill Avenue, Strickland Avenue, the westerly prolongation of the center line of East 60th Place, and a line 150 feet westerly of Strickland Avenue;

as shown on a diagram (for illustrative purposes only) dated August 21, 1995 and subject to the conditions of CEQR Declaration E-71.

(On November 29, 1995, Cal. No. 5, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

**Continue the hearing.**

---

No. 19

CD 18

C 950540 (A) ZMK

**PUBLIC HEARING:**

**IN THE MATTER OF** a modified application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 23b and 23d:**

- 1) changing from an M1-1 District to a C3 District property bounded by Strickland Avenue, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, and a line perpendicular to the center line of Strickland Avenue and in alignment with the point of intersection of the northerly street line of East 56th Drive and the easterly street line of Strickland Avenue;



- 2) changing from an M2-1 District to an R3-2 District property bounded by:
  - a) a line midway between Mill Avenue and East 63rd Street, a line 200 feet southeasterly of Avenue U, Mill Avenue, and Avenue U; and
  - b) Mill Avenue, Strickland Avenue, the westerly prolongation of the center line of East 60th Place, a line 150 feet westerly of Strickland Avenue, a line 250 feet southwesterly of Mill Avenue, a line 200 feet southeasterly of the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, the southeasterly prolongation of the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin, and a line 180 feet southeasterly of Avenue U;
- 3) changing from an M2-1 District to a C8-1 District property bounded by Mill Avenue, a line 180 feet southeasterly of Avenue U, the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin and its southeasterly and northwesterly prolongations, and Avenue U;
- 4) changing from an M3-1 District to an R3-2 District property bounded by Strickland Avenue, a line perpendicular to the center line of Strickland Avenue and in alignment with the point of intersection of the northerly street line of East 56th Drive and the easterly street line of Strickland Avenue, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, a line 200 feet southeasterly of the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, a line 250 feet southwesterly of Mill Avenue, a line 150 feet westerly of Strickland Avenue, and the westerly prolongation of the center line of East 60th Place;
- 5) changing from an M3-1 District to a C8-1 District property bounded by the westerly U.S. Pierhead and Bulkhead Line of Mill Basin, the northerly street line of Flatbush Avenue, Avenue U, and the northwesterly prolongation of the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin; and
- 6) establishing within a proposed R3-2 District a C2-2 District bounded by:
  - a) a line midway between Mill Avenue and East 63rd Street, a line 200 feet southeasterly of Avenue U, Mill Avenue, and Avenue U; and
  - b) Mill Avenue, Strickland Avenue, the westerly prolongation of the center line of East 60th Place, and a line 150 feet westerly of Strickland Avenue;

as shown on a diagram (for illustrative purposes only) dated November 27, 1995 and subject to the conditions of CEQR Declaration E-71 and proposed for modification on November 27, 1995 pursuant to Section 7.030 of the Uniform Land Use Review Procedure.

(On November 29, 1995, Cal. No. 6, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

**Continue the hearing.**

---

**No. 20**

**CD 18**

**C 950540 (B) ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** a modified application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 23b and 23d:**

- 1) changing from an M1-1 District to a C3 District property bounded by Strickland Avenue, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, and a line perpendicular to the center line of Strickland Avenue and in alignment with the point of intersection of the northerly street line of East 56th Drive and the easterly street line of Strickland Avenue;
- 2) changing from an M2-1 District to an R3-2 District property bounded by a line midway between Mill Avenue and East 63rd Street, a line 200 feet southeasterly of Avenue U, Mill Avenue, and Avenue U;
- 3) changing from an M2-1 District to an R2 District property bounded by Mill Avenue, Strickland Avenue, the westerly prolongation of the center line of East 60th Place, a line 150 feet westerly of Strickland Avenue, a line 250 feet southwesterly of Mill Avenue, a line 200 feet southeasterly of the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, the southeasterly prolongation of the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin, and a line 180 feet southeasterly of Avenue U;
- 4) changing from an M2-1 District to a C8-1 District property bounded by Mill Avenue, a line 180 feet southeasterly of Avenue U, the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin and its southeasterly and northwesterly prolongations, and Avenue U;
- 5) changing from an M3-1 District to an R2 District property bounded by Strickland Avenue, a line perpendicular to the center line of Strickland Avenue and in alignment with the point of intersection of the northerly street line of East 56th Drive and the easterly street line of Strickland Avenue, the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, a line 200 feet southeasterly of the easterly U. S. Pierhead and Bulkhead Line of Mill Basin, a line 250 feet southwesterly of Mill

Avenue, a line 150 feet westerly of Strickland Avenue, and the westerly prolongation of the center line of East 60th Place;

- 6) changing from an M3-1 District to a C8-1 District property bounded by the westerly U.S. Pierhead and Bulkhead Line of Mill Basin, the northerly street line of Flatbush Avenue, Avenue U, and the northwesterly prolongation of the northeasterly U. S. Pierhead and Bulkhead Line of Mill Basin;
- 7) establishing within a proposed R3-2 District a C2-2 District bounded by a line midway between Mill Avenue and East 63rd Street, a line 200 feet southeasterly of Avenue U, Mill Avenue, and Avenue U; and
- 8) establishing within a proposed R2 District a C2-2 District bounded by Mill Avenue, Strickland Avenue, the westerly prolongation of the center line of East 60th Place, and a line 150 feet westerly of Strickland Avenue;

as shown on a diagram (for illustrative purposes only) dated November 27, 1995 and subject to the conditions of CEQR Declaration E-71 and proposed for modification on November 27, 1995 pursuant to Section 7.030 of the Uniform Land Use Review Procedure.

(On November 29, 1995, Cal. No. 7, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

**Continue the hearing.**

#### NOTICE

On December 13, 1995 at 10:00 a.m. in City Hall, New York, a public hearing is being held and will be continued by the City Planning Commission, the lead agency, to receive comments related to the Draft Environmental Impact Statement concerning the proposed Mill Basin Rezoning, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 95DCP049K).

---

No. 21

CD 9

C 960063 PPK

#### 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 763 Rutland Road (Block 4808, Lot 37), pursuant to zoning.

(On November 29, 1995, Cal. No. 8, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 22

CD 1

C 940600 MMK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Boar's Head Provisions Co., 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, discontinuance and closing of Rock Street from Morgan Avenue to Bogart Street, and the adjustment of legal grade, block dimensions and treatment widths in the vicinity thereof, and **any acquisition or disposition of real property related thereto**, in accordance with Map Nos. X-2615 and N-2616 dated August 1, 1995 and signed by the Borough President.

(On November 29, 1995, Cal. No. 9, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 23

CD 2

N 960217 PXX

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter, for space located at 9 Metrotech Center (Block 2047, Lots 11, 13, 27, 29, 31 & 32 and Block 2048, part of Lots 3 & 6 and portions of the former Duffield Street, a.k.a. Site #5 of the Metrotech Metropolitan Technology Center Urban Renewal Area Land Use Plan dated May 1986 and revised January 1989), (Fire Department/Emergency Medical Services).

(On November 30, 1995, the Commission duly advertised December 13, 1995 for a public hearing.)

Close the hearing.

---

**BOROUGH OF MANHATTAN**

**No. 24**

**CD 10**

**C 950003 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 property, located at 2288 Adam Clayton Powell Jr. Boulevard (Block 1940, Lot 131) with direct development restrictions (within a mandated time frame.) If unsuccessful, disposition would be pursuant to zoning.

(On November 29, 1995, Cal. No. 10, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 25**

**CD 8**

**N 960218 PXM**

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter, for space located at 425 East 85th Street (Block 1565, Lot 13), (Community Board 8).

(On November 30, 1995, the Commission duly advertised December 13, 1995 for a public hearing.)

**Close the hearing.**

---

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter, for space located at 30-30 Thompson Avenue (Block 277, Lot 1), (Department of Transportation)

(On November 30, 1995, the Commission duly advertised December 13, 1995 for a public hearing.)

Close the hearing.

---

**CITYWIDE**

(Amendment of the Zoning Resolution concerning the modification of provisions of R3A, R3X and R4A contextual zoning, to prevent the construction of houses that look like semi-detached houses in districts meant to permit only detached single and two-family houses.)

**PUBLIC HEARING:**

**IN THE MATTER OF an amendment of the Zoning Resolution** of the City of New York, pursuant to Section 201 of the New York City Charter, relating to Section 22-43, concerning detached two-family residences, as follows:

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

Matter in ~~Strikeout~~ is old, to be deleted;

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

**22-43**

~~Detached and Semi-Detached Two-Family Residences in R3-1 or R4-1 Districts~~

R3-1 ~~R3A R3X~~ R4-1 ~~R4A~~

~~In R3A, R3X, or R4A Districts, a #detached two-family residence# shall be designed so that at least 75 percent of the #floor area# of one #dwelling unit# is located directly~~

above or directly below the other, and In in R3-1 or R4-1 Districts, a #semi-detached two-family residence# shall be designed so that at least 75 percent of the #floor area# of one #dwelling unit# is located directly above or directly below the other.

The City Planning Commission may, upon application, authorize the waiver of ~~this~~ ~~these~~ requirements provided that the Commission finds that:

~~(a) the #development# is compatible with the scale and character of the surrounding area, and~~

~~(b) the design of:~~

~~(1) the #detached building# does not give the appearance of a #semi-detached building#; or~~

~~—(a)(2) the design of the #semi-detached building# does not give the appearance of an #attached building#; ~~(b) and~~ each #dwelling unit# has a perimeter wall with windows facing a #side yard#; ~~and~~~~

~~—(c) the #development# is compatible with the scale and character of the surrounding area.~~

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The City Planning Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

(On November 30, 1995, Supplemental Cal. No. 1, the Commission scheduled December 13, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

---

**III. REPORTS**

---

**BOROUGH OF THE BRONX**

No. 28

CD 9

C 950201 DMX

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

**For consideration.**

---

No. 29

CD 3

C 950247 PSX

**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. On November 15, 1995, Cal. No. 13, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF MANHATTAN**

No. 30

CD 10

C 920407 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 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. On November 15, 1995, Cal. No. 15, the hearing wa closed.)

**For consideration.**

---

**No. 31**

**CD 6**

**C 950187 DMM**

**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. On November 15, 1995, Cal. No. 16, the hearing was closed.)

**For consideration.**

---

**No. 32**

**CD 1**

**C 950192 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 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. On November 15, 1995, Cal. No. 17, the hearing was closed.)

**For consideration.**

---

**No. 33**

**CD 1**

**C 950193 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 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. On November 15, 1995, Cal. No. 18, the hearing was closed.)

**For consideration.**

---

**No. 34**

**CD 11**

**C 950195 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 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. On November 15, 1995, Cal. No. 19, the hearing was closed.)

**For consideration.**

---

**No. 35**

**CD 8**

**C 960057 ZSM**

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of Edgar Bronfman, 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. On November 15, 1995, Cal. No. 20, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF QUEENS****No. 36****CD 7****C 930125 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 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. On November 15, 1995, Cal. No. 21, the hearing was closed.)

**For consideration.**

---

**No. 37****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.

(On October 18, 1995, Cal. No. 5, the Commission scheduled November 1, 1995 for a public hearing. On November 1, 1995, Cal. No. 15, the hearing was closed. On November 29, 1995, Cal. No. 27, the item was laid over.)

**For consideration.**

## IV. CITY PLANNING COMMISSION SCHEDULE OF MEETINGS

JANUARY 1- JUNE 30, 1996

		S	M	T	W	T	F	S	NOTES
JANUARY			1 NEW YEAR'S DAY	2 REVIEW SESSION	3 CPC PUB. MTG.	4	5	6	
		7	8 REVIEW SESSION	9	10	11	12	13	
		14	15 M. L. KING DAY	16	17 CPC PUB. MTG.	18	19	20	
		21	22	23	24	25	26	27	
		28	29 REVIEW SESSION	30	31 CPC PUB. MTG.				
FEBRUARY						1	2	3	
		4	5 REVIEW SESSION	6	7	8	9	10	
		11	12 MOORE BIRTHDAY	13	14 CPC PUB. MTG.	15	16	17	
		18	19 PRESIDENT DAY	20	21	22	23	24	
	25	26 REVIEW SESSION	27	28 CPC PUB. MTG.	29				
MARCH							1	2	
		3	4	5	6	7	8	9	
		10	11 REVIEW SESSION	12	13 CPC PUB. MTG.	14	15	16	
		17	18	19	20	21	22	23	
		24 31	25 REVIEW SESSION	26	27 CPC PUB. MTG.	28	29	30	
APRIL			1	2	3	4 1st DAY PASSOVER	5 GOOD FRIDAY	6	
		7 EASTER SUNDAY	8 REVIEW SESSION	9	10 CPC PUB. MTG.	11	12	13	
		14	15	16	17	18	19	20	
		21	22 REVIEW SESSION	23	24 CPC PUB. MTG.	25	26	27	
		28	29	30					
MAY					1	2	3	4	
		5	6 REVIEW SESSION	7	8 CPC PUB. MTG.	9	10	11	
		12	13	14	15	16	17	18	
		19	20 REVIEW SESSION	21	22 CPC PUB. MTG.	23	24	25	
		26	27 MEMORIAL DAY	28	29	30	31		
JUNE								1	
		2	3 REVIEW SESSION	4	5 CPC PUB. MTG.	6	7	8	
		9	10	11	12	13	14	15	
		16	17 REVIEW SESSION	18	19 CPC PUB. MTG.	20	21	22	
		23 30	24	25	26	27	28	29	

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.

Public meetings are held on the second floor of City Hall in Room 16 (former Board of Estimate Chambers) starting at 10:00 A.M.

**NOTICE OF CANCELLATION**  
**CITY PLANNING COMMISSION**  
**THE PUBLIC MEETING SCHEDULED**  
**FOR**  
**WEDNESDAY, DECEMBER 27, 1995**  
**HAS BEEN CANCELLED.**