

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
WEDNESDAY, JANUARY 3, 1996  
10:00 A.M. IN SPECTOR HALL

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

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 960059 PPX	2	Scheduled to be Heard 1/17/96	23	C 950324 ZMM	6	Hearing Closed
2	C 950157 PSX	4	" "	24	C 960075 PPM	10	" "
3	C 960004 PPK	7	" "	25	C 920303 PPM	10	" "
4	C 960082 PPK	3	" "	26	C 940720 PCQ	2	" "
5	C 960067 DMK	14	" "	27	C 960064 PPQ	4	" "
6	C 960085 PPM	11	" "	28	C 930231 PPQ	10	" "
7	C 950479 PSM	2	" "	29	C 940526 PPQ	10	" "
8	C 950226 PQM	1	" "	30	C 940679 PPQ	10	" "
9	C 960058 ZSM	2	" "	31	C 960065 PPQ	9	" "
10	C 930138 MMQ	1	" "	32	C 940396 PPQ	10	" "
11	C 950229 ZMQ	11	" "	33	N 960248 PXQ	2	" "
12	C 960079 PPQ	13	" "	34	N 930515 ZRR	3	" "
13	C 960080 PPQ	12	" "	35	C 940644 ZMX	12	Favorable Report Adopted
14	C 960081 DMQ	3	" "	36	C 950502 HAX	3	" "
15	C 960090 DMQ	12	" "	37	C 930219 PPK	1	" "
16	C 960119 DMR	3	" "	38	C 940552 PQK	7	" "
17	C 960045 PPR	3	" "	39	C 940686 PPK	13	" "
18	C 950540 ZMK	18	Hearing Closed	40	C 950469 PQK C 950470 PPK	7	" "
19	C 950540(A) ZMK	18	" "	41	C 960012 DMK	3	" "
20	C 950540(B) ZMK N O T I C E	18	" "	42	C 960066 PPQ	1	" "
21	C 940519 PPK	3	" "	43	C 940338 ZMQ	12	" "
22	C 950323 ZMM	6	" "	44	N 870357(A) ZAR	2	Authorization Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers														In Favor - Y Oppose - N Abstain - AB		
		35	36	37	38	39	40	41	42	43	44	45	46	47				
Joseph B. Rose, <i>Chairman</i>	P	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				
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin G. Cantor, P.E.	A																	
Kathy Hirata Chin, Esq.	P	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				
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jacob B. Ward, Esq., <i>Commissioners</i>	A																	

MEETING ADJOURNED AT: 12:20 P.M.

# CITY PLANNING COMMISSION

## DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JANUARY 3, 1996**  
**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
45	N 930488 ZAR	2	Authorization Approved	67			
46	C 950588 ZMR	3	Favorable Report Adopted	68			
47	Proposed New Rules	CW	Approved/No Rpt.	69			
48				70			
49				71			
50				72			
51				73			
52				74			
53				75			
54				76			
55				77			
56				78			
57				79			
58				80			
59				81			
60				82			
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62				84			
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**COMMISSION ATTENDANCE:**

Present (P)  
 Absent (A)

**COMMISSION VOTING RECORD:**  
 Calendar Numbers

In Favor - Y  
 Oppose - N  
 Abstain - AB

Joseph B. Rose, <i>Chairman</i>																	
Victor G. Alcega, <i>Vice Chairman</i>																	
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., <i>Commissioners</i>																	

MEETING ADJOURNED AT:

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
of  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, JANUARY 3, 1996**  
—  
**MEETING AT 10:00 A.M.**  
in  
**CITY HALL**



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
**[No. 1]**  
**Prepared by Lois McDaniel, Calendar Officer**

A  
**CITY PLANNING COMMISSION**

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**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.

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**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**

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**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.

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, JANUARY 3, 1996**

Roll Call; approval of minutes . . . . .	1
I. Scheduling January 17, 1996 . . . . .	1
II. Public Hearings . . . . .	8
III. Reports . . . . .	22

**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 17, 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, JANUARY 3, 1996**

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**APPROVAL OF MINUTES OF Regular Meeting of December 13, 1995  
and Special Meetings of December 18, 1995 and January 2, 1996**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JANUARY 17, 1996  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 2**

**C 960059 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 the disposition of two (2) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2718	48	1111-13 Fox Street
2718	50	1107 Fox Street

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 2**

**CD 4**

**C 950157 PSX**

**IN THE MATTER OF** an application submitted by the Police Department 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 15 Clark Place (Block 2840, Lot 38) and 12 Clark Place (Block 2839, Lot 10), for use as parking lots.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 3**

**CD 7**

**C 960004 PPK**

**IN THE MATTER OF** an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition to the Economic Development Corporation of one (1) city-owned property located at 102 41st Street (Block 715, portion of Lot 1), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 4**

**CD 3**

**C 960082 PPK**

**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 one (1) city-owned property located at 176 Sumner Avenue (Block 1782, Lot 39), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 5**

**CD 14**

**C 960067 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 2776 Bedford Avenue (Block 5245, Lot 58), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 6**

**CD 11**

**C 960085 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 1908-1914 Park Avenue (Block 1754, Lot 40), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 7**

**CD 2**

**C 950479 PSM**

**IN THE MATTER OF** an application submitted by the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection of property located at 240 Centre Street (Block 472, Lot 1001), for use as a senior citizens center.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 8**

**CD 1**

**C 950226 PQM**

**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 acquisition of property located at 241 Church Street (Block 173, Lot 13), for continued use as a maintenance shop.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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## No. 9

CD 2

C 960058 ZSM

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of 583-587 Broadway Condominium pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution to permit modification of the following use and bulk regulations:

- Section 42-14D(1)(b): to allow 14 joint living-work quarters for artists in a building with frontage along Broadway with lot coverage in excess of 3,600 square feet;
- Section 42-14D(2)(b): to allow Use Group 6 uses below the floor level of the second story;
- Sections 42-12 and 42-14D(5)(a): to allow a museum (Use Group 3A) which is not ancillary to existing motion picture production, radio or television studios to be located in portions of the sub-cellar and cellar and on a portion of the ground floor, and on the entire second floor;
- Section 43-26: to allow a rear yard with a depth of less than 20 feet above the 12th story on the portion of the through lot subject to interior lot regulations; and
- Section 43-28(b): to allow an open area (rear yard equivalent) with a minimum depth of less than 20 feet above the 12th story along a portion of the street line on the Broadway frontage;

**for an existing 12-story building on property located at 583-587 Broadway, a/k/a 154-158 Mercer Street (Block 512, Lots 1001, 1002), within the SoHo-Cast Iron Historic District, in an M1-5B District.**

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

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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 BOROUGH OF QUEENS

## No. 10

CD 1

C 930138 MMQ

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City

Charter, for an amendment to the City Map involving a change of legal grade in Berrian Boulevard from its southeasterly terminus to 45th Street, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4906 dated January 25, 1994 and signed by the Borough President.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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No. 11

CD 11

C 950229 ZMQ

**IN THE MATTER OF** an application submitted by Frank Barone, Executor, Estate of Joseph Barone, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10d, establishing within an existing R3-2 District a C2-2 District bounded by Utopia Parkway, a line 100 feet north of Northern Boulevard, 191st Street, Northern Boulevard, a line midway between 191st Street and 192nd Street, a line 100 feet north of Northern Boulevard, 192nd Street, and a line 100 feet south of Northern Boulevard, as shown on a diagram (for illustrative purposes only) dated October 2, 1995.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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No. 12

CD 13

C 960079 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 113-12 Springfield Boulevard (Block 11136, Lot 23), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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No. 13

CB 12

C 960080 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>
10213	112	172-22 Jamaica Avenue
12541	52	130-28 Merrick Boulevard

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 14**

**CD 3**

**C 960081 DMQ**

**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 110-05 37th Avenue (Block 1754, Lot 67), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**No. 15**

**CD 12**

**C 960090 DMQ**

**IN THE MATTER OF** an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 172-23 Baisley Boulevard (Block 12390, Lot 256), pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 16**

**CD 3**

**C 950119 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 property located at 304 Sleight Avenue (Block 7896, Lot 23) pursuant to zoning.

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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CD 3

C 960045 PPR

**IN THE MATTER OF** an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of two (2) city-owned properties**, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
7400	58	458.66 ft. n/w of Arthur Kill Road
7400	65	599.99 ft. n/w of Arthur Kill Road

**Resolution for adoption scheduling January 17, 1996 for a public hearing.**

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**II. PUBLIC HEARINGS****BOROUGH OF BROOKLYN**

Nos. 18, 19 and 20

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

No: 18

CD 18

C 950540 ZMK

**CONTINUED 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. On December 13, 1995, Cal. No. 18, the hearing was continued.)

**Close the hearing.**

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No. 19

CD 18

C 950540 (A) ZMK

**CONTINUED 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. On December 13, 1995, Cal. No. 19, the hearing was continued.)

Close the hearing.

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No. 20

CD 18

C 950540 (B) ZMK

**CONTINUED 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. On December 13, 1995, Cal. No. 20, the hearing was continued.)

Close the hearing.

### NOTICE

On December 13, 1995 at 10:00 a.m. in City Hall, New York, a public hearing was continued to January 3, 1996 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).

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No. 21

CD 3

C 940519 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 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.

(On December 13, 1995, Cal. No. 1, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

**Nos. 22 and 23**

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

**No. 22**

**CD 6**

**C 950323 ZMM**

**PUBLIC HEARING:**

**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.

(On December 13, 1995, Cal. No. 2, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 23**

**CD 6**

**C 950324 ZMM**

**PUBLIC HEARING:**

**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.

(On December 13, 1995, Cal. No. 3, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 24

CD 10

C 960075 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 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

(On December 13, 1995, Cal. No. 4, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 25

CD 10

C 920303 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 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.**

(On December 13, 1995, Cal. No. 5, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 26**

**CD 2**

**C 940720 PCQ**

**PUBLIC HEARING:**

**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.**

(On December 13, 1995, Cal. No. 6, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 27**

**CD 4**

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

(On December 13, 1995, Cal. No. 7, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 28

CD 10

C 930231 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 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

(On December 13, 1995, Cal. No. 8, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 29

CD 10

C 940526 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 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.

(On December 13, 1995, Cal. No. 9, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 30

CD 10

C 940679 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; 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.

(On December 13, 1995, Cal. No. 10, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 31

CD 9

C 960065 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 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

(On December 13, 1995, Cal. No. 11, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 32**

**CD 10**

**C 940396 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 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.

(On December 13, 1995, Cal. No. 12, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 33**

**CD 2**

**N 960248 PXQ**

**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 use of space located at 30-30 Thompson Avenue (Block 277, Lot 1), as offices for the Department of Design and Construction.

(On December 20, 1995, the Commission duly advertised January 3, 1996 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 34**

**CD 3**

**N 930515 ZRR**

**[Application for a text change to modify the designated open space at Sweet Brook Road]**

**PUBLIC HEARING:**

**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 Sweet Brook Road, from Ridgewood Avenue to Cortelyou Avenue; and
- b. eliminating property bounded by the easterly street line of Ridgewood Avenue, a line 85 feet north westerly of Sweet Brook Road, the westerly street line of Cortelyou Avenue and the north-westerly street line of Sweet Brook Road;

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

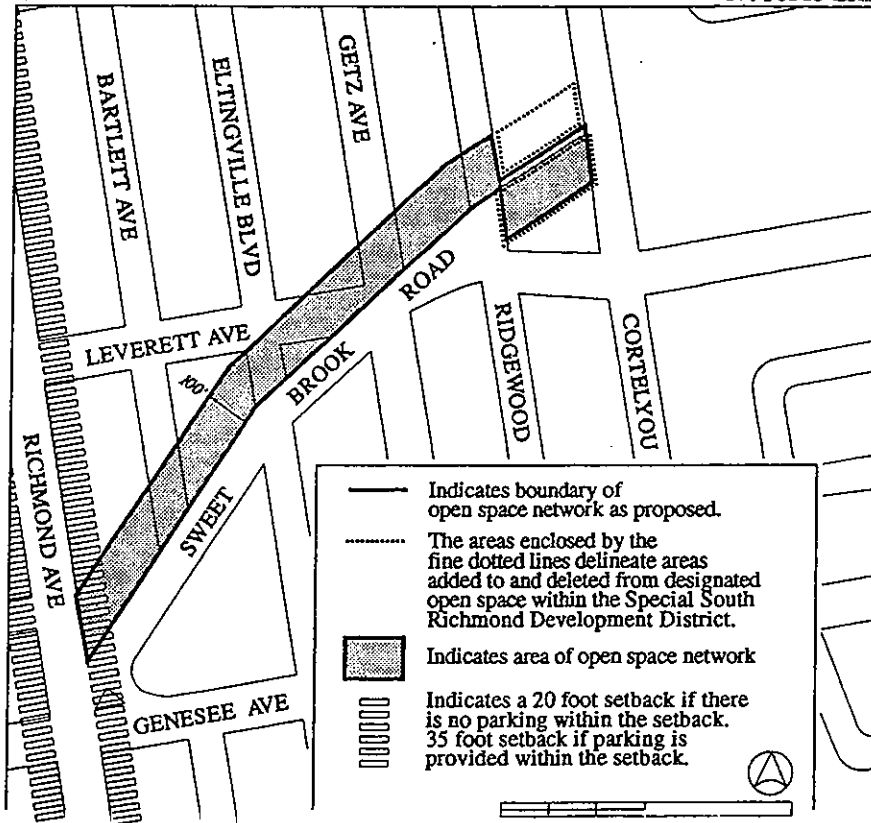
The application for the zoning text amendment is on file and can be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th floor, Staten Island, NY 10301.

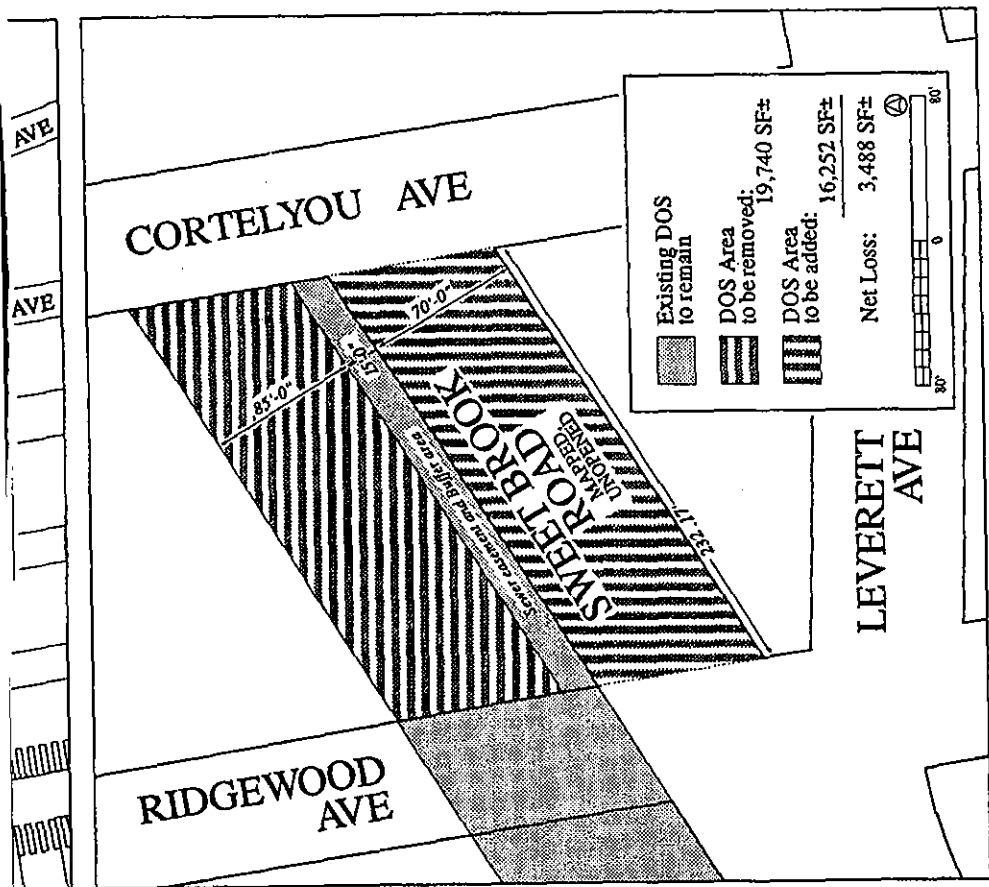
CITY PLANNING COMMISSION  
CITY OF NEW YORK  
Diagram showing proposed change  
in Designated Open Space pursuant to Section 201 of the  
New York City Charter for an amendment of Appendix A of Section 107-06 of  
Zoning Resolution, South Richmond Special District Plan Maps

33 c  
BOROUGH OF  
STATEN ISLAND

C.D.3

N 930515 ZRR





(On December 13, 1995, Cal. No. 13, the Commission scheduled January 3, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

**III. REPORTS**

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**BOROUGH OF THE BRONX**

No. 35

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.

(On November 15, 1995, Cal. No. 1, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**No. 36**

**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.**

(On November 15, 1995, Cal. No. 2, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 37**

**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</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 west of White Street

(On November 15, 1995, Cal. No. 3, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**No. 38**

**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.

(On November 15, 1995, Cal. No. 4, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 39**

**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.

(On November 15, 1995, Cal. No. 5, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 40**

**CD 7**

**C 950469 PQQ**

**C 950470 PPK**

**IN THE MATTER OF** applications 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.**

(On November 15, 1995, Cal. No. 6, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 41**

**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.**

(On November 15, 1995, Cal. No. 7, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal No. 17, the hearing was closed.)

**For consideration.**

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## BOROUGH OF QUEENS

No. 42

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 2312 Crescent Street (Block 865, Lot 42)** pursuant to zoning.

(On November 15, 1995, Cal. No. 9, the Commission scheduled November 29, 1995 for a public hearing. On November 19, 1995, Cal. No. 19, the hearing was closed.)

**For consideration.**

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 No. 43

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.

(On November 15, 1995, Cal. No. 10, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 20, the hearing was closed.)

**For consideration.**

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 BOROUGH OF STATEN ISLAND

No. 44

CD 2

N 870357(A) ZAR

**IN THE MATTER OF** an application submitted by Block 836 Associates, pursuant to Section 197-c of the City Charter, for an **amendment of a Restrictive Declaration** for the development of Milford Estates, a 57-unit subdivision located at Milford Drive and Hewitt Avenue within the Special Natural Area District (NA-1).

**For consideration.**

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No. 45

*(Request for the grant of authorizations to allow modification of topography and the replacement or restoration of natural features on property located at 15 Milden Avenue)*

CD 2

N 930488 ZAR

**IN THE MATTER OF** an application submitted by John Antico for the grant of:

- a) **authorizations** pursuant to 1) Section 105-421 of the Zoning Resolution to allow the modification of existing topography; and 2) Section 105-423 of the Zoning Resolution to permit the alteration of botanical environment or removal of trees; and
- b) **the replacement or restoration of the natural features** pursuant to Section 105-45 of the Zoning Resolution

**on property located at 15 Milden Avenue** (Block 837, Lot 412) in an R1-1 District within a Special Natural Area District 1.

Plans for this proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th floor, Staten Island, N.Y. 10301.

**For consideration.**

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No. 46

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.

(On November 15, 1995, Cal. No. 11, the Commission scheduled November 29, 1995 for a public hearing. On November 29, 1995, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**CITYWIDE**

**No. 47**

**New Rule**

**Citywide**

**IN THE MATTER OF a Proposed New Rule to the City Planning Commission's Rules governing notification of any proposed (E) Designation that has been submitted to the Department of City Planning as required pursuant to Section 11-15 (D) of the Zoning Resolution of the City of New York as follows:**

**NEW MATERIAL IS INDICATED BY UNDERLINING.**

Section 2-02 (5) (vi) and Section 2.02 (e) of Chapter 2 of Title 62 of the Rules of the City of New York are added to provide for the notification of any proposed (E) designation that has been submitted to the Department of City Planning pursuant to Section 11-15 (d) of the Zoning Resolution of the City of New York as follows:

**§2-02 APPLICATIONS**

**§2-02(a)(5)(vi) - Notification of any proposed (E) designation has been submitted to the Department of City Planning as required pursuant to §2-02(e) hereof.**

**§2-02(e) Notification of Proposed (E) Designation**

**(1) In the event that an application for an amendment to the Zoning Map pursuant to Charter §197-c and §200 or §201 includes an (E) designation for potential hazardous material contamination on any tax lot or zoning lot pursuant to Section 11-15 of the Zoning Resolution of the City of New York, at the time the application is referred pursuant to §2-02(b) hereof the owner or owners of any such tax lot or zoning lot shall be notified of the proposed (E) designation. Such notification shall be by the lead agency, as defined in 6 N.Y.C.R.R. Part 617, as amended, and 62 Rules of the City of New York §5-02, as amended. In the event the lead agency is other than the**

Commission, no application for an amendment to the Zoning Map shall be certified as complete pursuant to §2-02(a)(5) hereof until such other lead agency shall have submitted any notification of a proposed (E) designation, in the form and addressed to the parties required by this Section, to the Department of City Planning who shall send such notification in the manner provided by this Section.

(2) Such notification shall be by first-class mail and shall be made to the person(s) or entity(ies) identified in the official records of the City New York as the fee owners of such tax lot or zoning lot and shall be sent to the address or addresses indicated in such records.

(3) The notification shall:

(a) describe the existing zoning and the proposed rezoning for the properties that will include the (E) designation;

(b) inform the property owner of the right to attend and testify at any public hearing relating to the proposed Zoning Map amendment;

(c) provide the phone numbers for a contact person at the lead agency, or if the lead agency is the Commission, a contact person or persons at the Department of City Planning;

(d) be accompanied by a copy of Section 11-15 of the Zoning Resolution of the City of New York.

STATEMENT OF BASIS AND PURPOSE. Section 11-15(d) of the Zoning Resolution of the City of New York requires that the City Planning Commission adopt rules "to provide notification of a proposed (E) designation to the owner(s) of the property to be so designated not less than 60 days prior to such designation." This rule provides the standards for providing such notification.

(On October 25, 1995, the Commission published in the City Record a notice of public hearing and opportunity to comment on November 29, 1995 on proposed New Rule of Procedures, pursuant to Section 197-c of the New York City Charter. On November 29, 1995, Cal. No. 22, the hearing was closed.)

**For consideration.**

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