

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
WEDNESDAY, JANUARY 17, 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
1	C 940513 PPX	2	Scheduled to be Heard 1/31/96	23	C 960079 PPQ	13	Hearing Closed
2	C 960092 PPX	3	" "	24	C 960080 PPQ	12	" "
3	C 960106 HAX	3	" "	25	C 960081 DMQ	3	" "
4	C 960091 DMK	2	" "	26	C 960090 DMQ	12	" "
5	C 950452 PQM	6	" "	27	C 950119 DMR	3	" "
6	C 950624 ZMQ	5	" "	28	C 960045 PPR	3	" "
7	C 960051 PPQ	13	" "	29	C 940134 PPX	2	Favorable Report Adopted
8	C 940446 PQQ	14	" "	30	C 940405 PPX	1	" "
9	C 960120 PPQ	12	" "	31	C 940406 PPX	2	" "
10	C 950620 ZMR	3	" "	32	C 940512 PPX	1	" "
11	C 960152 PPR	1	" "	33	C 960063 PPK	9	" "
12	C 960059 PPX	2	Hearing Closed	34	C 940600 MMK	1	" "
13	C 950157 PSX	4	" "	35	C 950003 DMM	10	" "
14	C 960004 PPK	7	" "	36	N 960219 HKM	1	Forward Report to City Council
15	C 960082 PPK	3	" "	37	N 960069 ZRY	CW	Laid Over
16	C 960067 DMK	14	" "	38			
17	C 960085 PPM	11	" "	39			
18	C 950479 PSM	2	Hearing Continued	40			
19	C 950226 PQM	1	Hearing Closed	41			
20	C 960058 ZSM	2	" "	42			
21	C 930138 MMQ	1	" "	43			
22	C 950229 ZMQ	11	" "	44			

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

MEETING ADJOURNED AT: 11:55 A.M.

\*Cal. No. 33 Commissioner Chin Recused.

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, JANUARY 17, 1996**  

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



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

**[No. 2]**

**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 17, 1996**

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

The next regular public meeting of the City Planning Commission is set for January 31, 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 17, 1996

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**APPROVAL OF MINUTES OF Regular Meeting of January 3, 1996  
and Special Meeting of January 8, 1996**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JANUARY 31, 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 940513 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 one (1) city-owned property, located at 953-59 Westchester Avenue (Block 2704, Lot 39),** pursuant to zoning.

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**No. 2**

**CD 3**

**C 960092 PPX**

**IN THE MATTER OF** an application submitted by the Department of General Services pursuant to Section 197-c of the New York Charter, for **the disposition of one (1) city-owned property located at 507 East 165th Street (Block 2370, Lot 45),** pursuant to zoning.

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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## No. 3

CD 3

C 960106 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 1348, 1352 and 1356 Clinton Avenue and 658 Jefferson Place, (Block 2934, Lots 23, 26, 29 and 31), as an Urban Development Action Area;**
  - b) **an Urban Development Action Area project for such area.**
- 2) pursuant to Section 197-c of the New York City Charter for **the disposition of such property to a developer** to be selected by the New York State Division of Housing and Community Renewal.

Approval of this application would **facilitate the construction of a four-story elevator building containing 29 dwelling units of rental housing for low-income tenants and one superintendent's apartment.** This project is tentatively known as the J. Arthur Jones Arms apartments.

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**BOROUGH OF BROOKLYN**

## No. 4

CD 2

C 960091 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 66 Vanderbilt Avenue (Block 2046, Lot 49), pursuant to zoning.**

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 5**

**CD 6**

**C 950452 PQM**

**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 **acquisition of property located at 167 East 51st Street (Block 1306, Lot 33), for continued use as a stationhouse.**

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 6**

**CD 5**

**C 950624 ZMQ**

**IN THE MATTER OF** an application submitted by Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 13c**, establishing within an existing R4-1 District a C1-2 District bounded by Hull Avenue, a line midway between 69th Street and 69th Place, a line 100 feet northwesterly of Grand Avenue, 69th Street, Clinton Avenue, a line 100 feet westerly of 69th Street, a line perpendicular to 69th Street distant 330 feet northerly from the intersection of 69th Street and Clinton Avenue, and 69th Street, as shown on a diagram (for illustrative purposes only) dated October 16, 1995.

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**No. 7**

**CD 13**

**C 960051 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 89-29 Moline Street (Block 7973, Lot 9), pursuant to zoning.**

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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## No. 8

CD 14

C 940446 PQQ

**IN THE MATTER OF** an application submitted by the Queens Borough Public Library and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for **acquisition of property located at 312 Beach 54th Street (Block 15890, Lot 18), for continued use as a public library.**

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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 No. 9

CD 12

C 960120 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 155-03 Liberty Avenue (Block 10108, Lot 316), pursuant to zoning.**

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

## No. 10

CD 3

C 950620 ZMR

**IN THE MATTER OF** an application submitted by the Tottenville Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 32d and 35a:**

1. changing from an R3-2 District to an R3A District property bounded by:
  - a) a southerly boundary line of the New York City Right-of-Way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA) and its easterly prolongation, Johnson Avenue, a southerly boundary line of the New York City Right-of-Way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), Fisher Avenue, Arthur Kill Road, St. Andrews Place, Bethel

Avenue, the northerly boundary line of Bethel Cemetery and its westerly prolongation, the easterly boundary line of Bethel Cemetery and its southerly prolongation, Amboy Road, former Chelsea Street, former Betty Place, and a line midway between Main Street and Tyrrell Street (a record street); and

b) Arthur Kill Road, Butler Avenue, Amboy Road, Hopping Avenue, and Bentley Street;

2. changing from a C3 District to an R3A District property bounded by Bentley Street, a southerly boundary line of the New York City Right-of-Way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), Main Street, Arthur Kill Road, Bentley Street, Hopping Avenue, Amboy Road, and the easterly U.S. Pierhead and Bulkhead Line of Arthur Kill

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated November 27, 1995.

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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No. 11

CD 1

C 960152 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>
25	8	405 Westervelt Avenue
25	9	403 Westervelt Avenue

**Resolution for adoption scheduling January 31, 1996 for a public hearing.**

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**II. PUBLIC HEARINGS**  
**BOROUGH OF THE BRONX**

No. 12

CD 2

C 960059 PPX

**PUBLIC HEARING:**

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

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

(On January 3, 1996, Cal. No. 1, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 13

CD 4

C 950157 PSX

**PUBLIC HEARING:**

**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.**

(On January 3, 1996, Cal. No. 2, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

No. 14

CD 7

C 960004 PPK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for **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.

(On January 3, 1996, Cal. No. 3, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 15

CD 3

C 960082 PPK

**PUBLIC HEARING:**

**IN THE MATTER OF** application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 176 Sumner Avenue (Block 1782, Lot 39),** pursuant to zoning.

(On January 3, 1996, Cal. No. 4, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 16

CD 14

C 960067 DMK

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

(On January 3, 1996, Cal. No. 5, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 17**

**CD 11**

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

(On January 3, 1996, Cal. No. 6, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 18**

**CD 2**

**C 950479 PSM**

**PUBLIC HEARING:**

**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.

(On January 3, 1996, Cal. No. 7, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 19

CD 1

C 950226 PQM

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

(On January 3, 1996, Cal. No. 8, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 20

CD 2

C 960058 ZSM

**PUBLIC HEARING:**

**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.

(On January 3, 1996, Cal. No. 9, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 21**

**CD 1**

**C 930138 MMQ**

**PUBLIC HEARING:**

**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.

(On January 3, 1996, Cal. No. 10, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

**CD 11**

**C 950229 ZMQ**

**PUBLIC HEARING:**

**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.

(On January 3, 1996, Cal. No. 11, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 23

CD 13

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

(On January 3, 1996, Cal. No. 12, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 24

CB 12

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

(On January 3, 1996, Cal. No. 13, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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

(On January 3, 1996, Cal. No. 14, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.



**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 172-23 Baisley Boulevard (Block 12390, Lot 256), pursuant to zoning.**

(On January 3, 1996, Cal. No. 15, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.



**BOROUGH OF STATEN ISLAND**

**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 304 Sleight Avenue (Block 7896, Lot 23) pursuant to zoning.**

(On January 3, 1996, Cal. No. 16, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 28**

**CD 3**

**C 960045 PPR**

**PUBLIC HEARING:**

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

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

(On January 3, 1996, Cal. No. 17, the Commission scheduled January 17, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**



### III. REPORTS

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#### BOROUGH OF THE BRONX

No. 29

CD 2

C 940134 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:**

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. On December 13, 1995, Cal. No. 14, the hearing was closed.)

**For consideration.**

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No. 30

CD 1

C 940405 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:**

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

**For consideration.**

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**No. 31**

**CD 2**

**C 940406 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 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. On December 13, 1995, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 32**

**CD 1**

**C 940512 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 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. On December 13, 1995, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

No. 33

CD 9

C 960063 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 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. On December 13, 1995, Cal. No. 21, the hearing was closed.)

**For consideration.**

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 No. 34

CD 1

C 940600 MMK

**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. On December 13, 1995, Cal. No. 22, the hearing was closed.)

**For consideration.**

**BOROUGH OF MANHATTAN**

No. 35

CD 10

C 950003 DMM

**IN THE MATTER OF** an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property, located at 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. On December 13, 1995, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**No. 36**

**CD 1**

**N 960219 HKM**

**IN THE MATTER OF** a communication, dated December 1, 1995, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Bennett Building** located at **139 Fulton Street (a.k.a. 135-139 Fulton Street, 93-99 Nassau Street and 28-34 Ann Street)**, (Block 89, Lot 1), by the Landmarks Preservation Commission on November 21, 1995 (List No. 268).

**For consideration.**

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**CITYWIDE**

**No. 37**

**Citywide**

**N 960069 ZRY**

**(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.)**

**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 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 ~~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:

(i) 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. On December 13, 1995, Cal. No. 27, the hearing was closed.)

**For consideration.**

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