

# CITY PLANNING COMMISSION

## DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JANUARY 31, 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 900657 MMX	10	Scheduled to be Heard 2/14/96	23	C 960064 PPQ	4	Favorable Report Adopted
2	C 950531 POK	4	" "	24	C 930231 PPQ	10	" "
3	N 940614 NPM	4	" "	25	C 940526 PPQ	10	" "
4	C 950360 PCQ	5	" "	26	C 940679 PPQ	10	" "
5	C 940513 PPX	2	Hearing Closed	27	C 960065 PPQ	9	" "
6	C 960092 PPX	3	" "	28	C 940396 PPQ	10	" "
7	C 960106 HAX	3	" "	29	N 930515 ZRR	3	" "
8	C 960091 DMK	2	" "	30	N 960069 ZRY	CW	Laid Over
9	C 950479 PSM	2	" "	31			
10	C 950452 PQM	6	" "	32			
11	C 950624 ZMQ	5	" "	33			
12	C 960051 PPQ	13	" "	34			
13	C 940446 PQQ	14	" "	35			
14	C 960120 PPQ	12	" "	36			
15	C 950620 ZMR	3	" "	37			
16	C 960152 PPR	1	" "	38			
17	C 940519 PPK	3	Favorable Report Adopted	39			
18	C 950323 ZMM	6	" "	40			
19	C 950324 ZMM	6	Unfavorable Rpt. Adopted	41			
20	C 960075 PPM	10	Favorable Report Adopted	42			
21	C 920303 PPM	10	" "	43			
22	C 940720 PCQ	2	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers													In Favor - Y Oppose - N Abstain - AB			
		17	18	19	20	21	22	23	24	25	26	27	28	29	30			
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	AB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R			
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
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	O			
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Maxine Griffith	A														I			
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I			
Brenda Levin	P	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	L			
Edward T. Rogowsky	P	Y	Y	AB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Ronald Shiffman, A.I.C.P.	P	Y	Y	AB	N	N	Y	Y	Y	Y	Y	Y	Y	Y				
Jacob B. Ward, Esq., <i>Commissioners</i>	A																	

MEETING ADJOURNED AT: 1:10 P.M.

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, JANUARY 31, 1996**  

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



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

**[No. 3]**

**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 31, 1996**

Roll Call; approval of minutes . . . . .	1
I. Scheduling February 14, 1996 . . . . .	1
II. Public Hearings . . . . .	3
III. Reports . . . . .	9

**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 February 14, 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 31, 1996

APPROVAL OF MINUTES OF Regular Meeting of January 17, 1996  
and Special Meeting of January 29, 1996

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 14, 1996  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 10

C 900657 MMX

IN THE MATTER OF an application submitted by Village Mall Associates, 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 Beach Street west of City Island Avenue, the delineation of a sewer easement and any changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 13059, dated April 20, 1994 and signed by the Borough President.

Resolution for adoption scheduling February 14, 1996 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 4

C 950531 PQK

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 acquisition of property located at 272 Moffat Street (Block 3448, Lots 10 and 11) for continued use as a play area.

Resolution for adoption scheduling February 14, 1996 for a public hearing.

**BOROUGH OF MANHATTAN**

**No. 3**

**CD 4**

**N 940614 NPM**

**IN THE MATTER OF** a plan concerning Chelsea, in Manhattan Community District #4, submitted by Manhattan Community Board #4, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called, "**Chelsea Community Plan: A Zoning Plan For Preservation and Development In Chelsea.**"

Plans for this proposal are on file at the City Planning Commission and may be seen in Room 6N, 22 Reade Street, New York, New York 10007.

**Resolution for adoption scheduling February 14, 1996 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 4**

**CD 5**

**C 950360 PCQ**

**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 site selection and acquisition of property located at 57-10 49th Place (Block 2602, Lot 200) for use as a warehouse.

**Resolution for adoption scheduling February 14, 1996 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 5**

**CD 2**

**C 940513 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 953-59 Westchester Avenue (Block 2704, Lot 39),** pursuant to zoning.

(On January 17, 1996, Cal. No. 1, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 6**

**CD 3**

**C 960092 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 Charter, for the **disposition of one (1) city-owned property located at 507 East 165th Street (Block 2370, Lot 45),** pursuant to zoning.

(On January 17, 1996, Cal. No. 2, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 7**

**CD 3**

**C 960106 HAX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):



1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:

a) **the designation of 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.

(On January 17, 1996, Cal. No. 3, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 8**

**CD 2**

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

(On January 17, 1996, Cal. No. 4, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

No. 9

CD 2

C 950479 PSM

**CONTINUED 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. On January 17, 1996, Cal. No. 18, the hearing was continued.)

Close the hearing.

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No. 10

CD 6

C 950452 PQM

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

(On January 17, 1996, Cal. No. 5, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF QUEENS**

No. 11

CD 5

C 950624 ZMQ

**PUBLIC HEARING:**

**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.

(On January 17, 1996, Cal. No. 6, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 12**

**CD 13**

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

(On January 17, 1996, Cal. No. 7, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 13**

**CD 14**

**C 940446 PQQ**

**PUBLIC HEARING:**

**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.

(On January 17, 1996, Cal. No. 8, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**



## No. 14

CD 12

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

(On January 17, 1996, Cal. No. 9, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF STATEN ISLAND**

## No. 15

CD 3

C 950620 ZMR

**PUBLIC HEARING:**

**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 Road

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

(On January 17, 1996, Cal. No. 10, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 16

CD 1

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

(On January 17, 1996, Cal. No. 11, the Commission scheduled January 31, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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### III. REPORTS

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#### BOROUGH OF BROOKLYN

No. 17

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.

(On December 13, 1995, Cal. No. 1, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 21, the hearing was closed.)

**For consideration.**

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#### BOROUGH OF MANHATTAN

Nos. 18 and 19

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

No. 18

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.

(On December 13, 1995, Cal. No. 2, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 22, the hearing was closed.)

**For consideration.**

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## No. 19

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.

(On December 13, 1995, Cal. No. 3, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 23, the hearing was closed.)

**For consideration.**

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 No. 20

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

(On December 13, 1995, Cal. No. 4, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 24, the hearing was closed.)

**For consideration.**

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## No. 21

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.

(On December 13, 1995, Cal. No. 5, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

## No. 22

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.

(On December 13, 1995, Cal. No. 6, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 26, the hearing was closed.)

**For consideration.**

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No. 23

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.

(On December 13, 1995, Cal. No. 7, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 27, the hearing was closed.)

**For consideration.**

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## No. 24

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

(On December 13, 1995, Cal. No. 8, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 28, the hearing was closed.)

**For consideration.**

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 No. 25

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.

(On December 13, 1995, Cal. No. 9, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 29, the hearing was closed.)

**For consideration.**

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No. 26

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.

(On December 13, 1995, Cal. No. 10, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 30, the hearing was closed.)

**For consideration.**

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No. 27

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

(On December 13, 1995, Cal. No. 11, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 31, the hearing was closed.)

**For consideration.**

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## No. 28

D 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.

(On December 13, 1995, Cal. No. 12, the Commission scheduled January 3, 1996 for a public hearing. On January 3, 1996, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

## No. 29

CD 3

N 930515 ZRR

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

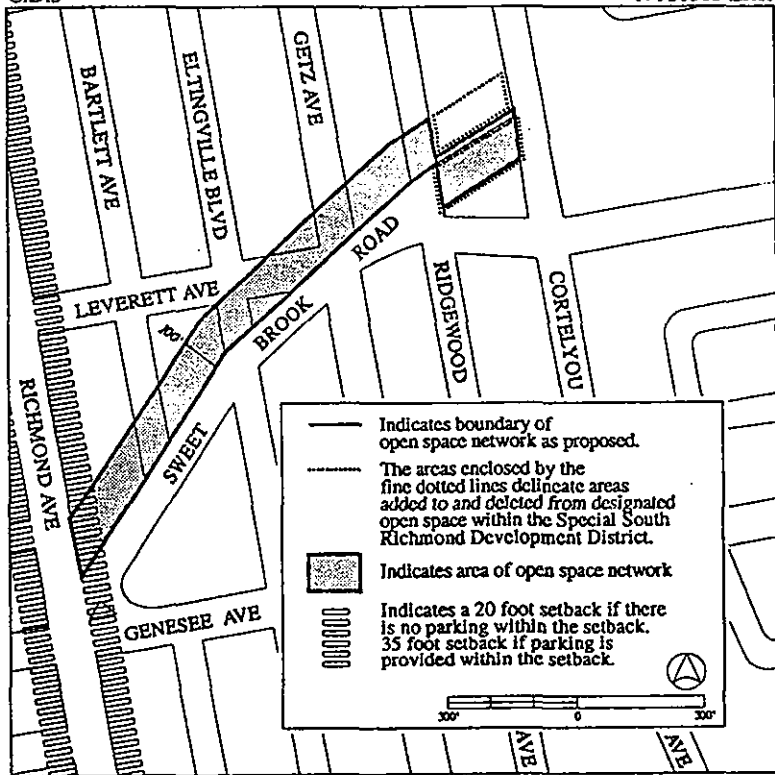
**District Plan Map shown on the following pages for fuller graphical clarity.**

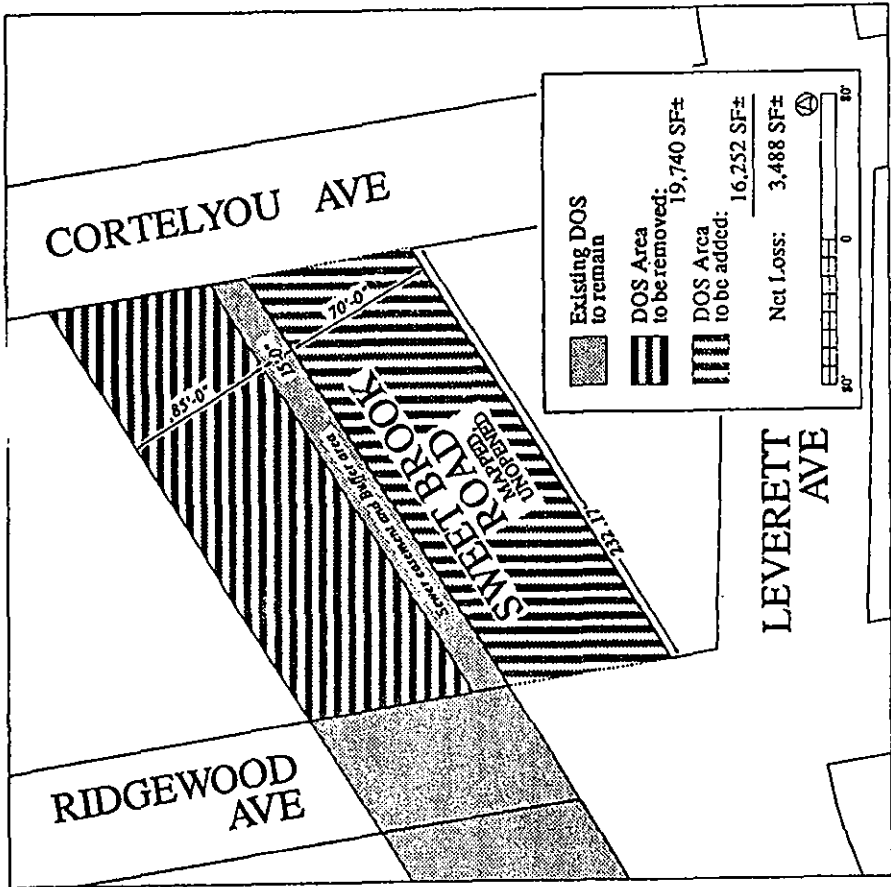
CITY OF NEW YORK  
 Diagram showing proposed change  
 in Designated Open Space pursuant to Section 201 of the  
 New York City Charter for an amendment of Appendix A of Section 107-06 of  
 Zoning Resolution, South Richmond Special District Plan Maps

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. On January 3, 1996, Cal. No. 34, the hearing was closed.)

For consideration.



## CITYWIDE

No. 30

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 ~~Graystone~~ 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 ~~the~~ 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. On December 13, 1995, Cal. No. 27, the hearing was closed. On January 17, 1996, Cal. No. 37, the item was laid over.)

**For consideration.**

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