

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 8, 1996
10:00 A.M. IN CITY HALL,
NEW YORK, N.Y. 10007**

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 960236 PQX	1	Sched. To Be Heard 5/22/96	18	N 960500 PXM	1	Hearing Closed
				C 960237 PPX			10
2	C 960429 HAX	8	. .	20	C 960258 PQQ	12	. .
3	C 940682 PPK	3	. .		C 960259 PPQ		
4	C 960320 PPK	3	. .	21	C 930124 PPQ	11	. .
5	C 960282 PPK	3	. .	22	C 960243 DMR	3	. .
6	N 960483 ZRM	1	. .	23	C 960205 HUK	5	Laid Over
7	C 960281 PPX	4	Hearing Closed	24	C 960206 MMK	5	. .
8	C 940671 PPX	5	. .	25	C 960207 ZMK	5	. .
9	C 960242 PPX	9	. .	26	C 960208 HAK	5	. .
10	C 950556 ZSK	9	. .	27	C 960209 HAK	5	. .
11	C 960283 PPK	16	. .	28	C 960212 HDK	5	. .
12	C 960360 HUK	16	. .	29	N 960367 BDK	11	Favorable Report Adopted
13	C 960361 ZMK	16	. .	30	C 900932 MMK	6	. .
14	C 960362 HDK	16	. .	31	C 950301 PQM	1	. .
15	C 960363 HDK	16	. .	32	C 960238 ZSM	1	. .
16	C 940685 PPK	8	. .	33	N 920342 NPM	2	Laid Over
7	C 960256 POK	5	. .	34	C 960136 ZSM	2	Favorable Report Adopted
				C 960257 PPK			11
				36	C 910212 ZMR	1	. .

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													
			Calendar Numbers In Favor - Y; Oppose - N; Abstain - AB; Recuse - R													
			23	24	25	26	27	28	29	30	31	32	33	34	35	36
Joseph B. Rose, Chairman	P		L						Y	Y	Y	Y		Y	Y	Y
Victor G. Alicea, Vice Chairman	P			A					Y	Y	Y	Y	L	Y	Y	Y
Amanda M. Burden, A.I.C.P.	P				I				N	Y	Y	Y	A	Y	Y	Y
Irwin Cantor, P.E.	P					D			Y	Y	Y	Y	I	Y	Y	Y
Kathy Hirata Chin, Esq.	P								Y	Y	Y	Y	D	Y	Y	Y
Alexander Garvin	P								Y	Y	Y	Y		Y	Y	Y
Anthony I. Giacobbe, Esq.	P								Y	Y	Y	Y	O	Y	Y	Y
William J. Grinker	P								Y	Y	Y	Y	V	Y	Y	Y
Brenda Levin	P				O				N	Y	Y	Y	E	Y	Y	Y
Edward Rogowsky	P					V			Y	Y	Y	Y	R	Y	Y	Y
Ronald Shiffman, A.I.C.P.	P						E		Y	Y	Y	Y		Y	Y	Y
Jacob B. Ward, Esq., Commissioners	P							R	Y	Y	Y	Y		Y	Y	Y

MEETING ADJOURNED AT: 10:40 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 8, 1996

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



Rudolph W. Giuliani, Mayor

City of New York

[No. 10]

Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

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

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

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

B

CITY PLANNING COMMISSION

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

- JOSEPH B. ROSE, *Chairman*
- VICTOR G. ALICEA, *Vice-Chairman*
- AMANDA M. BURDEN, A.I.C.P.
- IRWIN G. CANTOR, *P.E.*
- KATHY HIRATA CHIN, *Esq.*
- ALEXANDER GARVIN
- ANTHONY I. GIACOBBE, *Esq.*
- WILLIAM J. GRINKER
- BRENDA LEVIN
- EDWARD T. ROGOWSKY
- RONALD SHIFFMAN, A.I.C.P.
- JACOB B. WARD, *Esq., Commissioners*
- LOIS MCDANIEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, MAY 8, 1996

- Roll Call; approval of minutes 1
- I. Scheduling May 22, 1996 1
- II. Public Hearings 7
- III. Reports 16

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 scheduled for May 22, 1996 in the 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, May 8, 1996

APPROVAL OF MINUTES OF Regular Meeting of April 24, 1996

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 22, 1996
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 1

C 960236 PQX
C 960237 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 **disposition, restricted to health and related services, acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 492/496 East 138th Street (Block 2265, Lots 2, 3, 4) for use as a primary health care facility.**

Resolution for adoption scheduling May 22, 1996 for a public hearing.

No. 2

CD 8

C 960429 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 6477 Broadway (Block 5851, Lot 2091), as an Urban Development Action Area;**

- b) **an Urban Development Action Area Project for such area; and**
- 2) **pursuant to Section 197-c of the New York City Charter for the disposition of such property to the developer selected by HPD.**

Approval of the proposed actions would **facilitate the construction of a HUD Section 202 development**, tentatively known as Riverdale Housing for the Elderly, containing 63 apartments in a nine story elevator building, and one apartment for the superintendent.

Resolution for adoption scheduling May 22, 1996 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

CD 3

C 940682 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:**

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

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1776	35	200 Pulaski Street
1776	13	154 Pulaski Street
1777	12	238 Pulaski Street

2. **One (1) city-owned property located at 715 DeKalb Avenue (Block 1775, Lot 63) pursuant to AHOP.** If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

Resolution for adoption scheduling May 22, 1996 for a public hearing.

No. 4

CD 3

C 960320 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 296 Quincy Street (Block 1808, Lot 26), pursuant to zoning.

Resolution for adoption scheduling May 22, 1996 for a public hearing.

No. 5

CD 3

C 960282 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 535 Park Avenue (Block 1716, Lot 60), pursuant to zoning.**

Resolution for adoption scheduling May 22, 1996 for a public hearing.

BOROUGH OF MANHATTAN

No. 6

[Amendment to Article I, Chapters 3 and 5, and Article II, Chapter 3, of the Zoning Resolution to allow conversion to residential use of more than 10 FAR of floor area and mechanical space, to modify density controls and certain home occupation controls for non-residential buildings built between 1961 and 1977 and converted to residential use, pursuant to Article I, Chapter 5; to allow accessory off-street parking spaces for up to 20 percent of the units in such conversions; and exempt the residential conversion of non-residential buildings built prior to 1961 from the requirements of the Relocation Incentive Program, in the area south of Murray Street in Lower Manhattan].

CD 1

N 960483 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for an **amendment of the Zoning Resolution of the City of New York**, relating to Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1,2,3,4,5,6,7 and 8 in the Borough of Manhattan), Section 13-12; Article I, Chapter 5 (Residential Conversion of Existing Non-residential Buildings in Certain Community Districts in the Borough of Manhattan, Brooklyn and Queens), Sections 15-01 and 15-51; and Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Section 23-01, as follows:

Matter in ~~greytone~~ is new, to be added;
 Matter in ~~strikeout~~ is existing, to be deleted;
 Matter in regular type is existing to remain;
 Matter within # # is defined in Section 12-10 (DEFINITIONS) of the Zoning Resolution;
 * * * indicates where unchanged text appears in the Zoning Resolution.

* * *

Chapter 3
Comprehensive Off-Street Parking Regulations in Community Districts 1,2,3,4,5,6,7 and 8 in the Borough of Manhattan

* * *

13-10
PERMITTED OFF-STREET PARKING SPACES

* * *

13-12
Residential Development

~~#Accessory#~~ off-street parking spaces are permitted only for new ~~#residential#~~ ~~#developments#~~ or ~~#enlargements#~~, as follows:

- (a) For the area south of 60th Street and its prolongations, the number of ~~#accessory#~~ off-street parking spaces shall not exceed 20 percent of the number of new ~~#dwelling units#~~ contained in the ~~#development#~~ or ~~#enlargement#~~ or 200 spaces, whichever is less.

However, in Manhattan, for the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, except that portion of the ~~#Special Lower Manhattan Mixed-Use District#~~ that extends south of Murray Street, ~~#accessory#~~ off-street parking spaces are permitted for ~~#dwelling units#~~ converted in non-~~#residential buildings#~~, or portions thereof, erected prior to ~~December 15, 1961~~ ~~January 1, 1977~~, provided that the number of ~~#accessory#~~ off-street parking spaces shall not exceed 20 percent of the number of ~~#dwelling units#~~ contained in the conversion or 200 spaces, whichever is less. Curb cuts shall be prohibited on ~~#streets#~~ where the frontage of such converted ~~#buildings#~~ is 40 feet or less.

* * *

Chapter 5
Residential Conversion of Existing Non-Residential Buildings in Certain
Community Districts in the Borough of Manhattan, Brooklyn and Queens

* * *

15-01

Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2 and 6, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings# or portions thereof, erected prior to December 1961, shall be subject to the provisions of this Chapter. In addition, in Manhattan Community District 1, in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, except that part of the #Special Lower Manhattan Mixed-Use District# that extends south of Murray Street, the conversion to #dwelling units# of non-#residential buildings#, or portion thereof, erected prior to January 1, 1977 shall be subject to the provisions of this Chapter. Existing floor space used for mechanical equipment and not counted as #floor area# in non-#residential buildings# built prior to January 1, 1977 may be converted to #dwelling units# under the provisions of this Chapter.

However, the conversion to #dwelling units# of non-#residential buildings# that meet all the requirements for new #residential# #development# of Article II (Residence District Regulations) and are located in R4, R5, R6, R7, R8, R9, R10, C1, C2, C3, C4, C5 or C6 Districts is exempt from the provisions of this Chapter. Except as modified by the express provisions of this Chapter, the regulations of the applicable zoning districts remain in effect.

New #developments# or #enlargements# shall be in accordance with the applicable requirements of Article II and Article III.

* * *

15-50

RELOCATION INCENTIVE PROGRAM

15-51

Preamble

* * *

Prior to issuance of an alteration permit for the development of #dwelling units# or joint living-work quarters for artists, an owner must present proof of either payment of the conversion contribution or Board of Standard and Appeals approval of direct relocation payments.

The provisions of Sections 15-51 through 15-58 shall not apply in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, except that portion of the #Special Lower Manhattan Mixed-use District# that extends south of Murray Street, in Manhattan Community District 1.

* * *

23-01

Applicability of this Chapter

* * *

~~In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2 and 6, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non #residential buildings#, or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in certain Community Districts in the Borough of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).~~

Special regulations applying to conversion to #dwelling units# of non-#residential buildings#, or portion thereof, located in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2 and 6, and Queens Community Districts 1 and 2, are set forth in Article I, Chapter 5.

* * *

Resolution for adoption scheduling May 22, 1996 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 7

CD 4

C 960281 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 1403 Ogden Avenue (Block 2536, Lot 37),** pursuant to zoning.

(On April 24, 1996, Cal. No. 1, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 5

C 940671 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 1865 Phelan Place (Block 2879, Lot 189),** pursuant to zoning.

(On April 24, 1996, Cal. No. 2, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 9

C 960242 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 in the middle of Randall Avenue, between Metcalf and Rosedale avenues (Block 3551, Lot 160), restricted to accessory residential use.

(On April 24, 1996, Cal. No. 3, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 10

CD 16

C 950556 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Visionary Pursuits Fellowship Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a church (Use Group 4A) to occupy an entire existing 5-story building located at 1613 East New York Avenue (Block 1456, Lot 1), in an M1-1 District.

The plan for this proposal is on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 24, 1996, Cal. No. 4, the Commission scheduled May 8, 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 1696 Broadway (Block 1507, Lot 35) pursuant to zoning.

(On April 24, 1996, Cal. No. 5, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 12, 13, 14 and 15

(Applications for an amendment to the Brownsville II Urban Renewal Plan for the Brownsville II Urban Renewal Area, an amendment of the Zoning Map, and the disposition of city-owned property to permit development of a nursing home and commercial development)

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for an amendment to the Brownsville II Urban Renewal Plan, for the Brownsville II Urban Renewal Area.

The proposed 2nd amendment provides for:

1. The acquisition and redevelopment of four sites for Commercial use, as follows:

Site # Location

- | | |
|-----|--|
| 140 | The southerly side of Livonia Avenue, between Christopher Avenue and Mother Gaston Boulevard (Block 3811, Lots 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, and 124). |
| 141 | The southerly side of Livonia Avenue, between Sackman Street and Christopher Avenue (Block 3812, Lots 19, 20, 21, 22, and 121). |

- 142 The southerly side of Livonia Avenue, between Powell Street and Sackman Street (Block 3813, Lot 115).
- 143 The southerly side of Livonia Avenue, between Junius Street and Powell Street (Block 3814, Lot 120).
- 2. a) The subdivision of Site 111, on the Block bounded by Liberty Avenue, Christopher Avenue, Glenmore Avenue and Mother Gaston Boulevard, into Sites 111 (Block 3692, Lots 5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, and 22) and Site 111B (Block 3692, Lots 1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, and 37).
- b) The change in land use for Site 111B from Residential to Public and Institutional Use to permit the development of a nursing home.

(On April 24, 1996, Cal. No. 6, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 16

C 960361 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 17d**, establishing within an existing R6 District a C2-4 District bounded by Livonia Avenue, Junius Street, a line 100 feet south of Livonia Avenue, Powell Street, a line 200 feet south of Livonia Avenue, Sackman Street, a line 100 feet south of Livonia Avenue, and Mother Gaston Boulevard, within the Brownsville II Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated March 25, 1996.

(On April 24, 1996, Cal. No. 7, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 16

C 960362 HDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property within the **Brownsville II Urban Renewal Area.**

The property, **Site 111B**, comprises property on the block bounded by Liberty Avenue, Christopher Avenue, Glenmore Avenue and Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35 and 37) and is to be disposed to a developer selected by HPD, for the development of a nursing home.

(On April 24, 1996, Cal. No. 8, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 16

C 960363 HDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property within the **Brownsville II Urban Renewal Area.**

The following properties are to be disposed to a developer selected by HPD, to permit commercial development:

<u>Site #</u>	<u>Location</u>
140	The southerly side of Livonia Avenue, between Christopher Avenue and Mother Gaston Boulevard (Block 3811, Lots 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, and 124).
141	The southerly side of Livonia Avenue, between Sackman Street and Christopher Avenue (Block 3812, Lots 19, 20, 21, 22, and 121).

- 142 The southerly side of Livonia Avenue, between Powell Street and Sackman Street (Block 3813, Lot 115).
- 143 The southerly side of Livonia Avenue, between Junius Street and Powell Street (Block 3814, Lot 120).

(On April 24, 1996, Cal. No. 9, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 8

C 940685 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 five (5) city-owned properties pursuant to zoning

<u>Block</u>	<u>Lot</u>	<u>Location</u>
1217	52	1392 Bedford Avenue
1354	47	118 Utica Avenue
1147	31	604 Grand Avenue
1369	16	1570 Prospect Place
1348	61	1571 Bergen Street

(On April 24, 1996, Cal. No. 10, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 5

C 960256 PPK
C 960257 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 acquisition

subsequent disposition to the Primary Care Development Corporation, of property located at 3080 Atlantic Avenue (Block 3973, Lots 22, 24) for use as a primary health care facility.

(On April 24, 1996, Cal. No. 11, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 18

CD 1

N 960500 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of General Services, pursuant to Section 195 of the New York City Charter for use of property located at 150 William Street (Block 93, Lot 1), (Administration for Children's Services Consolidated Headquarters).

(On April 30, 1996, the Commission duly advertised May 8, 1996 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 19

CD 10

C 960304 DMQ

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 134-02 Rockaway Boulevard (Block 11758, Lot 43), pursuant to zoning.

(On April 24, 1996, Cal. No. 12, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 12

C 960258 PQQ

C 960259 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 acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 111-20 Merrick Boulevard (Block 10208, Lot 19) for use as a primary health care facility.

(On April 24, 1996, Cal. No. 13, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 11

C 930124 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 220-72 64th Avenue (Block 7621, Lot 1192) restricted to accessory residential parking in accordance with Section 25-40 of the Zoning Resolution.

(On April 24, 1996, Cal. No. 14, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 22

CD 3

C 960243 DMR

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 77 Seacrest Avenue (Block 5320, Lot 66), pursuant to zoning.

(On April 24, 1996, Cal. No. 15, the Commission scheduled May 8, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

Nos. 23, 24, 25 and 26

(Applications for an amendment to the Fresh Creek Urban Renewal Plan, for the Fresh Creek Urban Renewal Area, an amendment to the City Map and an amendment of the Zoning Map; designation and project approval pursuant to UDAAP; and disposition of city-owned property for the construction of Gateway Estates, a mixed-use affordable housing and regional shopping center development)

No. 23

CD 5

C 960205 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for an amendment to the Fresh Creek Urban Renewal Plan, for the Fresh Creek Urban Renewal Area.

The proposed amendment provides for:

I. The redevelopment of 60 sites, with various uses, and comprising property described as follows:

Site #	Land Use	Block	Lot
1	Park	4447	p001
	(the site includes a part of former Ashford Street; and part of former Vandalia Street).		
2	Park	4452	p170
		4580	p002
	(the site includes a part of former Fountain and Seaview Avenues;		
3 *	Residential	4443	p001
		4444	p001
		4445	001
		4446	001
		4452	p170
4a	Residential	4447	p001
		4448	p001
4b	Residential	4448	p001
	& Local Commercial		

5	Park	4447	p001
	(the site includes part of former Ashford and Vandalia Streets).		
6a	Residential	4447	p001
6b	Residential	4448	p001
	& Local Commercial		
7a	Residential	4452	p170
7b	Residential	4452	p170
	& Local Commercial		
7c	Residential	4452	p170
8	Residential	4452	p170
		4452	p400 **
9	Residential	4452	p170
	(the site includes a part of Walker Street).		
10	Park	4452	p170
			p400 **
	(the site includes part of former Walker Street).		
11	Residential	4452	p400
	(the site includes a part of Walker Street).		
12a	Residential	4452	p400 **
12b *	Residential	4452	p400 **
	& Local Commercial		
12c *	Residential	4452	p400 **
12d *	Residential	4452	p400 **
	& Local Commercial		
12e *	Public & Semi-public	4452	p400 **
Site #	Land Use	Block	Lot
13a	Residential	4452	p170
		4452	p400 **
	(the site includes a part of Walker Street).		
13b	Residential	4452	p400 **
	& Local Commercial		
13c	Local Commer.	4452	p170
	& Community Facility		
		4452	p400 **
	(the site includes a part of Elton Street).		
13d	Residential	4452	p170
	& Local Commercial		
13e	Residential	4452	p170
		4586	p001
13f	Landscaped	4452	p170
	Buffer	4452	p400 **
	(the site includes a part of Walker Street).		

13g	Landscaped	4452	p170
	Buffer	4586	p001
13h	Regional	4452	p170
	Commercial	4452	p400 **
		4586	p001
	(the site includes a part of Elton Street, a part of Walker Street, part of Seaview Avenue, and part of a former park).		
14a	Public & Semi-public (the site includes a part of Elton Street). (School)	4449	p001
14b	Residential (the site includes a part of Elton Street).	4449	p001
15	Residential	4450	001
16a	Residential (the site includes a part of Elton Street).	4452	p170
16b	Residential (the site includes a part of Elton Street).	4452	p170
17	Public & Semi-public (H.S.Field)	4451 4451	001 401
18a	Residential	4452	p170
		4586	p001
18b	Residential	4452	p170
		4586	p001
19a	Residential	4452	p170
19b	Residential & Local Commercial (the site includes a part of Elton Street).	4452	p170
Site #	Land Use	Block	Lot
19c	Residential	4452	p400 **
20a	Residential & Local Commercial (the site includes a part of Elton Street).	4452	p170
20b	Residential	4452	p400 **
21a	Residential	4452	p400 **
21b	Residential & Local Commercial (the site includes a part of Elton Street).	4452 4586	p170 p001
22a	Residential	4452	p170
		4586	p001
22b	Residential	4452	p170
		4486	p001
23	Park	4452	p400 **
24	Residential	4452	p170
		4586	p001

25a	Residential	4452	p170
		4586	p001
25b	Residential	4452	p170
		4586	p001
26a	Residential	4586	p001
26b	Residential	4586	p001
27	Residential	4586	p001
28a	Residential	4586	p001
28b	Residential	4586	p001
29	Residential	4586	p001
30	Residential	4586	p001
31	Residential	4586	p001
32	Residential	4586	p001
33	Residential	4586	p001
34	Public &	4586	300

Semi-public (this is an existing New York State Facility)

* Parcels 3, 12b, 12c, 12d, and 12e are to be disposed of subject to easements as shown on Map 1 in the Fresh Creek Urban Renewal Plan.

** A portion of the Fresh Creek Urban Renewal Area, Block 4452, Lot 400 is owned by the State of New York. The State has declared its intention to sell the land directly to the developer, pursuant to Chapter 629 of the Laws of 1994. To ensure that the State-owned property is developed consistent with the remainder of the project, the urban renewal plan provides for the acquisition of this property by the City, if necessary, and the Land Disposition Agreement, for the transfer of city-owned property to the developer, will require compliance to the plan. All other property within the area is city-owned.

II. The following streets and easements are proposed to be eliminated:

Elimination of Schenck Avenue from Flatlands to Shore Parkway.

Elimination of Elton Street from Seaview Avenue to the proposed Fountain Street.

Elimination of Seaview Avenue from Van Siclen Avenue to Erskine Street.

Elimination of Seaview loop south of Seaview Avenue.

Elimination of Vandalia Avenue from Schenck Avenue to the proposed Gateway Drive.

Elimination of Walker Street from Schenck Avenue to the proposed Fountain Street.

Elimination of portions of sewer easement 200 feet north and parallel to Vandalia Avenue between Fountain Avenue and Schenck Avenue.

Elimination of sewer easement between Seaview Loop and Seaview Avenue and extending north of Seaview Avenue approximately 25 feet.

Elimination of two sewer easements adjacent to Seaview Avenue from Schenck Avenue to Walker Street.

Elimination of two sewer easements adjacent to Shore Parkway between Schenck and Fountain Avenues.

III. The following are proposed new streets and widening or re-alignment of existing streets:

Establish Gateway Drive from Flatlands Avenue to the proposed Erskine Street;
 Widen portions of Erskine Street between Seaview Avenue and Vandalia Avenue;
 Establish Erskine Street from Vandalia Avenue to Flatlands Avenue;
 Establish Erskine Street from Seaview Avenue to Shore Parkway;
 Establish Fountain Street from the proposed Gateway Drive to Erskine Street;
 Widen a portion of Seaview Avenue between Erskine Street and Fountain Avenue;
 Re-align Walker Street from the proposed Fountain Street to Vandalia Avenue;
 Establish lower Ashford Street from the proposed Fountain Street to Flatlands Avenue;
 Re-align Elton Street from the proposed Fountain Street to Flatlands Avenue;
 Establish Linwood Street from Flatlands Avenue to the proposed Old Vandalia Street;
 Establish Essex Street from the proposed Fountain Street to Flatlands Avenue;
 Establish Berriman Place from the proposed Fountain Street to Vandalia Avenue;
 Establish Walker Place from the proposed Walker Street to the proposed Lower Ashford Street;
 Establish Ashford Place from the proposed Walker Street to the proposed Lower Ashford Street;
 Establish Elton Place from the proposed Elton Street to Erskine Street;
 Establish Erskine Place from the proposed Elton Street to Erskine Street;
 Establish Shepherd Place from the proposed Elton Place to the proposed Erskine Place;
 Establish Old Vandalia Street from the proposed Lower Ashford Street to Fountain Avenue;
 Establish Flatlands Place from the proposed Lower Ashford Street to Elton Street;
 Establish Cleveland Place from the proposed Old Vandalia Street to the proposed Flatlands Place;
 Establish Montauk Place from the proposed Old Vandalia Street to Vandalia Avenue;
 Establish Milford Place from the proposed Old Vandalia Street to Vandalia Avenue;
 Establish Logan Place from the proposed Old Vandalia Street to Vandalia Avenue;
 Establish Fountain Place from the proposed Old Vandalia Street to Vandalia Avenue;

IV. The following are proposed new easements or widenings and re-alignments of existing easements:

Delineate four sewer corridors between the proposed Gateway Drive and Hendrix Creek;
 Delineate three sewer corridors from the proposed Gateway Drive to Shore Parkway;
 Delineate two public access easements from the proposed Lower Ashford street to the proposed Elton Street.

V. The following portions of parks are to be de-mapped:

Portion of park bounded by Seaview Avenue, Walker Street, the southerly line of the proposed Gateway Drive and Seaview Loop;

Portion of park included in the proposed widening of Seaview Avenue at the southeasterly intersection of Seaview Avenue and Erskine Street.

Portion of park included in the proposed Erskine Street between Seaview Avenue and Shore Parkway.

VI. The following parks and park additions are to be mapped:

Two park additions south and west of the proposed Gateway Drive;

Park addition east of the proposed Erskine Street;

Park bounded by the proposed Walker Street, Ashford Place, Lower Ashford Street and Walker Place.

Park bounded by the proposed Lower Ashford Street, Old Vandalia Street, Cleveland Place and Flatlands Place.

Park bounded by the proposed Essex Street, Erskine Place, Shepherd Place and Elton Place.

The proposed amendment to the Fresh Creek Urban Renewal Plan would facilitate the redevelopment of the area with up to 2,385 dwelling units, approximately 60,000 square feet of local retail, community facility and professional office space, a major shopping center of approximately 640,000 square feet, and approximately 45 acres of new and improved park land to replace 30 acres of currently mapped but unimproved park land.

(On March 27, 1996, Cal. No. 1, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 6, the hearing was closed.)

For consideration.

No. 24

CD 5

C 960206 MMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York

City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving

- the elimination of portions of a park and various streets, including the discontinuance and closing of portions thereof;
- the establishment of the lines and grades of streets;
- the establishment of the lines of parks and additions to parks;
- the adjustment/modification of legal grades, and
- the elimination, modification and/or the delineation of various easements /corridors,

and any acquisition or disposition of real property related thereto, all within an area generally bounded by Flatlands Avenue to the north, Fountain Avenue to the east, Shore Parkway to the south, and Van Siclen Avenue to the west, in connection with the development of proposed Gateway Estates within the Fresh Creek Urban Renewal Area, in accordance with Map Nos. X-2678 and X-2679 dated February 1, 1996 and signed by the Borough President.

(On March 27, 1996, Cal. No. 2, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 7, the hearing was closed.)

For consideration.

No. 25

CD 5

C 960207 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 17d, 18b and 23c:

1. changing from an R3-2 District to an R6 District property bounded by Flatlands Avenue, Erskine Street*, Old Vandalia Street*, Fountain Avenue, Vandalia Avenue, Erskine Street*, a line 180 feet south of Fountain Street* and its westerly prolongation, and the center line of former Schenck Avenue*;
2. changing from an R3-2 District to a C4-2 District property bounded by a line 180 feet south of Fountain Street* and its westerly prolongation, Erskine Street*, Seaview Avenue*, Fountain Avenue, the boundary line between the Borough of Brooklyn and the Borough of Queens, the northerly street line of Shore Parkway, and the center line of former Schenck Avenue*;

3. changing from an R3-2 District to an M1-1 District property bounded by Flatlands Avenue, a line 980 feet west of Fountain Avenue, a line 470 feet south of Flatlands Avenue at Erskine Street*, Fountain Avenue, Old Vandalia Street*, and Erskine Street*; and
4. establishing within the proposed R6 District a C2-4 District bounded by Flatlands Avenue, Elton Street*, Vandalia Avenue, a line 100 feet east of Elton Street*, a line midway between Elton Place* and Fountain Street*, a line 95 feet west of Essex Street*, Fountain Street*, the southerly prolongation of the easterly street line of Essex Street*, a line 180 feet south of Fountain Street*, the southerly prolongation of the westerly street line of Lower Ashford Street*, Fountain Street*, a line 95 feet east of Lower Ashford Street*, a line 115 feet north of Fountain Street*, a line 100 feet west of Elton Street*, the westerly prolongation of the center line of Elton Place*, Elton Street*, the westerly prolongation of the center line of Erskine Place*, and a line 100 feet west of Elton Street*;

as shown on a diagram (for illustrative purposes only) dated February 5, 1996.

* Note: Refer to streets proposed to be established, realigned or eliminated under related mapping application C 960206 MMK.

(On March 27, 1996, Cal. No. 3, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 8, the hearing was closed.)

For consideration.



No. 26

CD 5

C 960208 HAK

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

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

a) the designation of the following list of properties as an Urban Development Action Area:

Site	Land Use	Block	Lot
14b	Residential	4449	p001
	(the site includes a part of Elton Street).		
15	Residential	4450	001

16a	Residential	4452	p170
	(the site includes a part of Elton Street).		
18a	Residential	4452	p170
		4586	p001
19c	Residential	4452	p400 **
20b	Residential	4452	p400 **
21a	Residential	4452	p400 **
22b	Residential	4452	p170
		4486	p001
24	Residential	4452	p170
		4586	p001
25a	Residential	4452	p170
		4586	p001
26b	Residential	4586	p001
27	Residential	4586	p001
28a	Residential	4586	p001
29	Residential	4586	p001
30	Residential	4586	p001
31	Residential	4586	p001
32	Residential	4586	p001
33	Residential	4586	p001

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 the Nehemiah Housing Development Fund Co. Inc.

Approval of this application would facilitate the construction of approximately 500 dwelling units under the Affordable Housing Program.

** A portion of the Fresh Creek Urban Renewal Area, Block 4452, Lot 400 is owned by the State of New York. The State has declared its intention to sell the land directly to the developer, pursuant to Chapter 629 of the Laws of 1994. To ensure that the State-owned property is developed consistent with the remainder of the project, the urban renewal plan provides for the acquisition of this property by the City, if necessary, and the Land Disposition Agreement, for the transfer of city-owned property to the developer, will require compliance to the plan. All other property within the area is city-owned.

(On March 27, 1996, Cal. No. 4, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 9, the hearing was closed.)

For consideration.

No. 27

CD 5

C 960209 HAK

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

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

a) the designation of the following list of properties as an Urban Development Action Area:

Site	Land Use	Block	Lot
*3	Residential	4443	p001
		4444	p001
		4445	001
		4446	001
		4452	p170
4a	Residential	4447	p001
		4448	p001
4b	Residential & Local Commercial	4448	p001
6a	Residential	4447	p001
6b	Residential & Local Commercial	4448	p001
7a	Residential	4452	p170
7b	Residential & Local Commercial	4452	p170
7c	Residential	4452	p170
8	Residential	4452	p170
		4452	p400 **
		4452	p170
11	Residential (the site includes part of former Walker Street).	4452	p400
12a	Residential	4452	p400 **
*12b	Residential & Local Commercial	4452	p400 **

*12c	Residential	—4452	p400 **
*12d	Residential	4452	p400 **
	& Local Commercial		
***12e	Public & Semi-public (School)	4452	p400 **
13a	Residential	4452	p170
		4452	p400 **
	(the site includes a part of Walker Street).		
13b	Residential	4452	p400 **
	& Local Commercial		
13c	Local Commer.	4452	p170
	& Community Facility	4452	p400 **
	(the site includes a part of Elton Street).		
13d	Residential	4452	p170
	& Local Commercial		
13e	Residential	4452	p170
		4586	p001
14a	Public & Semi-public	4449	p001
	(the site includes a part of Elton (School) Street).		
16b	Residential	4452	p170
18b	Residential	4452	p170
		4586	p001
19a	Residential	4452	p170
19b	Residential	4452	p170
	& Local Commercial (the site includes a part of Elton Street).		
20a	Residential	4452	p170
	& Local Commercial (the site includes a part of Elton Street).		
21b	Residential	4452	p170
	& Local	4586	p001
	Commercial (the site includes a part of Elton Street).		
22a	Residential	4452	p170
		4586	p001
25b	Residential	4452	p170
		4586	p001
26	Residential	4586	p001
28b	Residential	4586	p001

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 the Gateway Estates Housing Development Fund Co., Inc.

Approval of this application would facilitate the construction of approximately 1885 dwelling units, under the New York City Affordable Housing Program, as well as commercial and community facility space.

* Parcels 3, 12b, 12c, 12d, and 12e are to be disposed of subject to easements as shown on Map 1 in the Fresh Creek Urban Renewal Plan.

** A portion of the Fresh Creek Urban Renewal Area, Block 4452, Lot 400 is owned by the State of New York. The State has declared its intention to sell the land directly to the developer, pursuant to Chapter 629 of the Laws of 1994. To ensure that the State-owned property is developed consistent with the remainder of the project, the urban renewal plan provides for the acquisition of this property by the City, if necessary, and the Land Disposition Agreement, for the transfer of city-owned property to the developer, will require compliance to the plan. All other property within the area is city-owned.

*** Parcel 12e, a proposed School site, is to be conveyed to Gateway Estates Housing Development Fund, if and when the City acquires this property from the State.

(On March 27, 1996, Cal. No. 5, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 10, the hearing was closed.)

For consideration.

No. 28

CD 5

C 960212 HDK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising the following sites within the Fresh Creek Urban Renewal Area:

Site #	Land Use	Block	Lot
13f	Landscaped	4452	p170
	Buffer	4452	p400 **
(the site includes a part of Walker Street).			
13g	Landscaped	4452	p170
	Buffer	4586	p001

13h	Regional	4452	p170
	Commercial	4452	p400 **
		4586	p001

(the site includes a part of Elton Street, a part of Walker Street, part of Seaview Avenue, and part of a former park).

The above noted property is proposed to be disposed to Gateway Housing Associates and would facilitate the development of a regional shopping center of approximately 640,000 square feet.

** A portion of the Fresh Creek Urban Renewal Area, Block 4452, Lot 400 is owned by the State of New York. The State has declared its intention to sell the land directly to the developer, pursuant to Chapter 629 of the Laws of 1994. To ensure that the State-owned property is developed consistent with the remainder of the project, the urban renewal plan provides for the acquisition of this property by the City, if necessary, and the Land Disposition Agreement, for the transfer of city-owned property to the developer, will require compliance to the plan. All other property within the area is city-owned.

(On March 27, 1996, Cal. No. 6, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 11, the hearing was closed.)

For consideration.

No. 29

CD 11

N 960367 BDK

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the 86th Street Business Improvement District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, **concerning the establishment of the Bensonhurst - 86th Street Business Improvement District.** The preparation of the Plan was authorized by the Mayor on November 29, 1994.

The district plan is on file with the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York, New York 10007.

(On March 13, 1996, Cal. No. 3, the Commission scheduled March 27, 1996 for a public hearing. On March 27, 1996, Cal. No. 15, the hearing was closed.)

For consideration.

No. 30

CD 6

C 900932 MMK

IN THE MATTER OF an application submitted by Daniel Tinneney, 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 President Street between Bond Street and the Gowanus Canal **and any acquisition or disposition of property related thereto**, all in accordance with Map Nos. X-2586 and N-2606, dated January 3, 1995 and signed by the Borough President.

(On March 13, 1996, Cal. No. 4, the Commission scheduled March 27, 1996 for a public hearing. On March 27, 1996, Cal. No. 16, the hearing was closed. On April 24, 1996, Cal. No. 23, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 31

CD 1

C 950301 PQM

IN THE MATTER OF an application submitted by the Public Administrator and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **acquisition of property located at 71/75 Worth Street (Block 173, Lots 6 and 8), for use as an auction house.**

(On March 27, 1996, Cal. No. 7, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 12, the hearing was closed.)

For consideration.

No. 32

CD 1

C 960238 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Atalanta Corp. 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 allow the modification of the following regulations:

- Section 111-101: to allow loft dwellings below the floor level of the third story;
- Section 111-102(b)(1): to allow Use Group 6 uses on the ground floor; and
- Section 111-103(b): to allow loft dwellings in a building with a lot coverage greater than 5,000 square feet;

to permit the conversion of an existing 16-story building into 74 loft dwelling units, with retail uses on the ground floor and in the cellar, located at 17 Varick Street/25 North Moore Street (Block 190, Lot 1) within the Tribeca West Historic District and Area B1 of the Special Lower Manhattan Mixed Use District (LMM), in an M1-5 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 March 27, 1996, Cal. No. 8, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 13, the hearing was closed.)

For consideration.

No. 33

CD 2

N 920342 NPM

IN THE MATTER OF an plan concerning a portion of Community District 2, in Manhattan, submitted by Manhattan Community Board #2, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called, "**The Special Greenwich Village Hudson River District, Community Board #2, Manhattan, a 197-a Plan.**"

The proposed plan can be seen at the Department of City Planning, 22 Reade Street, Room 6N, New York, New York 10007.

(On February 26, 1996, Special Meeting Cal. No. 1, the Commission scheduled March 13, 1996 for a public hearing. On March 13, 1996, Cal. No. 10, the hearing was closed.)

For consideration.

No. 34

CD 2

C 960136 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Grand Mercer, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of Sections 42-14D(2)(b) to allow Use Group 6 (Retail) uses on the first floor and cellar of an existing building, on property located at 47-49 Mercer Street (Block 474, Lot 16), in an M1-5B District, within the SoHo Cast Iron Historic District.

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

(On March 13, 1996, Cal. No. 5, the Commission scheduled March 27, 1996 for a public hearing. On March 27, 1996, Cal. No. 17, the hearing was closed. On April 24, 1996, Cal. No. 24, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 35

CD 11

C 940043 PCQ

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property generally bounded by Little Neck Bay, Little Neck Parkway, and 34th Avenue (Block 8162, Lots 255, 264, 266, 268, 272, 276, 280, and 310), for use as a park and nature preserve.

(On March 27, 1996, Cal. No. 9, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 36

CD 1

C 910212 ZMR

IN THE MATTER OF an application submitted by Serpentine Art & Nature Commons, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21b and 21d:

- 1) changing from an R3-2 district to an R3-1 district property bounded by the westerly prolongation of Cunard Avenue, a line perpendicular to the northerly street line of Pleasant Valley Avenue distant 950 feet westerly of the intersection of the northerly street line of Pleasant Valley Avenue and the westerly street line of Van Duzer Street, Cedar Terrace and its westerly prolongation, a line 100 feet westerly of Cedar Terrace, a line 100 feet westerly of Longview Road, Campus Road and its easterly prolongation, the Property Line as of July 20, 1953, line 100 feet southerly of Longview Road, a line normal to the northerly street line of Narrows Road North distant 1330 feet westerly (as measured along the street line) of the intersection of the northerly street line of Narrows Road North, and the westerly street line of Richmond Road, Narrows Road North, Clove Road, Howard Avenue, a line 100 feet easterly of Highland Avenue, Arlo Road, a line 200 feet easterly of Highland Avenue, Howard Avenue, the westerly prolongation of Pleasant Valley Avenue, a line passing through two points: one on the last-named course distant 100 feet easterly of its intersection with the easterly street line of Howard Avenue, and the other on the first-named course distant 200 feet westerly of its point of intersection with the second-named course;
- 2) changing from an R4 District to an R3-1 District property bounded by:
 - a) Arlo Road, Stratford Avenue, Howard Avenue, and a line 200 feet easterly of Highland Avenue; and
 - b) a line 150 feet easterly of Duncan Road, Greta Place, Howard Avenue, a line 200 feet northerly of Arlo Road, the easterly boundary line of Silver Mount Cemetery, a line perpendicular to the easterly boundary line of Silver Mount Cemetery distant 400 feet northerly of the point of intersection of the westerly prolongation of the northerly street line of Arlo Road and the southerly prolongation of the easterly boundary line of Silver Mount Cemetery, Bertha Place and its southerly prolongation, and a line passing through two points: one on the last-named course distant 200 feet northerly of the intersection of the last-named course with the previous course and the other on the first-named course distant 300 feet southerly of its intersection with the southerly street line of Greta Place; and

- 3) changing from an R3-2 District to an R2 District property bounded by the westerly prolongation of Cunard Avenue, a line perpendicular to the northerly street line of Pleasant Valley Avenue distant 950 feet westerly of the intersection of the northerly street line of Pleasant Valley Avenue and the westerly street line of Van Duzer Street, Hillside Avenue, Howard Avenue, the westerly prolongation of Pleasant Valley Avenue, a line passing through two points: one on the last-named course distant 100 feet easterly of its intersection with the easterly street line of Howard Avenue and the other on the first-named course distant 200 feet westerly of its point of intersection with the second-named course;

within the Special Hillside Preservation District, as shown on a diagram (for illustrative purposes only) dated December 18, 1995.

(On March 27, 1996, Cal. No. 11, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 17, the hearing was closed.)

For consideration.
