

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 22, 1996
10:00 A.M. IN SPECTOR HALL,
22 READE STREET, N.Y., 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 950526 ZMK	1	Scheduled To Be Heard 6/5/96	21	C 920309 PPK	1	Favorable Report Adopted
2	C 960298 PQK	15	Scheduling Delayed	22	C 960360 HUK	16	" "
3	C 960293 PPK	7	" "	23	C 960361 ZMK	16	" "
4	C 960294 DMK	7	" "	24	C 960362 HDK	16	" "
5	C 960315 PPK	5	" "	25	C 960363 HDK	16	" "
6	C 960395 PPK	5	" "	26	C 960205 HUK	5	" "
7	C 950427 PPM	1	Scheduled To Be Heard 6/5/96	27	C 960206 MMK	5	" "
8	C 960329 PPQ	5	" "	28	C 960207 ZMK	5	" "
9	C 950067 PPQ	6	" "	29	C 960208 HAK	5	" "
10	N 940726 ZRR	3	" "	30	C 960209 HAK	5	" "
11	C 940727 PCR	3	" "	31	C 960212 HDK	5	" "
12	C 940728 PPR	3	" "	32	C 960210 PPM	6	" "
13	C 950430 PPR	3	" "	33	N 960500 PXM	1	" "
14	C 960236 PQX	1	Hearing Closed	34	C 960318 HUQ	12	" "
	C 960237 PPX	1	" "	35	C 960319 ZMQ	12	" "
15	C 960429 HAX	8	" "	36	C 940012 MMQ	4	" "
16	C 940682 PPK	3	" "	37	C 950106 PCR	1	" "
17	C 960320 PPK	3	" "	38	N 960505 ZAR	2	Authorization Approved
18	C 960282 PPK	3	" "		SUPPLEMENTAL		
19	N 960483 ZRM	1	" "	1	N 960255 ZAX	11	Authorization Approved
20	C 960229 PPX	1	Favorable Report Adopted				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													
			Calendar Numbers In Favor - Y; Oppose - N; Abstain - AB; Recuse - R													
			20	21	23	24	25	26	27	28	29	30	31	32	33	34
Joseph B. Rose, Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Victor G. Allcea, Vice Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Amanda M. Burden, A.I.C.P.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin Cantor, P.E.	A															
Kathy Hirata Chin, Esq.	P		Y	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	Y
Anthony I. Giacobbe, Esq.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
William J. Grinker	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Ab
Brenda Levin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Edward Rogowsky	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Ronald Shiffman, A.I.C.P.	A															
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MAY 22, 1996
10:00 A.M. IN SPECTOR HALL
22 READE STREET, NY, NY 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

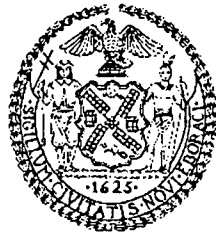
COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:												
			Calendar Numbers In Favor - Y; Oppose - N; Abstain - AB; Recuse - R												
			35	36	37	38		1							
Joseph B. Rose, Chairman	P		Y	Y	Y	Y	S	Y							
Victor G. Alicea, Vice Chairman	P		Y	Y	Y	Y	U	Y							
Amanda M. Burden, A.I.C.P.	P		Y	Y	Y	Y	P	Y							
Irwin Cantor, P.E.	A						P								
Kathy Hirata Chin, Esq.	P		Y	Y	Y	Y	L	Y							
Alexander Garvin	P		Y	Y	Y	Y	E	Y							
Anthony J. Giacobbe, Esq.	P		Y	Y	Y	Y	M	Y							
William J. Grinker	P		Ab	Y	Y	Y	E	Y							
Brenda Levin	P		Y	Y	Y	Y	N	Y							
Edward Rogowsky	P		Y	Y	Y	Y	T	Y							
Ronald Shiffman, A.I.C.P.	A						A								
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	L	Y							

SUPPLEMENTAL
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 22, 1996

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 11]
Prepared by Lois McDaniel, Calendar Officer

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.

REPORT

BOROUGH OF THE BRONX

No. 1

(Request for the grant of authorizations to facilitate construction of a new facade from the fifth floor to the 11th floor of the Weiler Hospital and a new Magnetic Resonance Imaging Unit and enlargement of the emergency room in the cellar of the existing Weiler Hospital)

CD 11

N 960255 ZAX

IN THE MATTER OF an application submitted by the Montefiore Medical Center/Weiler Division, for the grant of authorizations pursuant to the following sections of the Zoning Resolution:

1. Section 79-21 to authorize permitted floor area to be distributed without regard for zoning lot lines from Block 4205, Lot 2 (Staff Housing Zoning Lot) to Block 4117, Lot 1 (AECOM Zoning Lot) to facilitate construction of a new facade from the fifth floor to the 11th floor of the Weiler Hospital and a new Magnetic Resonance Imaging Unit; and
2. Section 79-31 to authorize the relocation without regard for zoning lot lines of 16 existing required accessory off-street parking spaces from Block 4117, Lot 1 (AECOM Zoning Lot) to the 690-space accessory parking garage on Block 4205, Lot 2 (Staff Housing Zoning Lot) to facilitate the enlargement of the emergency room in the cellar of the existing Weiler Hospital;

in an existing large-scale community facility development (Albert Einstein College of Medicine) generally bounded by Tenbroeck Avenue, Eastchester Avenue, and Morris Park Avenue (Block 4117, Lot 1 and Block 4205, Lot 2) within R4 and R6 Districts.

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.

For consideration.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 22, 1996

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 11]
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.*
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- 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 22, 1996

- Roll Call: approval of minutes 1
- I. Scheduling June 5, 1996 1
- II. Public Hearings 10
- 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 June 5, 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 call 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 22, 1996

APPROVAL OF MINUTES OF Regular Meeting of May 8, 1996

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 5, 1996
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 1

C 950526 ZMK

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. 12d:

- 1) changing from an M1-2 District to an R6 District property bounded by a line midway between Penn Street and Rutledge Street, a line 100 feet west of Bedford Avenue, Heyward Street, Bedford Avenue, Lynch Street, Wallabout Street, Wythe Avenue, Heyward Street, a line 230 feet west of Bedford Avenue, Rutledge Street and Wythe Avenue; and
- 2) establishing within the proposed and existing R6 District a C2-2 District bounded by Penn Street, a line 100 feet east of Wythe Avenue, a line midway between Penn Street and Rutledge Street, a line 260 feet east of Wythe Avenue, Rutledge Street and Wythe Avenue;

as shown on a diagram (for illustrative purposed only) dated March 11, 1996.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

No. 2

CD 15

C 960298 POK

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 acquisition of property located at 1001 Quentin Road (Block 6642, Lot 45), for continued use as a senior citizens center.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

 No. 3

CD 7

C 960293 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 two (2) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
704	62	329 39th Street
704	59	335 39th Street

Resolution for adoption scheduling June 5, 1996 for a public hearing.

 No. 4

CD 7

C 960294 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 331 39th Street (Block 704 Lot 60) pursuant to zoning.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

No. 5

CD 5

C 960315 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 four (4) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
4532	2	1216 Stanley Avenue
4532	3	1218 Stanley Avenue
4532	4	1222 Stanley Avenue
4532	55	951 Lincoln Avenue

Resolution for adoption scheduling June 5, 1996 for a public hearing.

 No. 6

CD 5

C 960395 PPK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Chapter, for the disposition of one (1) city-owned property, located at 626-632 Cozine Avenue (Block 4563, unassigned lot), pursuant to zoning.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

 BOROUGH OF MANHATTAN

No. 7

CD 1

C 950427 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 disposition to the Economic Development Corporation of the sub-basement, basement, first and

second floors of a city-owned property located at 280 Broadway (Block 153, part of Lot 1), pursuant to zoning.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

BOROUGH OF QUEENS

No. 8

CD 5

C 960329 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 59-02 Flushing Avenue (Block 2655, Lot 3), pursuant to zoning.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

No. 9

CD 6

C 950067 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 92-29 Queens Boulevard (Block 2075, Lot 1031) restricted to accessory residential parking in accordance with Section 36-40 of the Zoning Resolution.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

BOROUGH OF STATEN ISLAND**Nos. 10, 11, 12 and 13**

(Applications for an amendment of the Zoning Resolution (Text Change) to amend the existing designated open space boundary to permit the disposition of city-owned parcels for as-of-right uses within the South Richmond Special District, site selection and acquisition of public and private parcels for the preservation and management as a wildlife refuge and habitat and the disposition of city-owned property)

No. 10**CD 3****N 940726 ZRR**

IN THE MATTER of an application submitted by the Department of General Services, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution, Article X, Chapter 7, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on the District Plan (Appendix A), Section 32d, by deleting property bounded by:

the southeasterly street line of Amboy Road, the westerly street line of Damon Street, a line 100 feet southeasterly of the southeasterly street line of Amboy Road, and a line perpendicular to the southeasterly street line of Amboy Road, distant 169 feet southwesterly of the intersection of Amboy Road and Eugene Street;

as shown on diagram (N 940726 ZRR).

CITY PLANNING COMMISSION
CITY OF NEW YORK

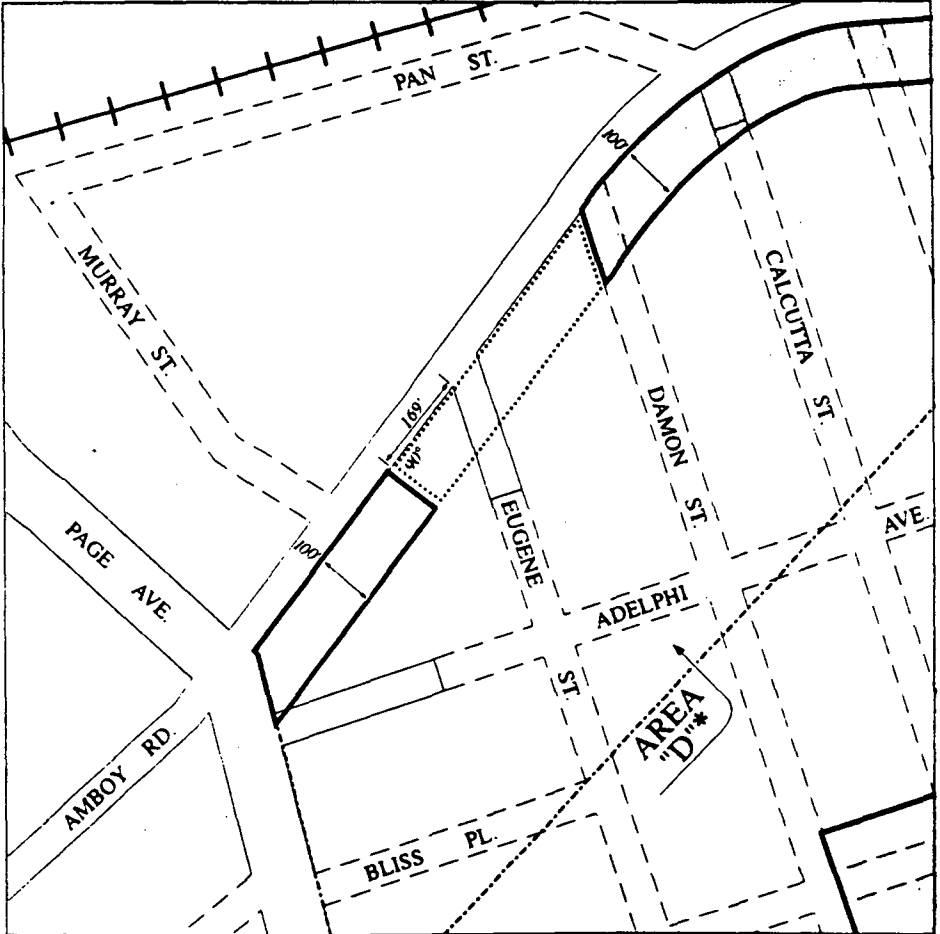
Diagram showing proposed change
in Designated Open Space pursuant to
Appendix A of Section 107-06
of the Zoning Resolution,

South Richmond Special District Plan Map
32 d

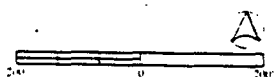
BOROUGH OF STATEN ISLAND

N 940726 ZRR

C.D.3



- Indicates Zoning District boundary of open space network to be retained.
- The area enclosed by the fine dotted line delineates the area deleted from the designated open space network within the Special South Richmond Development District.
- ▭ Indicates area of open space network.



Resolution for adoption scheduling June 5, 1996 for a public hearing.

No. 11

CD 3

C 940727 PCR

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 Amboy Road, Page Avenue, Hylan Boulevard and Richard Avenue for use as a park.

City-owned property:

<u>Block</u>	<u>Lots</u>
7745	1
7747	1
7748	1
7749	1
7750	9
7751	1
7752	1, p/o 50, 80, 101
7753	1,3,5,7,11,12,14,16,18,19,25,28,32,45,48
7754	1,6,8,10,16,20,31,37,39,41,43
7757	10,13,16,18,20,23,27,29,31,33,42,46,52,55,57,58,60
7758	1,4,6,9,12,14,15,17,19,28,30,34,36,39,41,43,45,48,50,52, 54,56,58,60
7759	1,3,5,8,11,14,p/o17,46,49,56,59,61
7761	1,4,6,8,11,14,17,21,23,27,32,36
7762	1,4,7,10,13,15,20,23,27,29,31,33,35,37,39,41,43,47,49
7765	1,3,21,24,26,28,30,34,36,39,41,45,48,51,53,55,57,60,62,65,69
7766	1,4,9,12,15,17,19,22,25,28,30,32,34,36,38,40,42,66,68
7770	1,5,7,9,11,13,15,17,19,21,25,30,33,40,45,46,51,55, 57,59,64,68,71,75,76,85,92
7773	51,53,55,61,63,68,76, p/o 80, p/o 81, p/o 82, p/o 83, p/o 85 p/o,86,89,94,96,98,102,105,113,117,119

State-owned property:

<u>Block</u>	<u>Lots</u>
7751	10
7752	p/o 8

Privately-owned property:

<u>Block</u>	<u>Lots</u>
7740	p/o 1,100,150,200,250
7741	p/o 68
7744	1,2,50,60,115
7752	70 (includes 12 foot easement in Block 7664 with frontage on Amboy Road)
7757	1,4,6,8,25,35,38
7764	64
7765	67
7770	38,43,62,66,80,82,90
7773	74,92,100,108,111

and including portions of the following streets:

Adelphi Avenue between Damon Street and Block 7752;
 Clarendon Avenue between Eugene Street and Block 7664;
 Eastwood Avenue between Eugene Street and Block 7664;
 Academy Avenue between Eugene Street and Block 7744;
 Bartow Avenue between Eugene Street and Block 7740;
 Camden Avenue between Eugene Street and Block 7740;
 Eugene Street between Adelphi Avenue and Academy Avenue;
 Eugene Avenue between Bartow Avenue to a point halfway between Bartow Avenue and Academy Avenue;
 Damon Street between Amboy Road and Block 7744;
 Calcutta Street between Amboy Road and Hylan Boulevard;
 Cozzens Boulevard between Amboy Road and Block 7744;
 Richard Avenue between Amboy Road and Academy Avenue;
 Powers Street between Bartow Avenue and Beecher Place;
 Bartow Avenue between Richard Avenue and the park.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

No. 12

CD 3

C 940728 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 thirty-six (36) city-owned properties, twenty (20) restricted to residential use and sixteen (16) pursuant to zoning.

A list and description of the properties may be seen in the Staten Island Office of the Department of City Planning, 56 Bay Street, 6th Floor, Staten Island, NY 10301.

Resolution for adoption scheduling June 5, 1996 for a public hearing.

No. 13

CD 3

C 950430 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 four (4) city-owned properties restricted to residential use.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
7786	p/o 119	West side of Page Avenue 211.94 feet north of Hylan Boulevard
7786	p/o 127	West side of Page Avenue 161.94 feet north of Hylan Boulevard
7786	p/o 133	West side of Page Avenue 51.94 feet north of Hylan Boulevard
7786	p/o 136	Northwest corner of Page Avenue and Hylan Boulevard

Resolution for adoption scheduling June 5, 1996 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX**No. 14****CD 1****C 960236 PQX****C 960237 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 **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.**

(On May 8, 1996, Cal. No. 1, the Commission scheduled May 22, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15**CD 8****C 960429 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 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.

(On May 8, 1996, Cal. No. 2, the Commission scheduled May 22, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 16

CD 3

C 940682 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:

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.**

(On May 8, 1996, Cal. No. 3, the Commission scheduled May 22, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 3

C 960320 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 296 Quincy Street (Block 1808, Lot 26), pursuant to zoning.

(On May 8, 1996, Cal. No. 4, the Commission scheduled May 22, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 18

CD 3

C 960282 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 535 Park Avenue (Block 1716, Lot 60), pursuant to zoning.

(On May 8, 1996, Cal. No. 5, the Commission scheduled May 22, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 19

[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

PUBLIC HEARING:

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 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, location 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.

* * *

(On May 8, 1996, Cal. No. 6, the Commission scheduled May 22, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 20

CD 1

C 960229 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 595 Wales Avenue (Block 2642, Lot 56) pursuant to zoning.

(On April 10, 1996, Cal. No. 1, the Commission scheduled April 24, 1996 for a public hearing. On April 24, 1996, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 21

CD 4

C 920309 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 four (4) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3206	19	1243 Myrtle Avenue
3217	9	110 Suydam Street
3243	60	73 Stockholm Street
3438	2	1737 Broadway

(On April 10, 1996, Cal. No. 2, the Commission scheduled April 24, 1996 for a public hearing. On April 24, 1996, Cal. No. 17, the hearing was closed.)

For consideration.

Nos. 22, 23, 24 and 25

(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)

No. 22

CD 16

C 960360 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 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. On May 8, 1996, Cal. No. 12, the hearing was closed.)

For consideration.

No. 23

CD 16

C 960361 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 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. On May 8, 1996, Cal. No. 13, the hearing was closed.)

For consideration.

No. 24

CD 16

C 960362 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 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. On May 8, 1996, Cal. No. 14, the hearing was closed.)

For consideration.

CD 16

C 960363 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 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. On May 8, 1996, Cal. No. 15, the hearing was closed.)

For consideration.

Nos. 26, 27, 28, 29, 30 and 31

(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. 26

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 & Local Commercial	4452	p170
7c	Residential	4452	p170
8	Residential	4452	p170
		4452	p400 **
9	Residential	4452	p170
10	(the site includes a part of Walker Street).		
	Park	4452	p170
			p400 **
11	(the site includes part of former Walker Street).		
	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 (School)	4449	p001
	(the site includes a part of Elton Street).		
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).		
16b	Residential	4452	p170
	(the site includes a part of Elton Street).		
17	Public & Semi-public (H.S.Field)	4451	001 401
18a	Residential	4452	p170
		4586	p001
18b	Residential	4452	p170
		4586	p001
19a	Residential	4452	p170
19b	Residential	4452	p170
	& Local Commercial (the site includes a part of Elton Street).		

Site #	Land Use	Block	Lot
19c	Residential	4452	p400 **
20a	Residential	4452	p170
	& Local Commercial (the site includes a part of Elton Street).		
20b	Residential	4452	p400 **
21a	Residential	4452	p400 **
21b	Residential	4452	p170
	& Local	4586	p001
	Commercial (the site includes a part of Elton Street).		
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. On May 8, 1996, Cal. No. 23, the item was laid over.)

For consideration.

No. 27

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

- o the elimination of portions of a park and various streets, including the discontinuance and closing of portions thereof;
- o the establishment of the lines and grades of streets;
- o the establishment of the lines of parks and additions to parks;
- o the adjustment/modification of legal grades, and
- o 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. On May 8, 1996, Cal. No. 24, the item was laid over.)

For consideration.

No. 28

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. On May 8, 1996, Cal. No. 25, the item was laid over.)

For consideration.

No. 29

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 (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
18a	Residential	4452 4586	p170 p001
19c	Residential	4452	p400 **
20b	Residential	4452	p400 **
21a	Residential	4452	p400 **
22b	Residential	4452 4486	p170 p001
24	Residential	4452 4586	p170 p001
25a	Residential	4452 4586	p170 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. On May 8, 1996, Cal. No. 26, the item was laid over.)

For consideration.

No. 30

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	4448	p001
	& Local Commercial		
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 **
	Residential	4452	p170
	(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 (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. On May 8, 1996, Cal. No. 27, the item was laid over.)

For consideration.

No. 31

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. On May 8, 1996, Cal. No. 28, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 32

CD 6

C 960210 PPM

IN THE MATTER OF an application submitted by the Department of General Services, Division of Real Property, pursuant to Section 197-c of the New York City Charter for the disposition of one (1) city-owned property located at 345 East

56th Street (Block 1349, Lot 1001), restricted to an accessory residential parking facility in accordance with Sections 25-40 and 36-40 of the Zoning Resolution.

(On April 10, 1996, Cal. No. 3, the Commission scheduled April 24, 1996 for a public hearing. On April 24, 1996, Cal. No. 18, the hearing was closed.)

For consideration.

No. 33

CD 1

N 960500 PXM

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. On May 8, 1996, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 34 and 35

(Applications for an amendment to the York College Urban Renewal Plan for the York College Urban Renewal Area and an amendment of the Zoning Map concerning the development of a Federal Drug Administration regional office and laboratory)

No. 34

CD 12

C 960318 HUQ

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 York College Urban Renewal Plan, for the York College Urban Renewal Area.

The proposed amendment provides for:

- 1) The subdivision of Site 8, comprising part of the block bounded by 158th Street, Beaver Road, 159th Street, and Evans Road (Block 10099, Lot 80) into Site 8 and 8B.
- 2) A change in land use for proposed Site 8, from Institutional Use to Laboratory and Office/Institutional Use.
- 3) Addition of Laboratory and office uses as a permitted land use.
- 4) A change in the maximum floor area permitted on Site 8 from no permitted floor area (parking) to 280,000 square feet. The maximum permitted floor area on Site 8B is to remain at 0.

This amendment would facilitate the development of Site 8 as a regional laboratory and office building for the United States Food and Drug Administration.

(On March 27, 1996, Cal. No. 10, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 15, the hearing was closed.)

For consideration.

No. 35

CD 12

C 960319 ZMQ

IN THE MATTER OF an application submitted by the Dormitory Authority of the State of New York, the U.S. General Services Administration and the New York City 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. 14d:

1. eliminating from an existing R6 district a C1-4 district bounded by Liberty Avenue, Pedestrian Way, a line 65 feet northerly of Liberty Avenue, a line 120 feet westerly of Pedestrian Way, the southerly boundary line of Prospect Cemetery and its westerly prolongation, and 158th Street; and
2. changing from an R6 district to an M1-4 district, property bounded by Liberty Avenue, Pedestrian Way, a line 65 feet northerly of Liberty Avenue, a line 120 feet westerly of Pedestrian Way, the southerly boundary line of Prospect Cemetery and its westerly prolongation, and 158th Street;

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

(On March 27, 1996, Cal. No. 11, the Commission scheduled April 10, 1996 for a public hearing. On April 10, 1996, Cal. No. 16, the hearing was closed.)

For consideration.

No. 36

CD 4

C 940012 MMQ

IN THE MATTER OF an application submitted by the New York City School Construction Authority, 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 a portion of Kneeland Street between Queens Boulevard and 51st Avenue and the discontinuance and closing of a portion thereof, the establishment of a turnaround, 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. 4909, dated October 25, 1993 and revised January 25, 1995 and signed by the Borough President.

(On April 10, 1996, Cal. No. 4, the Commission scheduled April 24, 1996 for a public hearing. On April 24, 1996, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 37

CD 1

C 950106 PCR

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 privately-owned property located at Vanderbilt Avenue and Targee Street (Block 2877, Lots 18 and 105), for use as a park.

(On April 10, 1996, Cal. No. 5, the Commission scheduled April 24, 1996 for a public hearing. On April 24, 1996, Cal. No. 20, the hearing was closed.)

For consideration.

(Request for the grant of an authorization to allow the construction of a single-family residence on property located within the Special Natural Area District of Staten Island)

CD 2

N 960505 ZAR

IN THE MATTER OF an application submitted by Vincent Martinelli for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution, involving the modification of existing topography to allow the construction of a single-family residence on property located at 131 Saint Andrews Road (Block 2245, Lot 1) within the Special Natural Area District (NA-1).

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

For consideration.
