

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 5, 1996
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 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
	Supplemental Calendar						
1	C 960481 HAM	11	Scheduled to be Heard 6/19/96				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:															
			In Favor - Y : Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:			37	38	39													
Joseph B. Rose, Chairman	P				Y													
Victor G. Alicea, Vice Chairman	P		L	L	Y													
Amanda M. Burden, A.I.C.P.	P		A	A	Y													
Irwin Cantor, P.E.	P		I	I	Y													
Kathy Hirata Chin, Esq.	P		D	D	Y													
Alexander Garvin	P				Y													
Anthony I. Giacobbe, Esq.	P		O	O	Y													
William J. Grinker	P		V	V	Y													
Brenda Levin	P		E	E	Y													
Edward Rogowsky	P		R	R	Y													
Ronald Shiffman, A.I.C.P.	A																	
Jacob B. Ward, Esq., Commissioners	P				Y													

MEETING ADJOURNED AT: 10:40 A.M.

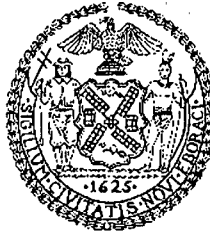
**SUPPLEMENTAL
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 5, 1996

MEETING AT 10:00 A.M.

**in
CITY HALL**



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

[No. 12]

Prepared by Lois McDaniel, Calendar Officer

SCHEDULING

BOROUGH OF MANHATTAN

No. 1

CD 11

C 960481 HAM

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 67 East 123rd Street, between Madison and Park Avenues, (Block 1748, Lot 53), 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 a sponsor/developer to be selected by HPD.

Approval of the proposed actions would complete the assemblage of a site, which is in private ownership, for the construction of housing.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

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.

Only copy

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, JUNE 5, 1996
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York
[No. 12]
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

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ORDER OF BUSINESS AND INDEX

WEDNESDAY, JUNE 5, 1996

Roll Call; approval of minutes	1
I. Scheduling June 19, 1996	1
II. Public Hearings	6
III. Reports	14

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 19, 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, JUNE 5, 1996

APPROVAL OF MINUTES OF Regular Meeting of May 22, 1996

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 19, 1996
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 6

C 960314 DMX

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 441 East 178th Street (Block 3035, Lot 2) pursuant to zoning.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

No. 2

CD 11

C 960488 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 property on part of the block bounded by Barker Avenue, Waring Avenue, Olinville Avenue and Thwaites Place (Block 4341, Lot 25) 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 application would facilitate the construction of a HUD Section 202 development, tentatively known as MVP Housing for the Elderly, containing 65 apartments in a seven-story elevator building, and one apartment for the superintendent.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

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 19, 1996 for a public hearing.

No. 4

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 Charter, 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 19, 1996 for a public hearing.

No. 5

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 19, 1996 for a public hearing.

 No. 6

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 19, 1996 for a public hearing.

 No. 7

CD 15

C 960298 PPK

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 19, 1996 for a public hearing.

No. 8

CD 13

C 950249 PSK

IN THE MATTER OF an application submitted by the Police Department and the Department of General Services for site selection of city-owned property located at West 8th Street (Block 7279, Lot 277), for use as a parking lot.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

No. 9

CD 4

C 960291 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 1769 Broadway (Block 3450, Lot 7), pursuant to zoning.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

BOROUGH OF QUEENS

No. 10

CD 4

C 930126 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 56-16 Seabury Street (Block 2869, Lot 1001) restricted to accessory residential parking in accordance with Section 25-40 of the Zoning Resolution.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

No. 11

CD 13

C 960292 PPQ

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

disposition of two (2) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address</u>
13694	19	262-19 Hook Creek Boulevard
13695	124	262-31 Hook Creek Boulevard

Resolution for adoption scheduling June 19, 1996 for a public hearing.

No. 12

CD 11

C 930333 MMQ

IN THE MATTER OF an application submitted by Mrs. Angelina Balducci, 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 41st Road between Westmoreland Street and Little Neck Parkway, the delineation of an easement for street purposes at the terminus of 41st Road and any changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4904, dated August 14, 1995 and signed by the Borough President.

Resolution for adoption scheduling June 19, 1996 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 13

CD 1

C 950526 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 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 purposes only) dated March 11, 1996.

(On May 22, 1996, Cal. No. 1, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 14

CD 1

C 950427 PPM

PUBLIC HEARING:

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

(On May 22, 1996, Cal. No. 7, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 1

N 960591 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 52 Duane Street, (Block 155, Lot 3). (Law Department, Family Court Division Offices)

(On May 23, 1996, the Commission duly advertised June 5, 1996 for a public hearing.)

Close the hearing.

No. 16

CD 1

N 960592 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 110 William Street, (Block 77, Lot 8). (Independent Budget Office)

(On May 23, 1996, the Commission duly advertised June 5, 1996 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 17

CD 5

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

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

Close the hearing.

No. 18

CD 6

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

(On May 22, 1996, Cal. No. 9, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND**Nos. 19, 20, 21 and 22**

(Applications for an amendment of the Zoning Resolution to amend the existing designated open space boundary to permit the disposition of city-owned parcels for as-of-right uses within the Special South Richmond Development 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. 19**CD 3****N 940726 ZRR****PUBLIC HEARING:**

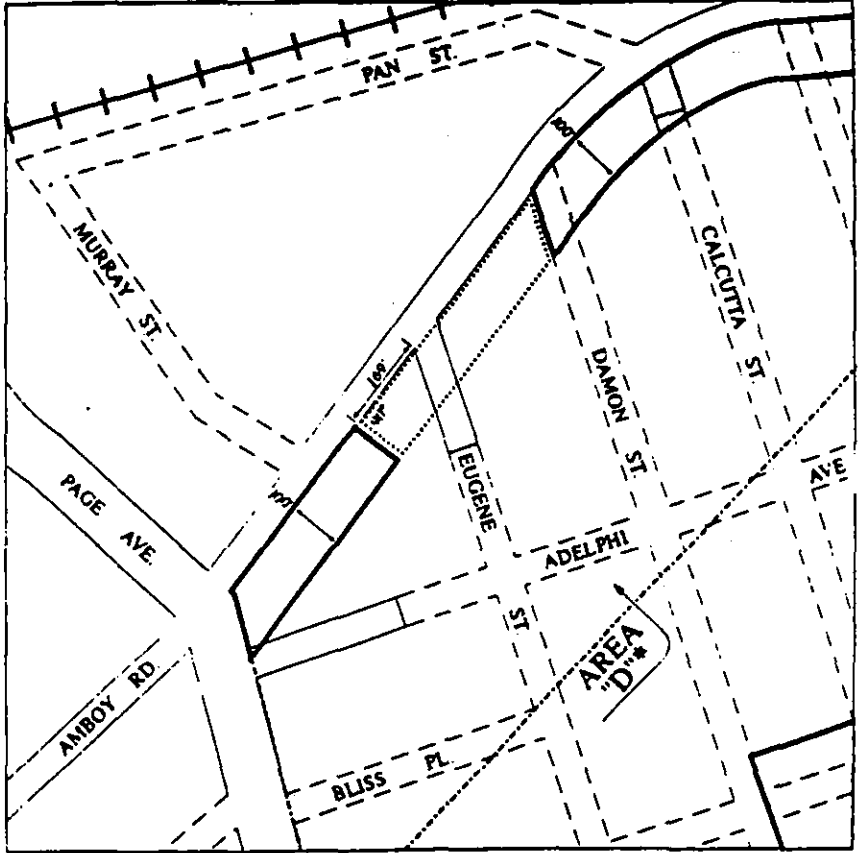
IN THE MATTER of an application submitted by the Department of General Services, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution, Article X, Chapter 7, Special South Richmond Development District, involving modification of the boundaries of the designated 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.

(On May 22, 1996, Cal. No. 10, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

CD 3

C 940727 PCR

PUBLIC HEARING:

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.

(On May 22, 1996, Cal. No. 11, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 3

C 940728 PPR

PUBLIC HEARING:

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

(On May 22, 1996, Cal. No. 12, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 22

CD 3

C 950430 PPR

PUBLIC HEARING:

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

(On May 22, 1996, Cal. No. 13, the Commission scheduled June 5, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 23

CD 4

C 960281 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 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. On May 8, 1996, Cal. No. 7, the hearing was closed.)

For consideration.

No. 24

CD 5

C 940671 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 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. On May 22, 1996, Cal. No. 8, the hearing was closed.)

For consideration.

No. 25

CD 9

C 960242 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 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. On May 8, 1996, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 26

CD 16

C 950556 ZSK

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 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. On May 8, 1996, Cal. No. 10, the hearing was closed.)

For consideration.

No. 27

CD 16

C 960283 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 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. On May 8, 1996, Cal. No. 11, the hearing was closed.)

For consideration.

No. 28

CD 8

C 940685 PPK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of five (5) city-owned properties pursuant to zoning

<u>Block</u>	<u>Lot</u>	<u>Address</u>
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. On May 8, 1996, Cal. No. 16, the hearing was closed.)

For consideration.

 No. 29

CD 5

C 960256 PPK

C 960257 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 acquisition and 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. On May 8, 1996, Cal. No. 17, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 30

[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 ~~grey tone~~ 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, created 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.

* * *

(On May 8, 1996, Cal. No. 6, the Commission scheduled May 22, 1996 for a public hearing. On May 22, 1996, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 31

CD 10

C 960304 DMQ

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 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. On May 8, 1996, Cal. No. 19, the hearing was closed.)

For consideration.

No. 32

CD 12

C 960258 PQQ
C 960259 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 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. On May 8, 1996, Cal. No. 20, the hearing was closed.)

For consideration.

No. 33

CD 11

C 930124 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 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. On May 8, 1996, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 34

CD 3

C 960243 DMR

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 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. On May 8, 1996, Cal. No. 22, the hearing was closed.)

For consideration.

No. 35

(Request for the grant of an authorization and certification to facilitate the development of 14 buildings containing 36 dwelling units on property located within the Special Hillside Preservation District)

CD 1

N 950625 ZAR

IN THE MATTER OF an application submitted by Springridge Developers, Inc. for:

- (a) **The grant of an authorization** pursuant to Section 119-311 of the Zoning Resolution to allow the development, enlargement, or site alteration on a zoning lot or portion of a zoning lot having a slope of 35 percent or more; and
- (b) **Certification** pursuant to Section 119-04 of the Zoning Resolution to allow future subdivision,

to facilitate the development of 14 buildings containing 36 dwelling units on property bounded by Austin Place, Ward Avenue and Louis Street (Block 580, Lot 102) located in an R3-2 zoning district and within the Special Hillside Preservation District.

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

(On April 10, 1996, Cal. No. 29, the item was laid over.)

For consideration.

No. 36

CD 3

N 960170 RAR

IN THE MATTER OF an application submitted by Vincent MacDermont for Michael Giordano pursuant to Section 107-65 of the Zoning Resolution for the grant of the authorization for modification of topography at Arden and Mosley Avenues, (Block 5593, Lots 110, 138).

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island, NY 10301.

For consideration.

Nos. 37 and 38

(Requests for the grant of authorizations for tree removal and modification of topography, height and setback, and certification to allow the construction of approximately 600 dwelling units to be located within the Special South Richmond Development District)

No. 37

CD 3

N 940506 RAR

IN THE MATTER an application submitted by A.F.T. Associates for the grant of:

- a) authorizations pursuant to 1) Section 107-64 of the Zoning Resolution to allow the removal of trees; and 2) Section 107-65 of the Zoning Resolution to allow modifications of existing topography; and
- b) certifications pursuant to 1) Section 107-02 of the Zoning Resolution indicating that the development complies with the approved South Richmond Development Plan; and 2) Section 107-08 for future subdivision

for a residential development (known as Bloomingdale Woods) generally bounded by Veterans Road East, Bloomingdale Road, Englewood Avenue, Gaynor Street and Bloomingdale Park Addition (Block 7349, Lot 1; Block 7351, Lots 1, 13, 20; Block 7355, Lot 1; Block 7356, Lots 1, 20, 75, 301; Block 7357, Lot 18; and Block 7359, Lots 1, 7) in the Special South Richmond Development District.

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

For consideration.

 No. 38

CD 3

N 940508 ZAR

IN THE MATTER OF an application submitted by A.F.T. Associates for the grant of an authorization by the City Planning Commission pursuant to Section 23-631(h) of the Zoning Resolution to allow the penetration of the height and setback regulations of Section 23-631(b) at the perimeter wall only of up to five (5) feet for approximately 600 dwelling units located within a residential development (known as Bloomingdale Woods) generally bounded by Veterans Road East, Bloomingdale Road, Englewood Avenue, Gaynor Street and Bloomingdale Park Addition (Block 7349, Lot 1; Block 7351, Lots 1, 13 and 20; Block 7355, Lot 1;

7356, Lots 1, 20, 75 and 301; Block 7357, Lot 18; and Block 7359, Lots 1 and 7), in an R3-2 District, within the Special South Richmond Development District.

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

For consideration.

No. 39

CD 2

N 960506 ZAR

IN THE MATTER OF an application submitted by Gerrado Cona and 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 20 Whitwell Place (Block 881, Lot 200) within the Special Natural District (NA-1).

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

For consideration.
