

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 17, 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 10007-1218
(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 940668 PPX	2	Sched. to be Heard 7/31/96	19	C 960273 HDK	6	Hearing Closed
2	C 960251 ZSX	8	. .	20	C 940522 PPK	8	. .
3	N 960638 BDK	1	. .	21	C 920408 PPM	11	. .
4	C 950446 PCK	14	. .	22	C 960088 PPM	11	. .
5	C 940191 PCK	14	. .	23	C 960368 ZMM	3	. .
6	N 950541 NPM	6	. .	24	C 960333 PSM	3	. .
7	N 950604 NPM	1-4	6-12 style="text-align: center;">. .	25	C 960413 DMM	11	. .
8	C 960502 DMQ	1	. .	26	N 960590 BDM	4,7	. .
9	C 960532 DMR	1	. .	27	C 960513 ZSM	5	. .
10	C 960511 PPR	1	. .	28	C 940395 PPQ	9	. .
11	C 920322 PPR	1	. .	29	C 960305 PPQ	3	. .
12	C 960252 HUX	1	Hearing Closed	30	C 960334 PPQ	12	. .
13	C 960253 HDX	1	. .	31	C 960406 DMQ	12	. .
14	C 960254 HDX	1	. .	32	C 930230 PPQ	10	. .
15	C 960137 PSX	4	. .	33	C 950115 PCR	1	. .
16	C 960113 HUK	6	. .	34	C 940533 PPR	3	. .
17	C 930296 ZMK	6	. .	35	C 960488 HAX	11	Favorable Report Adopted
18	C 930297 HDK	6	. .	36	C 950526 ZMK	1	. .

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		35	36	37	38	39	40	41	42	43	44	45	46	47	48	
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Amanda M. Burden, A.I.C.P.	A															
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	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	AB	
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	AB	
Jacob B. Ward, Esq., Commissioner	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	

MEETING ADJOURNED AT: 1:15 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 17, 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
37	C 950427 PPM	1	Favorable Report Adopted				
38	C 960481 HAM	11	. .				
39	C 960329 PPQ	5	. .				
40	C 950067 PPQ	6	. .				
41	C 960292 PPQ	13	. .				
42	N 940726 ZRR	3	. .				
43	C 940727 PCR	3	. .				
44	C 940728 PPR	3	. .				
45	C 950430 PPR	3	. .				
46	N 940506 RAR	3	Authorization Approved				
47	N 940508 ZAR	3	. .				
48	N 950625 ZAR	1	. .				
49	N 960494 ZAR	1	. .				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:															
			In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:			49															
Joseph B. Rose, Chairman	P		Y															
Victor G. Alicea, Vice Chairman	P		Y															
Angela M. Battaglia	P		Y															
Amanda M. Burden, A.I.C.P.	A																	
Irwin Cantor, P.E.	P		Y															
Kathy Hirata Chin, Esq.	P		Y															
Alexander Garvin	P		Y															
Anthony I. Giacobbe, Esq.	P		Y															
William J. Grinker	P		Y															
Brenda Levin	P		Y															
Edward Rogowsky	P		Y															
Ronald Shiffman, A.I.C.P.	P		Y															
Jacob B. Ward, Esq., Commissioners	P		Y															

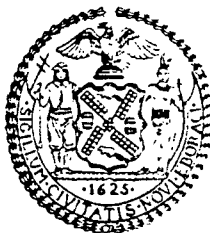
MEETING ADJOURNED AT: 1:15 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 17, 1996

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 14]
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*
- ANGELA M. BATTAGLIA
- AMANDA M. BURDEN, A.I.C.P.
- IRWIN G. CANTOR, *P.E.*
- KATHY HIRATA CHIN, *Esq.*
- ALEXANDER GARVIN
- ANTHONY I. GIACOBBE, *Esq.*
- WILLIAM J. GRINKER
- BRENDA LEVIN
- EDWARD T. ROGOWSKY
- RONALD SHIFFMAN, A.I.C.P.
- JACOB B. WARD, *Esq., Commissioners*
- LOIS MCDANIEL, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JULY 17, 1996

Roll Call; approval of minutes	1
I. Scheduling July 31, 1996	1
II. Public Hearings	5
III. Reports	17

**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 July 31, 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, JULY 17, 1996

APPROVAL OF MINUTES OF Regular Meeting of June 19, 1996

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
 SCHEDULED FOR WEDNESDAY, JULY 31, 1996
 STARTING AT 10:00 A.M.
 IN CITY HALL
 NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 2

C 940668 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 three (3) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2733	23	927 Bruckner Boulevard
2690	34	899-05 Westchester Avenue
2690	39	887-95 Westchester Avenue

Resolution for adoption scheduling July 31, 1996 for a public hearing.

No. 2

CD 8

C 960251 ZSX

IN THE MATTER OF an application submitted by the Frances Schervier Home and Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to permit an approximately 84,200 square foot enlargement of an existing 364-bed nursing home in the R6 portion located at 2975 Independence Avenue (Block 5750, Lots 382 and 500), in an R6 District and an R1-2 District within the Special Natural Area District (NA-2).

Resolution for adoption scheduling July 31, 1996 for a public hearing.

BOROUGH OF BROOKLYN**No. 3****CD 1****N 960638 BDK**

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the North Brooklyn Local Development Corporation, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning **the establishment of the Greenpoint Business Improvement District**. The preparation of the Plan was authorized by the Mayor on September 7, 1994.

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

Resolution for adoption scheduling July 31, 1996 for a public hearing.

No. 4**CD 14****C 950446 PCK**

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 4209/17 18th Avenue (Block 5416, Lot 14), for use as a public library.**

Resolution for adoption scheduling July 31, 1996 for a public hearing.

No. 5**CD 14****C 940191 PCK**

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter, for **acquisition of property located at 597 Coney Island Avenue (Block 5141, Lot 231), for use as a section station.**

Resolution for adoption scheduling July 31, 1996 for a public hearing.

BOROUGH OF MANHATTAN

No. 6

CD 6

N 950541 NPM

IN THE MATTER OF a Plan concerning a portion of Community District's 6 waterfront submitted by Community Board 6 for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called the "Stuyvesant Cove 197-a Plan."

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

Resolution for adoption scheduling July 31, 1996 for a public hearing.

No. 7

CDs 1-4 and 6-12

N 950604 NPM

IN THE MATTER OF a Plan concerning the Manhattan Waterfront in Community Districts 1-4 and 6-12 submitted by the Manhattan Borough President for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called the "Comprehensive Waterfront Plan."

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

Resolution for adoption scheduling July 31, 1996 for a public hearing.

BOROUGH OF QUEENS

No. 8

CD 1

C 960502 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 36-23 31st Street (Block 600, Lot 19) pursuant to zoning.

Resolution for adoption scheduling July 31, 1996 for a public hearing.

BOROUGH OF STATEN ISLAND**No. 9****CD 1****C 960532 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 305 York Avenue (Block 47, Lot 26),** pursuant to zoning.

Resolution for adoption scheduling July 31, 1996 for a public hearing.

No. 10**CD 1****C 960511 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 one (1) city-owned property located at 88 Canal Street (Block 524, Lot 17),** pursuant to zoning.

Resolution for adoption scheduling July 31, 1996 for a public hearing.

No. 11**CD 1****C 920322 PPR**

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the City Charter, for the **disposition of one (1) city-owned property located on the northwest side of Woodside Avenue, 247 feet south of Cedarcliff Road (Block 618, Lot 256),** pursuant to zoning.

Resolution for adoption scheduling July 31, 1996 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 12, 13 and 14

(Applications for an amendment to the Bronxchester Urban Renewal Plan for the Bronxchester Urban Renewal Area and the disposition of city-owned properties for development of commercial uses)

No. 12

CD 1

C 960252 HUX

PUBLIC HEARING:

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

The proposed amendment provides for:

- 1) The subdivision of Site 7 into Sites 7A and 7B;
- 2) Land use changes for Sites 7B and 8 from Public and Semi-Public to Commercial. Site 7A remains designated for Public and Semi-Public use.
- 3) The definition of Public and Semi-Public Land Use has language added to make clear that Sites 4 and 5 serve to provide vehicular access connecting the rear of the municipal parking garage fronting on Third Avenue to the Bronxchester/HUB street network.
- 4) The text of the plan has been generally revised to conform with HPD's current format for urban renewal plans, including elimination of the requirement that former tenants have a priority in the use of redeveloped spaces.

This proposed amendment would facilitate the development of commercial retail facilities in the Bronxchester/HUB area of the Bronx.

(On June 19, 1996, Cal. No. 1, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

C 960253 HDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Site 7B within the Bronxchester Urban Renewal Area.

The property to be disposed to the Economic Development Corporation, is located on a part of the block bounded by Westchester Avenue, Brook Avenue, East 149th Street, and Bergen Avenue, (Block 2294, Lots 28, 29, 59, and 60), for development of commercial uses (retail).

(On June 19, 1996, Cal. No. 2, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1

C 960254 HDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Site 8 within the Bronxchester Urban Renewal Area.

The property to be disposed to the Economic Development Corporation, is located on a part of the block bounded by East 150th Street, St. Ann's Avenue, East 149th Street and Brook Avenue, (Block 2276, part of Lot 1), for development of commercial uses (retail).

(On June 19, 1996, Cal. No. 3, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 4

C 960137 PSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection of property located at 1310 Cromwell Avenue (Block 2864, Lot 20), for construction of an office building.

(On June 19, 1996, Cal. No. 4, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 16, 17, 18 and 19

(Applications for an amendment to the Columbia Street Urban Renewal Plan for the Columbia Street Urban Renewal Area, an amendment of the Zoning Map, and the disposition of city-owned properties for use as open space prior to residential development)

No. 16

CD 6

C 960113 HUK

PUBLIC HEARING:

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

The proposed amendment provides for:

- 1) **Site 1E** - The acquisition and redevelopment of two additional properties on the block bounded by Union Street, Columbia Street, President Street, and Van Brunt Street (Block 341, Lots 59 and 61). The land use for these additional properties is to be Park Use.

Site 1E as expanded comprises Block 341, Lots 59, 61, 62 and 63, second phase of the President Street Park.

- 2) Revision of Section C, Land Use Plan, as follows:

- a) **Site 12** - New housing construction, however, shall be limited to attached or semi-detached housing which shall not exceed three stories in height for all sites except Site 12, which will be limited to six stories for housing built under the Federal Section 202 Elderly Housing Program.
 - b) **Site 25** - For Site 25 (Block 336, Lot 35), open space is permitted until residential development occurs.
- 3) The acquisition and redevelopment of Block 319, Lot 28. Lot 28 is to be included in Site 22. Site 22 is to be further enlarged by merger with Site 21. As now proposed, Site 22 comprises property on the block bounded by Degraw Street, Columbia Street, Kane Street, and Tiffany Place (Block 319, Lots 25, 26, 28 and 29) and is to be developed for residential use.
 - 4) The text of the plan has been generally revised to conform with HPD's current format for urban renewal plans.

(On June 19, 1996, Cal. No. 5, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 6

C 930296 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 16a**, changing from an M1-1 District to an R6 District property bounded by a line 100 feet westerly of Columbia Street, a line midway between Sackett Street and Union Street, a line 150

feet westerly of Columbia Street, and Union Street, as shown on diagram (for illustrative purposes only) dated March 11, 1996.

(On June 19, 1996, Cal. No. 6, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 6

C 930297 HDK

PUBLIC HEARING:

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

The city-owned property to be disposed to a developer to be selected by HPD, comprised vacant land, as follows:

- 1) **Site 12** - property located at 216 Columbia Street, 117, 115, 113, and 111 Union Street (Block 335, Lots 35, 37, 38, 39, 40 and 41) in the Columbia Street Urban Renewal Area.
- 2) **Site 22** - property located at 143, 139, 135 and 133 Columbia Street (Block 319, Lots 25, 26, 28, and 29):

New housing construction shall be limited to attached or semi-detached housing, which shall not exceed three stories in height for sites except site 12, which will be limited to six-stories for housing built under the Federal Section 202 Housing Program.

(On June 19, 1996, Cal. No. 7, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 6

C 960273 HDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing

Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Site 25 within the Columbia Street Urban Renewal Area.

The property to be disposed to a developer to be selected by HPD, comprises a vacant lot, Block 336, Lot 35, and, in accordance with the urban renewal plan may be used as open space until residential development occurs.

(On June 19, 1996, Cal. No. 8, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 8

C 940522 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 Chapter, for the disposition of two (2) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1257	36	1088-90 St. Johns Place
1148	45	654 Classon Avenue

(On June 19, 1996, Cal. No. 9, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 21

CD 11

C 920408 PPM

PUBLIC HEARING:

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

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
1643	5	North side of E. 115th St. 40 feet east of Park Avenue
1676	27	2027 First Avenue

(On June 19, 1996, Cal. No. 10, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 11

C 930088 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, NY 10007.

(On June 19, 1996, Cal. No. 11, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 3

C 960368 ZMMI

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

- 1) eliminating from an existing R7-2 District a C1-5 District bounded by East 14th Street, a line 200 feet east of Second Avenue, a line midway between East 14th Street and East 13th Street, a line 100 feet east of Second Avenue, East 13th Street, and Second Avenue; and

- 2) changing from an R7-2 District to a C1-7A District property bounded by East 14th Street, a line 200 feet east of Second Avenue, East 13th Street, and Second Avenue;

as shown on a diagram (for illustrative purposes only) dated March 25, 1996.

(On June 19, 1996, Cal. No. 12, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 3

C 960333 PSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for site selection of city-owned property bounded by Pearl Street, Madison Street and St. James Place (Block 115, Lot 1), for construction of a water tunnel shaft (Shaft 30B) for City Water Tunnel No. 3.

(On June 19, 1996, Cal. No. 13, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 11

C 960413 DMM

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 1650 Madison Avenue (Block 1615, Lot 59), pursuant to zoning.

(On June 19, 1996, Cal. No. 14, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 4,7

N 960590 BDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Lincoln Square Business Improvement District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the establishment of the Lincoln Square Business Improvement District. The preparation of the Plan was authorized by the Mayor on February 28, 1995.

The district plan is on file and can be seen in the Housing, Economic and Infrastructure Planning Division of the Department of City Planning, 22 Reade Street, Room 4N, New York, NY 10007.

(On June 19, 1996, Cal. No. 15, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 27

CD 5

C 960513 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmark Preservation Commission, the Department of Cultural Affairs, the City Center 55th Street Theater Foundation, Inc., European American Bank, Bank of Nova Scotia and the Board of Managers of Cityspire Condominium pursuant to Sections 197-c and 201 of the New York City Charter for the modification of previously approved special permits C 850643 ZSM and C 890280 ZSM by: 1) substituting the previously approved rehearsal studio spaces which were to be located over the through-block connection, with renovation of existing rehearsal studios and support spaces, located within the City Center Building; and 2) changing the design of the through-block connection on property located at 135 West 55th Street (City Spire)/156 West 56th Street (City Center), (Block 1008, Lots 1101 through 1443 and 15), within the Special Midtown District.

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

(On June 19, 1996, Supplemental Cal. No. 3, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 28

CD 9

C 940395 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 on the east side of Lefferts Boulevard, south of Metropolitan Avenue (Block 9231, Lot 190), pursuant to AHOP. If unsuccessful, disposition would be pursuant to zoning.

(On June 19, 1996, Cal. No. 16, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 3

C 960305 PPQ

PUBLIC HEARING:

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

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1700	36	32-56 106th Street
1689	31	31-46/31-48 103rd Street

(On June 19, 1996, Cal. No. 17, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 12

C 960334 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 163-11 109th Avenue (Block 10171, Lot 63), pursuant to zoning.

(On June 19, 1996, Cal. No. 18, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 12

C 960406 DMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 109-09 Farmers Boulevard (Block 10923, Lot 6), pursuant to zoning.

(On June 19, 1996, Cal. No. 19, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 10

C 930230 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 153-42 83rd Street (Block 11444, Lot 1083), restricted to accessory residential parking in accordance with Section 25-40 of the Zoning Resolution.

(On June 19, 1996, Supplemental Calendar No. 1, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 33

CD 1

C 950115 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 privately-owned property located on the westerly side of Oder Avenue between Palma Drive and Steuben Street (Block 2886, Lots 1, 2, 3, 4, 5, 6 and 7), for use as a park.**

(On June 19, 1996, Cal. No. 20, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 3

C 940533 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 17 city-owned properties; two (2) pursuant to zoning and 15 restricted to development pursuant to the R3A regulations of the Zoning Resolution.**

A list and description of the properties can be seen at the Department of City Planning, Staten Island Office, 56 Bay Street, 6th Floor, Staten Island, New York 10301.

(On June 19, 1996, Cal. No. 21, the Commission scheduled July 17, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 35

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.

(On June 5, 1996, Cal. No. 2, the Commission scheduled June 19, 1996 for a public hearing. On June 19, 1996, Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 36

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 purposes only) dated March 11, 1996.

(On May 22, 1996, Cal. No. 1, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 37

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.

(On May 22, 1996, Cal. No. 7, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 14, the hearing was closed.)

For consideration.

No. 38

CD 11

C 960481 IIM

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.

(On June 5, 1996, Supplemental Cal. No. 1, the Commission scheduled June 19, 1996 for a public hearing. On June 19, 1996, Cal. No. 31, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 39

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.

(On May 22, 1996, Cal. No. 8, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 17, the hearing was closed.)

For consideration.

No. 40

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.

(On May 22, 1996, Cal. No. 9, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 18, the hearing was closed.)

For consideration.

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

(On June 5, 1996, Cal. No. 11, the Commission scheduled June 19, 1996 for a public hearing. On June 5, 1996, Cal. No. 33, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 42, 43, 44 and 45

(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. 42

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.

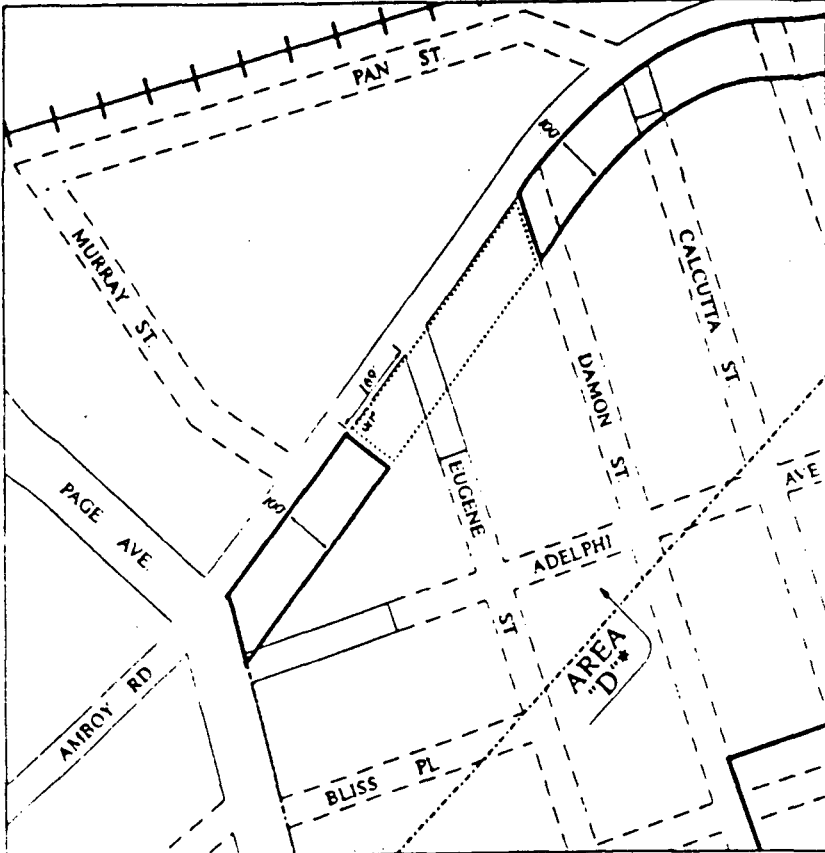
South Richmond Special District Plan Map

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.



(On May 22, 1996, Cal. No. 10, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 19, the hearing was closed.)

For consideration.

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/o 17, 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

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 Avenue 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 7754;
 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. On June 5, 1996, Cal. No. 20, the hearing was closed.)

For consideration.

No. 44

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.

(On May 22, 1996, Cal. No. 12, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 21, the hearing was closed.)

For consideration.

No. 45

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

(On May 22, 1996, Cal. No. 13, the Commission scheduled June 5, 1996 for a public hearing. On June 5, 1996, Cal. No. 22, the hearing was closed.)

For consideration.

Nos. 46 and 47

(Requests for the grant of authorizations for tree removal and modification of topography, height and setback, and certifications to allow the construction of a maximum of 450 dwelling units to be located within the Special South Richmond Development District)

No. 46

CD 3

N 940506 RAR

IN THE MATTER OF 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) 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.

(On June 5, 1996, Cal. No. 37, the item was laid over. On June 19, 1996, Cal. No. 42, the item was laid over.)

For consideration.

No. 47

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(h) at the perimeter wall only of up to five (5) feet for a maximum of 450 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; Block 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.

(On June 5, 1996, Cal. No. 38, the item was laid over. On June 19, 1996, Cal. No. 43, the item was laid over.)

For consideration.

No. 48

(Requests 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. 49

(Request for the grant of authorizations for a commercial use to allow the development of a restaurant to be located at 1213 Clove Road)

CD 1

N 960494 ZAR

IN THE MATTER OF an application submitted by Frederick D. Smith for the grant of authorizations pursuant to 1) Section 119-311 of the Zoning Resolution for a site alteration on a portion of a zoning lot having a slope of 35 percent or greater; and 2) Section 119-312 of the Zoning Resolution for a commercial use to allow the development of a restaurant to be located at 1213 Clove Road (Block 247, Lot 38) within the Special Hillside Preservation District.

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

For consideration.
