

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY FEBRUARY 19, 1997
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

**Rosa R. Romero, 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 970115 PPX	3	Scheduled to be Heard 3/5/97	20	C 960280 PSQ	12	Hearing Closed
2	C 970190 PPX	1	" "	21	C 970038 PPR	1	Hearing Continued
3	C 970199 PPX	3	" "	22	C 970091 PPX	10	Favorable Report Adopted
4	C 970202 PPX	12	" "	23	N 970092 ZAX	10	Authorization Approved
5	C 900527 MMX	11	" "	24	C 950331 MMK	18	Laid Over
6	C 960166 MMX	11	" "	25	C 960648 HAK	1	Favorable Report Adopted
7	N 970360 HKK	2	" "	26	C 970146 ZSK	15	Laid Over
8	C 960240 ZSM	2	" "	27	N 970147 ZAK	15	" "
9	C 960195 MMM	1	" "	28	C 970118 PPK	11	Favorable Report Adopted
10	C 960262 ZMM	1	" "	29	N 960044 ZAM	7	Authorization Denied
11	C 970226 ZSM	1	" "	30	C 970085 PPM	3	Favorable Report Adopted
12	N 970267 ZRR	3	" "	31	C 960074 ZMM	2	Laid Over
13	Capital Strategy	cw	" "	32	C 960470 HUM	9	10 " "
14	C 920682 MMX	2,9	Hearing Closed	33	C 970155 ZMM	10	" "
15	C 970116 PPK	1	" "	34	C 970156 HDM	10	" "
16	C 970144 PPK	5	" "	35	C 970107 PPM	10	Favorable Report Adopted
17	C 960577 ZSM	5	" "	36	C 970142 HUM	10	Laid Over
18	C 970139 PPM	10	" "	37	C 970143 HDM	10	" "
19	C 970120 PPQ	12	" "	38	C 970090 PPQ	13	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		22	23	24	25	26	27	28	29	30	31	32	33	34	35
Joseph B. Rose, Chairman	P	Y	Y		Y			Y	Y	Y					Y
Victor G. Alicea, Vice Chairman	P	Y	Y		Y			Y	Y	Y					Y
Albert Abney	P	Y	Y	L	Y	L	L	Y	Y	Y	L	L	L	L	Y
Angela M. Battaglia	P	Y	Y	A	Y	A	A	Y	Y	Y	A	A	A	A	Y
Amanda M. Burden, A.I.C.P.	P	Y	Y	I	Y	I	I	Y	Y	N	I	I	I	I	Y
Irwin Cantor, P.E.	P	Y	Y	D	Y	D	D	Y	Y	Y	D	D	D	D	Y
Kathy Hirata Chin, Esq.	P	Y	Y		Y			Y	Y	Y					Y
Alexander Garvin	P	Y	Y	O	Y	O	O	Y	Y	Y	O	O	O	O	Y
Anthony I. Giacobbe, Esq.	P	Y	Y	V	Y	V	V	Y	Y	Y	V	V	V	V	Y
William J. Grinker	P	Y	Y	E	Y	E	E	Y	Y	Y	E	E	E	E	Y
Brenda Levin	P	Y	Y	R	Y	R	R	Y	Y	N	R	R	R	R	N
Edward Rogowsky	P	Y	Y		Y			Y	Y	N					Y
Jacob B. Ward, Esq., Commissioners	P	Y	Y		Y			Y	Y	Y					Y

MEETING ADJOURNED AT: 12:45 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 19, 1997

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 4]

Prepared by Rosa R. Romero, 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*
ALBERT ABNEY
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
JACOB B. WARD, *Esq., Commissioners*
ROSA R. ROMERO, *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, FEBRUARY 19, 1997

Roll Call; approval of minutes	1
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**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 March 5, 1997 in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION

Calendar Information Office - Room 2E

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

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, FEBRUARY 19, 1997

APPROVAL OF MINUTES OF Regular Meeting of February 5, 1997

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 5, 1997
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 3

C 970115 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 1192 Fulton Avenue (Block 2611, Lot 16), pursuant to zoning.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 2

CD 1

C 970190 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 448 East 148th Street (Block 2292, Lot 34), pursuant to zoning.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 3

CD 3

C 970199 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 1307 West Farms Road (Block 3007, Lot 46), pursuant to zoning.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 4

CD 12

C 970202 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 707 East 211th Street (Block 4657, Lot 51), pursuant to zoning.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 5

CD 11

C 900527 MMX

IN THE MATTER OF an application submitted by John Treanor and the Department of City Planning, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the elimination of:

- o McAlpin Avenue from Eastchester Road to Waters Place;
- o Waters Avenue from Waters Place to Chesbrough Avenue, and
- o Chesbrough Avenue - a dead-end street - from its terminus to Waters Avenue,

and the adjustment of legal grade necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with Map No. 13068 dated March 21, 1994 and signed by the Borough President.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 6

CD 11

C 960166 MMX

IN THE MATTER OF an application submitted by Eugene Mosca, Nicholas Mosca, Orlando Mosca and Nick's Auto Service, Inc., pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving the elimination, discontinuance and closing of Ives Street - a dead-end street -extending from its terminus to Eastchester Road, and the adjustment of legal grade necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with Map No. 13075 dated August 5, 1996 and signed by the Borough President.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

BOROUGH OF BROOKLYN

No. 7

*(Historic District Designation pursuant to Section 3020.8(a)
of the City Charter concerning the Designation of the
Vinegar Hill Historic District)*

CD 2

N 970360 HKK

IN THE MATTER OF a communication dated January 24, 1997, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Vinegar Hill Historic District by the Landmarks Preservation Commission on January 14, 1997 (List No. 276). The district boundaries are:

Area I: property bounded by a line beginning at the intersection of the southern and eastern property lines of 204 Front Street, then extending westerly along the southern property line of 204 Front Street, northerly along the western property line of 204 Front Street, westerly along the southern property line of 202 Front Street, northerly along the western property line of 202 Front Street, westerly along the southern curb line of Front Street, northerly across Front Street, northerly along the western property line of 225-227 Front Street, easterly along the northern property line of 225-227 Front Street to the western property line of 231-235 Front Street, northerly along the western property line of 231-235 Front Street approximately 10 feet to the northern party wall of 231-235 Front Street, easterly, southerly, and easterly along the line of said northern party wall and continuing easterly along a line meeting the northern property line of 237 Front Street, easterly along the northern property lines of 237 through 249 Front Street, southerly along the eastern property line of 249 Front Street, southerly across Front Street to the southern curb line of Front Street, westerly along the southern curb line of Front Street to a line extending northerly from the eastern property line of 204 Front Street, southerly along said line and southerly along the eastern property line of 204 Front Street to the point of beginning.

Area II: property bounded by a line beginning at the intersection of the eastern curb line of Gold Street and the southern curb line of Water Street, then extending easterly along the southern curb line of Water Street to a line extending northerly from the eastern property line of 69 Gold Street/280-286 Water Street, southerly along said line, southerly along the eastern property lines of 69 Gold Street/280-286 Water Street through 75 Gold Street, easterly and southerly along the northern and eastern property lines of 77 Gold Street, westerly along the southern property line of 77 Gold Street and continuing westerly to the eastern curb line of Gold Street, northerly along the eastern curb line of Gold Street to the point of beginning.

Area III: property bounded by a line beginning at the intersection of the western curb line of Hudson Avenue and a line extending westerly from the southern property line of 79 Hudson Avenue then extending northerly along the western curb line of Hudson Avenue to a line extending easterly from the southern property line of 74 Hudson Avenue westerly along said line, westerly along the southern property line of 74 Hudson Avenue, northerly along the western property lines of 74 and 72 Hudson Avenue, northerly along the western property line of 312 Water Street and northerly along the extension of said property line, northerly across Water Street, easterly along the northern curb line of Water Street, northerly along the western curb line of Hudson Avenue to a line extending easterly from the southern property line of 54 Hudson Avenue, westerly along said line, westerly along the southern property line of 54 Hudson Avenue, northerly along the western property lines of 54 through 50 Hudson Avenue/302 Plymouth Street, northerly along the extension of the western property line of 50 Hudson Avenue/302 Plymouth Street to the southern curb line of

Plymouth Street, easterly along the southern curb line of Plymouth Street to a line extending northerly from the eastern property line of 49 Hudson Avenue/320 Plymouth Street, southerly along said line, then southerly along the eastern property lines of 49 Hudson Avenue/314-320 Plymouth Street through 59 Hudson Avenue/1-7 Evans Street, southerly across Evans Street to the southern curb line of Evans Street, southerly along a line extending northerly from the eastern property line of 61-63 Hudson Avenue/2-10 Evans Street, southerly along the eastern property lines of 61-63 Hudson Avenue/2-10 Evans Street through 75 Hudson Avenue, easterly along the northern property line of 77 Hudson Avenue, southerly along the eastern property lines of 77 and 79 Hudson Avenue, westerly along the southern property line of 79 Hudson Avenue and across Hudson Avenue to the point of beginning.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

BOROUGH OF MANHATTAN

No. 8

CD 2

C 960240 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Puck Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to permit modification of the following use regulations:

- **Section 42-14D(3)(e):** to allow banquet halls and catering establishments (Use Group 9A); and
- **Section 42-14D(3)(f):** to allow trade expositions (Use Group 12A);

in the cellar, on the ground floor and on the 7th floor of an existing landmarked building (known as the Puck Building), located at 295-309 Lafayette Street (Block 510, Lot 45), in an M1-5B 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.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

Nos. 9 and 10

(Applications for amendments to the City Map and Zoning Map to facilitate the reconstruction of Foley Square)

No. 9**CD 1****C 960195 MMM**

IN THE MATTER OF an application submitted by the Department of Parks and Recreation, 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, discontinuance and closing of portions of streets;
- o the establishment of Thomas Paine Park, block dimensions and portions of streets, and
- o the adjustment/modification of legal grades and roadway treatment,

and any acquisition or disposition of real property related thereto, all within the area generally bounded by Worth Street to the north, Elk Street to the west, Chambers Street to the south, and A New Street to the east, in connection with the Foley Square Reconstruction Project, in accordance with Map Acc. No. 30200 dated November 13, 1996 and signed by the Borough President.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 10
CD 1**C 960262 ZMM**

IN THE MATTER OF an application submitted by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 12b, establishing a C6-4 District on portions of lands* formerly under the DPR Commissioner's jurisdiction:

- 1) located within the beds of Centre Street* and former Park Street*, at the former southerly street line of Pearl Street* (Block 158, Lot 17);

- 2) bounded by the former southerly street line of Worth Street*, the former easterly street line of Centre Street* and the southerly street line of Worth Street*; and
- 3) bounded by the former southerly street line of Worth Street*, the former westerly street line of Centre Street* and the westerly street line of Centre Street*;

as shown on a diagram (for illustrative purposes only) dated November 18, 1996.

* Note: Refer to related mapping application C 960195 MMM for proposed changes relating to streets, parks, and lands formerly under the DPR Commissioner's jurisdiction.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

No. 11

CD 1

C 970226 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of New York Blood Center/27 North Moore Street Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 111-102(b)(1) to allow Use Group 6 uses on the ground floor, and Sections 111-101 and 111-103(b) to allow the conversion to 49 loft dwellings on floors two through twelve in a building with a lot coverage in excess of 5,000 square feet, at 27 North Moore Street, a.k.a. 22 Ericsson Place (Block 190, Lot 26), within the Tribeca West Historic District, in an M1-5 District, within the Special Lower Manhattan Mixed-Use District (Area B1).

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

Resolution for adoption scheduling March 5, 1997 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 12

CD 3

N 970267 ZRR

(Proposed amendment of the Zoning Resolution to alter the school seat certification procedure in the Special South Richmond Development District by deleting the provision that allows a determination to be based on prospective availability of seats in funded schools to be completed within three years of certification.)

IN THE MATTER OF of an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an **amendment of the Zoning Resolution** of the City of New York, concerning Section 107-123 Public Schools, relating to the modification of the school seat certification procedure in the Special South Richmond Development District.

Matter in ~~Graytone~~ is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter in italics or within # # is defined in Section 12-10;

*** indicate where unchanged text appears in the Zoning Resolution.

107-123

Public schools

For any #development# containing #residential uses#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the #development#. All applications for certification pursuant to this Section shall be referred by the Chairperson of the Commission to the Board of Education.

The Board of Education shall issue a report concerning the availability of #school# capacity within sixty days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of an application. The report shall specify the following:

- (a) whether or not #school# space is available;
- (b) if #school# space is not available, the report shall include:
 - (1) the number of seats required;

- (2) the grade organization;
- (3) the location of the #school#;
- (4) size of #school# (sq. ft. per pupil); and
- (5) the proposed financing mechanism.

For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:

- (1) such capacity is available in existing #schools#; or
- (2) ~~construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the #development# upon its completion or within three years from the date of the Chairperson's certification; or~~
- (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson of the Commission and Board of Education.

After approval of the Chairperson of the Commission and Board of Education of the applicant's plan to provide the #school building#, the certification may be granted either upon approval of a financial agreement by the Board of Estimate or such guarantee of construction with provision for future #school# occupancy as may be accepted by the Board of Education and the Chairperson of the Commission.

However, the Chairperson of the Commission may grant such certification if capacity is not presently available and the Board of Education after consulting with the Community School Board determines that the impact from the #development# will have a minimal effect on the concerned #schools# and includes such statement in their report.

A certification by the Chairperson of the Commission that sufficient capacity will be available in the public #schools#, as set forth in the above circumstances, shall automatically lapse if substantial construction of the foundations of the #development# in accordance with approved plans has not been completed within one year from the date of such certification.

No certification concerning the availability of #school# capacity shall be required for any #development# or #enlargement# within a predominantly built up area or within an area for which #drainage schemes# were approved prior to January 1, 1975. For the purposes of this Chapter, a "predominantly built up area" is a #block# having a

maximum of four acres which is #developed# with #buildings# on #zoning lots# comprising 75 percent or more of the area of the #block#. All such #buildings# shall have a certificate of occupancy or other evidence acceptable to the Commissioner of Buildings issued not less than three years prior to the date of application for a building permit.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

CITYWIDE

No. 13

(Draft Ten-Year Capital Strategy)

IN THE MATTER OF the New York City Draft Ten-Year Capital Strategy, pursuant to Section 234 of the New York City Charter, which requires the City Planning Commission to hold a public hearing at which interested individuals and organizations may comment concerning the Draft Ten-Year Capital Strategy.

The Draft Ten-Year Capital Strategy was issued jointly by the Office of Management and Budget and the Department of City Planning on January 30, 1997, and after a public comment period, will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing years, by program category and agency.

Copies of the draft strategy may be obtained at the Department of City Planning's Map and Bookstore, 22 Reade Street, New York, New York 10007-1216, telephone (212) 720-3667.

Resolution for adoption scheduling March 5, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 14

CD 2, 9

C 920682 MMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the widening of and a change of legal grade in Westchester Avenue between the Sheridan Expressway and the Bronx River, and the adjustment of block dimensions in the vicinity thereof, and any acquisition or disposition of real property related thereto, in accordance with Map No. 13054 dated August 27, 1996 and signed by the Borough President.

(On February 5, 1997, Cal. No. 1, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 15

CD 1

C 970116 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 105 South 3rd Street (Block 2417, Lot 38), pursuant to zoning.

(On February 5, 1997, Cal. No. 2, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 5

C 970144 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of nine (9) city-owned properties pursuant to zoning.

A list and description of the properties can be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, Room 705, Brooklyn, New York 11241.

(On February 5, 1997, Cal. No. 3, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 17

CD 5

C 960577 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Farlands Groups Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 221 spaces in the cellar and subcellar of an existing building located at 401 Seventh Avenue, a.k.a. 15 Penn Plaza (Block 808, Lots 1001-1002), in C6-6 and C6-4.4 Districts, 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, N.Y. 10007.

(On February 5, 1997, Cal. No. 4, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 10

C 970139 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of seventeen (17) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Manhattan Office of the Department of City Planning, Room 6W, 22 Reade Street, New York, New York 10007.

(On February 5, 1997, Cal. No. 5, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 19

CD 12

C 970120 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties pursuant to zoning:

Block	Lot	Address
10060	212	106-06 148th Street
10060	312	106-08 148th Street
12148	20	157-06 109th Avenue
12209	135	154-12 118th Avenue

(On February 5, 1997, Cal. No. 6, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 12

C 960280 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Queens Borough Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of property located at 108-41 Guy R. Brewer Boulevard (Block 10171, Lots 8, 9, 11 12), for use as a public library.

(On February 5, Cal. No. 7, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 21

CD 1

C 970038 PPR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services for the disposition to Arnie's Bagelicious Bagels of one (1) city-owned property located at 355 Front Street (Block 487, p/o Lot 100) pursuant to zoning.

(On February 5, 1997, Cal. No. 8, the Commission scheduled February 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX**No. 22****CD 10****C 970091 PPX**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for disposition of one (1) City-owned property located on the north side of Co-op City Boulevard, west of Peartree Avenue (Block 5141, Lot 394), pursuant to zoning.

(On December 18, 1996, Cal. No. 1, the Commission scheduled January 8, 1997 for a public hearing. On January 8, 1997, Cal. No. 20, the hearing was closed.)

For consideration.

No. 23**CD 10****N 970092 ZAX**

IN THE MATTER OF an application submitted by the Economic Development Corporation and Plaza Co-op City L.L.C. for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution to allow an accessory group parking facility and a 45.7 percent reduction of the parking requirement of Section 36-21 (General Provisions) to 600 spaces for a new commercial development with a lot area in excess of 4 acres on property located on the north side of Co-op City Boulevard, west of Peartree Avenue (Block 5141, Lot 394), within a C4-1 District.

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

For consideration.

BOROUGH OF BROOKLYN**No. 24****CD 18****C 950331 MMK**

IN THE MATTER OF an application submitted by Property Mart, Inc., pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the establishment of East 70th Street between Avenue M and Avenue N, the establishment of Bergen Court west of East 72nd Street, any changes in grade necessitated thereby and any acquisition or disposition of property related thereto all in accordance with map No. X-2624 dated July 18, 1996 and signed by the Borough President.

(On January 8, 1997, Cal. No. 1, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 23, the hearing was closed.)

For consideration.

No. 25
CD 1**C 960648 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 property on the southerly side of Johnson Avenue, between Manhattan and Graham Avenues; 140-148 Johnson Avenue (Block 3070, Lots 10, 11, 12, 13, and 14) 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 developer selected by the New York State Housing Trust Fund.

Approval of the application would facilitate the construction of a four-story residential building, tentatively known as Nueva Vista Apartments, containing 22 units of rental housing for low-income families and one superintendent's apartment, and utilizing funds from the New York State Housing Trust Fund.

(On January 8, 1997, Cal No. 2, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 17, the hearing was closed.)

For consideration.

No. 26

CD 15

C 970146 ZSK

IN THE MATTER OF an application submitted by the Menorah Home and Hospital for the Aged and Infirm pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Sections 74-90 of the Zoning Resolution to permit the enlargement of an existing nursing home and Section 74-902 to permit the allowable community facility floor area ratio of Section 24-11 to apply to a proposed approximately 172,805 square foot enlargement of an existing nursing home facility, increasing the total number of beds from 253 to 526, located at 1516 Oriental Boulevard, (Block 8760, Lot 200), on the south side of Oriental Boulevard between Manhattan Beach Park and Kingsborough Community College, in an R3-1 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 January 8, 1997, Cal. No. 3, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 18, the hearing was closed.)

For consideration.

No. 27

CD 15

N 970147 ZAK

IN THE MATTER OF an application submitted by the Menorah Home and Hospital for the Aged and Infirm for the grant of an authorization pursuant to Section 62-722 of the Zoning Resolution to authorize modification of waterfront

public access requirements, in connection with the enlargement of an existing nursing home facility located at 1516 Oriental Boulevard, between Manhattan Beach Park and Kingsborough Community College, in an R3-1 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.

For consideration.

No. 28

CD 11

C 970118 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 8658 16th Avenue (Block 6362, Lot 67), pursuant to zoning.

(On January 8, 1997, Cal. No. 4, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 29

CD 7

N 960044 ZAM

IN THE MATTER OF an application submitted by Norman Tauber for the grant of an authorization pursuant to Section 13-551 of the Zoning Resolution to allow an accessory parking garage with a capacity of 1 space in the basement of an existing residential building on property located at 57 West 71st Street (Block 1124, Lot 108), in an R8B District, within the Upper West Side/Central Park West Historic District.

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

For consideration.

No. 30

CD 3

C 970085 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of nine (9) city-owned properties pursuant to zoning.

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

(On December 18, 1996, Cal. No. 10, the Commission scheduled January 8, 1997 for a public hearing. On January 8, 1997, Cal. No. 29, the hearing was closed.)

For consideration.

No. 31

CD 2

C 960074 ZMM

IN THE MATTER OF an application submitted by ABEJ Company pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 12c:

- 1) changing from an M1-5B District to a C6-2 District property bounded by a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly from the intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly from the intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, and Lafayette Street; and
- 2) changing from an M1-5B District to a C6-3 District property bounded by Bleecker Street, Mulberry Street, a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly from the intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street, distant 100 feet southerly from the intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, and Lafayette Street;

as shown on a diagram (for illustrative purposes only) dated September 30, 1996 and subject to the conditions of CEQR Declaration E-78.

(On January 8, 1997, Cal. No. 5, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 20, the hearing the closed.)

For consideration.

Nos. 32, 33, and 34

(Applications for an amendment to the St. Nicholas Park Urban Renewal Plan, a zoning amendment and the disposition of property in the St. Nicholas Park Urban Renewal Area.)

No. 32

CD 9, 10

C 960470 HUM

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 the 8th Amendment to the St. Nicholas Park Urban Renewal Plan, for the St. Nicholas Park Urban Renewal Area.

The proposed urban renewal plan provides for:

- 1) Deleting the following properties from the St. Nicholas Park Urban Renewal Area, as previously approved:

<u>Block#</u>	<u>Lot#</u>	<u>Address</u>
2041	50	2597-99 Frederick Douglass Blvd.
2041	52	2601-03 Frederick Douglass Blvd.
2041	56	2605-09 Frederick Douglass Blvd.
2042	120	306 West 140th Street
2030	16	247 West 144th Street
2048	45	608 St. Nicholas Avenue
2043	13	2647 Frederick Douglass Blvd.
2043	19	306 West 142nd Street
2043	20	308 West 142nd Street
2043	21	- West 142nd Street
2043	9	307 West 141st Street

2044	11	2699 Frederick Douglass Blvd.
2044	12	2701 Frederick Douglass Blvd.
2029	36	2474 Adam Clayton Powell, Jr. Blvd
2030	4	2722 Frederick Douglass Blvd.
2051	117	214 Edgecombe Avenue
2051	118	216 Edgecombe Avenue
2051	139	43 Bradhurst Avenue
2051	125	338 West 145th Street
2051	126	336 West 145th Street
2051	127	334 West 145th Street
2051	128	- West 145th Street
2051	129	330 West 145th Street
2051	130	328 West 145th Street
2051	132	324 West 145th Street
2051	133	322 West 145th Street
2051	134	320 West 145th Street

These properties are to be included in the Bradhurst Urban Renewal Area.

- 2) Eliminating the general height restrictions from the plan.
- 3) Establishing the following Urban renewal controls for Site 13:
 - a) a building height limit of 14 stories.
 - b) a maximum of 170 residential dwelling units.
 - c) a maximum of 140 parking spaces.
 - d) a maximum of 40,000 square feet of commercial floor area.
 - e) commercial uses on Site 13 are limited to use groups 6, 10A and 10C, as defined by the Zoning Resolution.

The amendment also provides for changing the urban renewal area, so that it is comprised only of the sites to be acquired pursuant to the renewal plan.

(On January 8, 1997, Cal. No. 10, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 25, the hearing was closed.)

For consideration.

No. 33

CD 10

C 970155 ZMM

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. 6a;

- 1) eliminating from an existing R7-2 District a C1-4 District bounded by West 135th Street, Frederick Douglass Boulevard, West 134th Street, a line 100 feet west of Frederick Douglass Boulevard, a line midway between West 134th Street and West 135th Street, and a line 100 east of St. Nicholas Avenue; and
- 2) changing from an R7-2 District to a C4-6 District property bounded by W. 135th Street, Frederick Douglass Boulevard, West 134th Street, and a line 100 feet east of St. Nicholas Avenue;

as shown on a diagram (for illustrative purposes only) dated September 30, 1996 and subject to the conditions of CEQR Declaration E-77.

(On January 8, 1997, Cal. No. 11, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 26, the hearing was closed.)

For consideration.

 No. 34

CD 10

C 970156 HDM

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 13 within the St. Nicholas Park Urban Renewal Area.

The property, comprising Site 13, Block 1959, Lot 13 (formerly lots 31 through 52) is to be disposed to a developer sponsor, to be selected by HPD, for the construction of a residential/commercial development in accordance with the St. Nicholas Park Urban Renewal Plan.

<u>Site#</u>	<u>Land Use</u>	<u>Block#</u>	<u>Lot#</u>	<u>Address</u>
13	Residential/	1959	31	317 W. 134th Street
	Commercial	1959	32	315 W. 134th Street
13		1959	33	313 W. 134th Street
13		1959	34	309 W. 134th Street
13		1959	35	307 W. 134th Street
13		1959	36	305 W. 134th Street
13		1959	37	303 W. 134th Street
13		1959	38	303 W. 134th Street
13		1959	39	301 W. 134th Street
13		1959	40	2513 F. Douglass Blvd.
13		1959	41	2515 F. Douglass Blvd.
13		1959	42	2517 F. Douglass Blvd.
13		1959	43	2519 F. Douglass Blvd.
13		1959	44	2521 F. Douglass Blvd.
13		1959	45	2523 F. Douglass Blvd.
13		1959	46	2525 F. Douglass Blvd.
13		1959	47	304 W. 135th Street
13		1959	48	306 W. 135th Street
13		1959	49	308 W. 135th Street
13		1959	50	310 W. 135th Street
13		1959	51	312 W. 135th Street
13		1959	52	314 W. 135th Street

(On January 8, 1997, Cal. No. 12, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 27, the hearing was closed.)

For consideration.

No. 35

CD 10

C 970107 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 121 West 125th Street (Block 1910, p/o Lot 1), pursuant to zoning.

(On January 8, 1997, Cal. No. 14, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 29, the hearing was closed.)

For consideration.

Nos. 36 and 37

*(Applications to establish the Milbank-Frawley West Urban
Renewal Plan and for the disposition of property)*

No. 36

CD 10

C 970142 HUM

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 **the Milbank-Frawley Circle West Urban Renewal Plan, for the Milbank-Frawley Circle West Urban Renewal Area.**

The proposed urban renewal plan provides for:

- 1) Change in land use for Site 1A from residential to residential with commercial.
- 2) Change in site description as follows:

<u>From Site #</u>	<u>To Site #</u>
1C	1A
1D	1B
3	3C
6	6A
6C1	6C
6C2	6D
6D	6E
14	14A
14C	14B
26B	26

- 3) Change in land use in Site 29 from Residential/Commercial/Public & Semi-Public to Residential with Commercial.
- 4) Establishment of new development Site 3A.
- 5) Division of Site 32 into Sites 32A and 32B.
- 6) Acquisition and redevelopment of the following properties pursuant to the urban renewal plan:

<u>Block #</u>	<u>Lots</u>	<u>Address</u>
1599	27	15 W. 115th Street
	28	11-13 W. 115th Street
	41	12-16 W. 116th Street

- 7) The time schedule for the effectuation of the plan has been up-dated and the language and format of the urban renewal plan have been changed to the current standard form, which includes the elimination of the requirement that a substantial number of dwelling units to serve families of low and moderate income.

The amendment also provides for changing the urban renewal area, so that it is comprised of only the sites to be acquired pursuant to the urban renewal plan.

(On January 8, 1997, Cal. No. 15, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 30, the hearing was closed.)

For consideration.

No. 37

CD 10

C 970143 HDM

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, comprising Sites 1A and 1B within the Milbank-Frawley Circle Urban Renewal Area.

The following property is to be disposed to a developer selected by HPD for residential/commercial development in accordance with the Milbank-Frawley Circle West Urban Renewal Plan:

<u>Site#</u>	<u>Land Use</u>	<u>Block#</u>	<u>Lot#</u>	<u>Address</u>
1A	Residential/	1599	33	1400 5th Avenue
	Commercial		35	1408 5th Avenue
			36	1410 5th Avenue
			37	1412 5th Avenue
			38	1414 5th Avenue
			40	1416 5th Avenue
			140	6-8 W. 116th Street
			145	10 W.116th Street
			p/o 41	12-16 W.116th Street

1B	Residential	1599	24	19-21 W.115th Street
			26	17 W. 115th Street
			27	15 W. 115th Street
			28	11-13 W. 115th Street
			p/o 41	12-16 W. 116th Street
			132	3 W. 115th Street

(On January 8, 1997, Cal. No. 16, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 31, the hearing was closed.)

For consideration.

BOROUGH OF QUEEN

No. 38

CD 13

C 970090 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative 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>
8489	50	1,754 feet southwest of the Nassau County Line within the former right-of-way of the Long Island Motor Parkway
8489	95	880 feet southwest of the Nassau County Line within the former right-of-way of the Long Island Motor Parkway
8489	100	810 feet southwest of the Nassau County Line within the former right-of-way of the Long Island Motor Parkway
8489	120	southwest of the Nassau County Line within the former right-of-way of the Long Island Motor Parkway.

(On January 8, 1997, Cal. No. 17, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 32, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 39

CD 1

C 970189 PPR

IN THE MATTER OF an application submitted by the Department of City-wide Administrative Services, pursuant to Section 197-c of the New York City charter, for the disposition of one (1) city-owned property located at 255 Targee Street (Block 563, Lot 17) pursuant to zoning.

(On January 8, 1997, Cal. No. 18, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 33, the hearing was closed.)

For consideration.
