

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 5, 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 960134 PSX	5	Scheduled to be Heard 3/19/97	19	N 970414 PXM	1	Hearing Closed
2	C 960186 ZSX	7	. .	20	N 970267 ZRR	3	. .
3	C 960187 ZSX	7	. .	21	C 970038 PPR	1	. .
4	C 970215 HUX	1	. .	22	Capital Strategy	cw	. .
5	C 970216 HDX	1	. .	23	C 970084 PPK	5	Favorable Report Adopted
6	C 970217 ZSX	1	. .	24	C 970117 PPK	3	. .
7	C 970255 PPK	5	. .	25	C 960537 HAK	3	. .
8	C 970115 PPX	3	Hearing Closed	26	C 970094 POK	7	. .
9	C 970190 PPX	1	. .	27	C 970146 ZSK	15	. .
10	C 970199 PPX	3	. .	28	N 970147 ZAK	15	Authorization Approved
11	C 970202 PPX	12	. .	29	C 960180 PSM	1	Favorable Report Adopted
12	C 900527 MMX	11	. .	30	C 960181 HUM	1	. .
13	C 960166 MMX	11	. .	31	C 960554 PQM	4	. .
14	N 970360 HKK	2	. .	32	C 970061 PPM	10	. .
15	C 960240 ZSM	2	. .	33	C 960650 HAM	11	. .
16	C 960195 MMM	1	. .	34	C 960467 HUM	9	10 style="text-align: center;">. .
17	C 960262 ZMM	1	. .	35	C 960468 ZMM	10	. .
18	C 970226 ZSM	1	. .	36	C 960469 HDM	9	10 style="text-align: center;">. .

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Victor G. Allicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Albert Abney	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.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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	R	R	Y	Y	Y	Y	Y	Y	Y	Y	
Alexander Garvin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:39 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

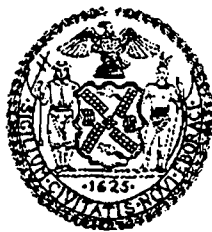
**PUBLIC MEETING:
WEDNESDAY, MARCH 5, 1997
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

**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
37	N 960478 HGM	9	10 Favorable Report Adopted				
38	C 960470 HUM	9	10 • •				
39	C 970155 ZMM	10	• •				
40	C 970158 HDM	10	• •				
41	C 970142 HUM	10	• •				
42	C 970143 HDM	10	• •				
43	C 960074 ZMM	2	Favorable Report Adopted				
			As Modified				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													
	Calendar Numbers:		In Favor - Y	Oppose - N	Abstain - AB	Recuse - R										
			37	38	39	40	41	42	43							
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	Y	Y	Y	Y	Y							
Angela M. Battaglia	P		Y	Y	Y	Y	Y	Y	Y							
Amanda M. Burden, A.I.C.P.	P		Y	Y	Y	Y	Y	Y	Y							
Irwin Cantor, P.E.	P		Y	Y	Y	Y	Y	Y	Y							
Kathy Hirata Chin, Esq.	P		Y	Y	Y	Y	Y	Y	Y							
Alexander Garvin	P		N	Y	Y	Y	Y	Y	Y							
Anthony I. Giacobbe, Esq.	P		Y	Y	Y	Y	Y	Y	Y							
William J. Grinker	P		Y	Y	Y	Y	Y	Y	Y							
Brenda Levin	P		Y	Y	Y	Y	Y	Y	Y							
Edward Rogowsky	P		Y													
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	Y	Y	Y							

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, MARCH 5, 1997
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor

City of New York

[No. 5]

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, MARCH 5, 1997

Roll Call; approval of minutes	1
I. Scheduling March 19, 1997	1
II. Public Hearings	6
III. Reports	19

**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 19, 1997 in 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, MARCH 5, 1997

APPROVAL OF MINUTES OF Regular Meeting of February 19, 1997

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 19, 1997
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 5

C 960134 PSX

IN THE MATTER OF an application submitted by the Police Department 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 250 East 180th Street and 2119 Valentine Avenue (Block 3149, Lots 37, 42, 101, 106) for use as parking lots.

Resolution for adoption scheduling March 19, 1997 for a public hearing.

Nos. 2 and 3

(Applications to facilitate parking garages for Montefiore Medical Center)

No. 2

CD 7

C 960186 ZSX

IN THE MATTER OF an application submitted by the Montefiore Medical Center pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to allow the modification of a previously approved existing 7-level and roof accessory parking garage (C 900267 ZSX) from a capacity of 400 unattended spaces to 670 attended spaces, on property located at 3450 Bainbridge Avenue (Block 3343, Lots 283 and 300), within the Montefiore Medical Center large-scale community facility development which is generally bounded by Kossuth Avenue, Dekalb Avenue, East Gun Hill Road, Tryon Avenue, East 210th Street, Bainbridge Avenue, and East 208th Street, in an R7-1 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.

Resolution for adoption scheduling March 19, 1997 for a public hearing.

No. 3

CD 7

C 960187 ZSX

IN THE MATTER OF an application submitted by the Montefiore Medical Center pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to allow the modification of a previously approved existing 5-level and roof accessory parking garage (C 770390 ZPX) from a capacity of 862 unattended spaces to 1,199 attended spaces, on property located at 120 East 210th Street (Block 3337, Lot 35), within the Montefiore Medical Center large-scale community facility development which is generally bounded by Kossuth Avenue, Dekalb Avenue, East Gun Hill Road, Tryon Avenue, East 210th Street, Bainbridge Avenue, and East 208th Street, in an R7-1 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.

Resolution for adoption scheduling March 19, 1997 for a public hearing.

Nos. 4, 5, and 6

*(Applications for the Urban Renewal Plan Amendments,
Disposition and Special Permit within the
Bruckner Boulevard - East 149th Street Urban Renewal Area)*

No. 4

CD 1

C 970215 HUX

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 first amendment to the Bruckner Boulevard - East 149th Street Urban Renewal Plan for the Bruckner Boulevard - East 149th Street Urban Renewal Area.**

The proposed amendment:

- 1) Would permit uses in Use Group 18, currently prohibited by the plan;
- 2) Adds performance standards of the Zoning Resolution to the Permitted Land Use Section of the plan;
- 3) Modifies Maps 1 and 2 to reflect consolidation of certain lots within the plan;
- 4) Designates certain parcels as X parcels on the Land Use Plan map indicating they are not part of the plan nor subject of its provisions; and
- 5) Replaces certain form and standard language in the original plan with that in current use.

Resolution for adoption scheduling March 19, 1997 for a public hearing.

No. 5

CD 1

C 970216 HDX

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 located at 940-1020 E. 149th Street (Block 2599, Lot 87), within the Bruckner Boulevard - East 149th Street Urban Renewal Area, to the Economic Development Corporation, to facilitate the operation of a concrete recycling facility.

Resolution for adoption scheduling March 19, 1997 for a public hearing.

No. 6

CD 1

C 970217 ZSX

IN THE MATTER OF an application submitted by the Economic Development Corporation and Con Agg Recycling Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a permanently discontinued or terminated railroad right-of-way or yard to be included in the lot area of a zoning lot located at 940-1020 East 149th Street (Block 2599, part of Lot 87), to facilitate the development of a concrete recycling plant, in an M3-1 District, within the Bruckner Boulevard - East 149th Street Urban Renewal Area.

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 19, 1997 for a public hearing.

BOROUGH OF BROOKLYN

No. 7

CD 5

C 970255 PPK

IN THE MATTER OF an application by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of eleven (11) city-owned properties pursuant to zoning.**

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, N.Y. 11241.

Resolution for adoption scheduling March 19, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX**No. 8****CD 3****C 970115 PPX****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 (1) city-owned property, located at 1192 Fulton Avenue (Block 2611, Lot 16), pursuant to zoning.

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

Close the hearing.

No. 9**CD 1****C 970190 PPX****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 (1) city-owned property, located at 448 East 148th Street (Block 2292, Lot 34), pursuant to zoning.

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

Close the hearing.

No. 10

CD 3

C 970199 PPX

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 (1) city-owned property, located at 1307 West Farms Road (Block 3007, Lot 46), pursuant to zoning.**

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

Close the hearing.

No. 11

CD 12

C 970202 PPX

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 (1) city-owned property, located at 707 East 211th Street (Block 4657, Lot 51), pursuant to zoning.**

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

Close the hearing.

No. 12

CD 11

C 900527 MMX

PUBLIC HEARING:

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.

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

Close the hearing.

 No. 13

CD 11

C 960166 MMX

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 14

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

CD 2

N 970360 HKK

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 15

CD 2

C 960240 ZSM

PUBLIC HEARING:

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 landmark 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.

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

Close the hearing.

Nos. 16 and 17

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

No. 16

CD 1

C 960195 MMM

PUBLIC HEARING:

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.

(On February 19, 1997, Cal. No. 9, the Commission scheduled March 5, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

CD 1

C 960262 ZMM

PUBLIC HEARING:

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.

(On February 19, 1997, Cal. No. 10, the Commission scheduled March 5, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 1

C 970226 ZSM

PUBLIC HEARING:

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.

(On February 19, 1997, Cal. No. 11, the Commission scheduled March 5, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 19

CD 1

N 970414 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 180 Water Street a/k/a 130 John Street (Block 70, Lot 32) as offices. (Human Resources Administration Offices.)

(On February 19, 1997, the Commission duly advertised March 5, 1997 for a public hearing.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 20

CD 3

N 970267 ZRR

PUBLIC HEARING:

(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 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.

(On February 19, 1997, Cal. No. 12, the Commission scheduled March 5, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 1

C 970038 PPR

CONTINUED 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. On February 19, 1997, Cal. No. 21, the hearing was continued.)

Close the hearing.

CITYWIDE

No. 22

(Draft Ten-Year Capital Strategy)

PUBLIC HEARING:

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.

(On February 19, 1997, Cal. No. 13, the Commission scheduled March 5, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN**No. 23****CD 5****C 970084 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 seventeen (17) city-owned properties pursuant to zoning.

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

(On January 22, Cal. No. 1, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 9, the hearing was closed.)

For consideration.

No. 24**CD 3****C 970117 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 seventeen (17) 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 January 22, 1997, Cal. No. 2, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 10, the hearing was closed.)

For consideration.

No. 25

CD 3

C 960537 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 358-374 Vernon Avenue (Block 1589, Lot 22-26, 29 and 30), 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 HPD.**

Approval of the proposed actions would facilitate the construction of a HUD Section 202 development of a six-story elevator building, containing 54 apartments for the elderly, and one apartment for the superintendent.

(On January 22, 1997, Cal. No. 3, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 11, the hearing was closed.)

For consideration.

No. 26

CD 7

C 970094 POK

IN THE MATTER OF an application submitted by the Department of Records & Information Services, Department of Finance and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 148-19 39th Street (Block 706, Lot 1), for continued and expanded use as a warehouse.

(On January 22, 1997, Cal. No. 4, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 12, the hearing was closed.)

For consideration.

No. 27

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. On February 19, 1997, Cal. No. 26, the item was laid over.)

For consideration.

 No. 28

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.

(On February 19, 1997, Cal. No. 27, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN**Nos. 29 and 30**

(Applications for the site selection of city-owned property and an amendment to the Brooklyn Bridge Southwest Urban Renewal Plan)

No. 29**CD 1****C 960180 PSM**

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of city-owned property located at 100 Gold Street (Block 94, Lot 25), for use as a senior center.

(On January 22, 1997, Cal. No. 5, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 13, the hearing was closed.)

For consideration.

No. 30**CD 1****C 960181 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 an amendment to the Brooklyn Bridge Southwest Urban Renewal Plan, for the Brooklyn Bridge Southwest Urban Renewal Area.

The proposed amendment changes the Land Use provision of the urban renewal plan to permit a senior citizens center of not more than 20,000 square feet on site 2A.

(On January 22, 1997, Cal. No. 6, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 14, the hearing was closed.)

For consideration.

No. 31

CD 4

C 960554 PQM

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 606 West 30th Street and 613/19 West 29th Street (Block 675, Lots 39 and p/o 12) for continued use as a garage.

(On January 22, 1997, Cal. No. 7, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 15, the hearing was closed.)

For consideration.

No. 32

CD 10

C 970061 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 eighteen (18) 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 January 22, 1997, Cal. No. 8, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 16, the hearing was closed.)

For consideration.

No. 33

CD 11

C 960650 HAM

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

- 1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:
 - a) **the designation of property at 3-17 East 116th Street, on the northerly side of East 116th Street, between 5th and Madison avenues (Block 1622, Lot 5), within the Milbank-Frawley Circle East Urban Renewal Area, 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 HPD.**

Approval of the application would facilitate the construction of a seven-story residential building, tentatively known as Bonifacio Cora Texidor, containing 98 units of rental housing and one superintendent's apartment, under the Federal Section 202 Supportive Housing Program for the low income elderly.

(On January 22, 1997, Cal. No. 10, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 18, the hearing was closed.)

For consideration.

Nos. 34, 35, 36, and 37

(Applications for the Establishment of the Bradhurst Urban Renewal Plan, a zoning amendment, the disposition of property, and the creation of the Bradhurst Urban Renewal Area.)

No. 34

CD 9, 10

C 960467 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 Bradhurst Urban Renewal Plan, for the Bradhurst Urban Renewal Area.

The proposed urban renewal plan provides for:

D) The acquisition of the following properties:

<u>Site#</u>	<u>Block#</u>	<u>Lot#</u>	<u>Address</u>
1	2041	50	2597-99 Frederick Douglass Blvd.
1	2041	52	2601-03 Frederick Douglass Blvd.
1	2041	56	2605-09 Frederick Douglass Blvd.
3	2042	120	306 West 140th Street
5	2048	45	608 St. Nicholas Avenue
8	2043	13	2647 Frederick Douglass Blvd.
9	2043	19	306 West 142nd Street
9	2043	20	308 West 142nd Street
9	2043	21	- West 142nd Street
12	2043	9	307 West 141st Street
13	2044	11	2699 Frederick Douglass Blvd.
13	2044	12	2701 Frederick Douglass Blvd.
14	2029	36	247 Adam Clayton Powell, Jr. Blvd
15	2030	16	247 West 144th Street
16	2030	4	2722 Frederick Douglass Blvd.
17	2044	137	310 West 145 Street
17	2044	23	315 West 144th Street
17	2044	24	313 West 144th Street
17	2044	25	- West 144th Street
17	2044	26	- West 144th Street
17	2044	27	307 West 144th Street
17	2044	28	305 West 144th Street
17	2044	29	2711 Frederick Douglass Blvd.
17	2044	30	2713 Frederick Douglass Blvd.
17	2044	31	2715 Frederick Douglass Blvd.
17	2044	32	2717 Frederick Douglass Blvd.
17	2044	33	300 West 145th Street
17	2044	34	302 West 145th Street
17	2044	35	304 West 145th Street
17	2044	36	306 West 145th Street
17	2044	37	308 West 145th Street
17	2044	38	312 West 145th Street
17	2044	39	314 West 145th Street
17	2044	40	316 West 145th Street

18A	2051	117	214 Edgecombe Avenue
18A	2051	118	216 Edgecombe Avenue
18B	2051	139	43 Bradhurst Avenue
19	2051	125	338 West 145th Street
19	2051	126	336 West 145th Street
19	2051	127	334 West 145th Street
19	2051	128	- West 145th Street
19	2051	129	330 West 145th Street
19	2051	130	328 West 145th Street
19	2051	132	324 West 145th Street
19	2051	133	322 West 145th Street
19	2051	134	320 West 145th Street
20	2031	44	218 West 146th Street
20	2031	46	220 West 146th Street
20	2031	48	226 West 146th Street
20	2031	49	236 West 146th Street
20	2031	51	234 West 146th Street
21A	2045	1	317 West 145th Street
21B	2045	7	305 West 145th Street
21C	2045	9	301 West 145th Street
22	2032	30	2524 Adam Clayton Powell, Jr. Blvd.
22	2032	31	2526 Adam Clayton Powell, Jr. Blvd.
23	2032	23	203 West 146th Street
24	2032	1	2750 Frederick Douglass Blvd.
24	2032	2	2752 Frederick Douglass Blvd.
24	2032	3	2754 Frederick Douglass Blvd.
27	2033	12	217 West 147th Street
28A	2034	29	2560 Adam Clayton Powell, Jr. Blvd.
28B	2034	34	2570 Adam Clayton Powell, Jr. Blvd.
28B	2034	35	2572 Adam Clayton Powell, Jr. Blvd.
29	2034	24	207 West 148th Street
29	2034	25	205 West 148th Street
30	2034	15	227 West 148th Street
30	2034	16	225 West 148th Street
30	2034	17	223 West 148th Street
30	2034	18	221 West 148th Street
31	2034	1	279 Frederick Douglass Blvd.
32A	2045	42	- Bradhurst Avenue
32A	2045	43	104 Bradhurst Avenue
32A	2045	44	106 Bradhurst Avenue
32A	2045	45	108-110 Bradhurst Avenue
32A	2045	46	307 West 147th Street
32A	2045	47	- West 147th Street

32A	2045	48	- West 147th Street
32A	2045	49	2771 Frederick Douglass Blvd.
32A	2045	50	2773 Frederick Douglass Blvd.
32A	2045	61	114 Bradhurst Avenue
32A	2045	62	- Bradhurst Avenue
32B	2045	54	2781 Frederick Douglass Blvd.
32B	2045	55	2783 Frederick Douglass Blvd.
32B	2045	56	2785 Frederick Douglass Blvd.
33	2045	67	307 West 148th Street
33	2045	68	- West 148th Street
33	2045	69	2787 Frederick Douglass Blvd.
33	2045	70	- Frederick Douglass Blvd.
33	2045	71	2791 Frederick Douglass Blvd.
33	2045	72	2793 Frederick Douglass Blvd.
33	2045	73	2795 Frederick Douglass Blvd.
33	2045	74	2797 Frederick Douglass Blvd.
33	2045	75	2799 Frederick Douglass Blvd.
33	2045	76	2801 Frederick Douglass Blvd.
33	2045	77	302 West 149th Street
33	2045	79	304 West 149th Street
33	2045	82	128 Bradhurst Avenue
34	2045	90	2805 Frederick Douglass Blvd.
36	2046	28	2835 Frederick Douglass Blvd.
41	2039	10	263 West 153rd Street
41	2039	11	261 West 153rd Street
41	2039	13	259 West 153rd Street
41	2039	52	248 West 154th Street
41	2039	54	250 West 154th Street
41	2039	55	254 West 154th Street
41	2039	57	258 West 154th Street
41	2039	58	262 West 154th Street
41	2039	60	266 West 154th Street
41	2039	7	267 West 153rd Street
41	2039	8	265 West 153rd Street
42	2047	10	- Frederick Douglass Blvd.
42	2047	11	2903 Frederick Douglass Blvd.

- 2) A land use plan for the Bradhurst Urban Renewal Area sites, as follows:
- a) Residential Uses - Sites 1, 3, 5, 9, 15, 18A, 18B, 21A, 32A, 32B, 29 & 41.

- b) Commercial/Residential Uses - Sites 8, 13, 14, 16, 17, 19, 21B, 21C, 22, 24, 28A, 28B, 31, 33, 34, 36 and 42.
 - c) Community Facility Uses - Sites 12, 23, 27.
 - d) Open Space Uses - Sites - Sites 20 & 30.
- 3) The establishment of the Bradhurst Urban Renewal Area, which comprises only the sites to be acquired pursuant to the urban renewal plan.

(On January 8, 1997, Cal. No. 6, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 21, the hearing was closed.)

For consideration.

No. 35

CD 10

C 960468 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 145th Street, Frederick Douglass Boulevard, West 144th Street, and a line 100 feet westerly of Frederick Douglass Boulevard; and
- 2) establishing within the existing R7-2 District a C2-4 District bounded by West 145th Street, Frederick Douglass Boulevard, West 144th Street, Bradhurst Avenue, a line midway between West 144th Street and West 145th Street, and a line 100 feet westerly of Frederick Douglass Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 30, 1996.

(On January 8, 1997, Cal. No. 7, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 22, the hearing was closed.)

For consideration.

No. 36

CD 9, 10

C 960469 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 various Sites within the Bradhurst Urban Renewal Area.

The properties are to be disposed to a developer to be determined by HPD for redevelopment with uses in accordance with the Bradhurst Urban Renewal Plan:

<u>Site#</u>	<u>Block#</u>	<u>Lot#</u>	<u>Addresses</u>
1	2041	50	2597-99 Frederick Douglass Blvd.
1	2041	52	2601-03 Frederick Douglass Blvd.
1	2041	56	2605-09 Frederick Douglass Blvd.
3	2042	120	306 West 140th Street
5	2048	45	608 St. Nicholas Avenue
8	2043	13	2647 Frederick Douglass Blvd.
9	2043	19	306 West 142nd Street
9	2043	20	308 West 142nd Street
9	2043	21	- West 142nd Street
12	2043	9	307 West 141st Street
13	2044	11	2699 Frederick Douglass Blvd.
13	2044	12	2701 Frederick Douglass Blvd.
14	2029	36	2474 Adam Clayton Powell, Jr. Blvd
15	2030	16	247 West 144th Street
16	2030	4	2722 Frederick Douglass Blvd.
17	2044	137	310 West 145 Street
17	2044	23	315 West 144th Street
17	2044	24	313 West 144th Street
17	2044	25	- West 144th Street
17	2044	26	- West 144th Street
17	2044	27	307 West 144th Street
17	2044	28	305 West 144th Street
17	2044	29	2711 Frederick Douglass Blvd.
17	2044	30	2713 Frederick Douglass Blvd.
17	2044	31	2715 Frederick Douglass Blvd.
17	2044	32	2717 Frederick Douglass Blvd.
17	2044	33	300 West 145th Street
17	2044	34	302 West 145th Street
17	2044	35	304 West 145th Street

17	2044	36	306 West 145th Street
17	2044	37	308 West 145th Street
17	2044	38	312 West 145th Street
17	2044	39	314 West 145th Street
17	2044	40	316 West 145th Street
18A	2051	117	214 Edgcombe Avenue
18A	2051	118	216 Edgcombe Avenue
18B	2051	139	43 Bradhurst Avenue
19	2051	125	338 West 145th Street
19	2051	126	336 West 145th Street
19	2051	127	334 West 145th Street
19	2051	128	- West 145th Street
19	2051	129	330 West 145th Street
19	2051	130	328 West 145th Street
19	2051	132	324 West 145th Street
19	2051	133	322 West 145th Street
19	2051	134	320 West 145th Street
20	2031	44	218 West 146th Street
20	2031	46	220 West 146th Street
20	2031	48	226 West 146th Street
20	2031	49	236 West 146th Street
20	2031	51	234 West 146th Street
21A	2045	1	317 West 145th Street
21B	2045	7	305 West 145th Street
21C	2045	9	301 West 145th Street
22	2032	30	2524 Adam Clayton Powell, Jr. Blvd.
22	2032	31	2526 Adam Clayton Powell, Jr. Blvd.
23	2032	23	203 West 146th Street
24	2032	1	2750 Frederick Douglass Blvd.
24	2032	2	2752 Frederick Douglass Blvd.
24	2032	3	2754 Frederick Douglass Blvd.
27	2033	12	217 West 147th Street
28A	2034	29	2560 Adam Clayton Powell, Jr. Blvd.
28B	2034	34	2570 Adam Clayton Powell, Jr. Blvd.
28B	2034	35	2572 Adam Clayton Powell, Jr. Blvd.
29	2034	24	207 West 148th Street
29	2034	25	205 West 148th Street
30	2034	15	227 West 148th Street
30	2034	16	225 West 148th Street
30	2034	17	223 West 148th Street
30	2034	18	221 West 148th Street
31	2034	1	2792 Frederick Douglass Blvd.
32A	2045	42	- Bradhurst Avenue

32A	2045	43	104 Bradhurst Avenue
32A	2045	44	106 Bradhurst Avenue
32A	2045	45	108-110 Bradhurst Avenue
32A	2045	46	307 West 147th Street
32A	2045	47	- West 147th Street
32A	2045	48	- West 147th Street
32A	2045	49	2771 Frederick Douglass Blvd.
32A	2045	50	2773 Frederick Douglass Blvd.
32A	2045	61	114 Bradhurst Avenue
32A	2045	62	- Bradhurst Avenue
32B	2045	54	2781 Frederick Douglass Blvd.
32B	2045	55	2783 Frederick Douglass Blvd.
32B	2045	56	2785 Frederick Douglass Blvd.
33	2045	67	307 West 148th Street
33	2045	68	- West 148th Street
33	2045	69	2787 Frederick Douglass Blvd.
33	2045	70	- Frederick Douglass Blvd.
33	2045	71	2791 Frederick Douglass Blvd.
33	2045	72	2793 Frederick Douglass Blvd.
33	2045	73	2795 Frederick Douglass Blvd.
33	2045	74	2797 Frederick Douglass Blvd.
33	2045	75	2799 Frederick Douglass Blvd.
33	2045	76	2801 Frederick Douglass Blvd.
33	2045	77	302 West 149th Street
33	2045	79	304 West 149th Street
33	2045	82	128 Bradhurst Avenue
34	2045	90	2805 Frederick Douglass Blvd.
36	2046	28	2835 Frederick Douglass Blvd.

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

For consideration.

No. 37

CD 9, 10

N 960478 HGM

IN THE MATTER OF the designation of the Bradhurst Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, located

in Community Districts 9 and 10 in the Borough of Manhattan and described as follows:

<u>Site#</u>	<u>Block#</u>	<u>Lot#</u>	<u>Addresses</u>
1	2041	50	2597-99 Frederick Douglass Blvd.
1	2041	52	2601-03 Frederick Douglass Blvd.
1	2041	56	2605-09 Frederick Douglass Blvd.
3	2042	120	306 West 140th Street
5	2048	45	608 St. Nicholas Avenue
8	2043	13	2647 Frederick Douglass Blvd.
9	2043	19	306 West 142nd Street
9	2043	20	308 West 142nd Street
9	2043	21	- West 142nd Street
12	2043	9	307 West 141st Street
13	2044	11	2699 Frederick Douglass Blvd.
13	2044	12	2701 Frederick Douglass Blvd.
14	2029	36	2474 Adam Clayton Powell, Jr.Blvd
15	2030	16	247 West 144th Street
16	2030	4	2722 Frederick Douglass Blvd.
17	2044	137	310 West 145 Street
17	2044	23	315 West 144th Street
17	2044	24	313 West 144th Street
17	2044	25	- West 144th Street
17	2044	26	- West 144th Street
17	2044	27	307 West 144th Street
17	2044	28	305 West 144th Street
17	2044	29	2711 Frederick Douglass Blvd.
17	2044	30	2713 Frederick Douglass Blvd.
17	2044	31	2715 Frederick Douglass Blvd.
17	2044	32	2717 Frederick Douglass Blvd.
17	2044	33	300 West 145th Street
17	2044	34	302 West 145th Street
17	2044	35	304 West 145th Street
17	2044	36	306 West 145th Street
17	2044	37	308 West 145th Street
17	2044	38	312 West 145th Street
17	2044	39	314 West 145th Street
17	2044	40	316 West 145th Street
18A	2051	117	214 Edgecombe Avenue
18A	2051	118	216 Edgecombe Avenue
18B	2051	139	43 Bradhurst Avenue
19	2051	125	338 West 145th Street
19	2051	126	336 West 145th Street

19	2051	127	334 West 145th Street
19	2051	128	- West 145th Street
19	2051	129	330 West 145th Street
19	2051	130	328 West 145th Street
19	2051	132	324 West 145th Street
19	2051	133	322 West 145th Street
19	2051	134	320 West 145th Street
20	2031	44	218 West 146th Street
20	2031	46	220 West 146th Street
20	2031	48	226 West 146th Street
20	2031	49	236 West 146th Street
20	2031	51	234 West 146th Street
21A	2045	1	317 West 145th Street
21B	2045	110	- Bradhurst Avenue
21B	2045	7	305 West 145th Street
21C	2045	9	301 West 145th Street
22	2032	30	2524 Adam Clayton Powell, Jr.Blvd.
22	2032	31	2526 Adam Clayton Powell, Jr.Blvd.
23	2032	23	203 West 146th Street
24	2032	1	2750 Frederick Douglass Blvd.
24	2032	2	2752 Frederick Douglass Blvd.
24	2032	3	2754 Frederick Douglass Blvd.
27	2033	12	217 West 147th Street
28A	2034	29	2560 Adam Clayton Powell, Jr.Blvd.
28B	2034	34	2570 Adam Clayton Powell, Jr.Blvd.
28B	2034	35	2572 Adam Clayton Powell, Jr.Blvd.
29	2034	24	207 West 148th Street
29	2034	25	205 West 148th Street
30	2034	15	227 West 148th Street
30	2034	16	225 West 148th Street
30	2034	17	223 West 148th Street
30	2034	18	221 West 148th Street
31	2034	1	2792 Frederick Douglass Blvd.
32A	2045	42	- Bradhurst Avenue
32A	2045	43	104 Bradhurst Avenue
32A	2045	44	106 Bradhurst Avenue
32A	2045	45a	108 Bradhurst Avenue
32A	2045	45b	110 Bradhurst Avenue
32A	2045	46	307 West 147th Street
32A	2045	47	- West 147th Street
32A	2045	48	- West 147th Street
32A	2045	49	2771 Frederick Douglass Blvd.
32A	2045	50	2773 Frederick Douglass Blvd.

32A	2045	61	114 Bradhurst Avenue
32A	2045	62	- Bradhurst Avenue
32B	2045	54	2781 Frederick Douglass Blvd.
32B	2045	55	2783 Frederick Douglass Blvd.
32B	2045	56	2785 Frederick Douglass Blvd.
33	2045	67	307 West 148th Street
33	2045	68	- West 148th Street
33	2045	69	2787 Frederick Douglass Blvd.
33	2045	70	- Frederick Douglass Blvd.
33	2045	71	2791 Frederick Douglass Blvd.
33	2045	72	2793 Frederick Douglass Blvd.
33	2045	73	2795 Frederick Douglass Blvd.
33	2045	74	2797 Frederick Douglass Blvd.
33	2045	75	2799 Frederick Douglass Blvd.
33	2045	76	2801 Frederick Douglass Blvd.
33	2045	77	302 West 149th Street
33	2045	79	304 West 149th Street
33	2045	82	128 Bradhurst Avenue
34	2045	90	2805 Frederick Douglass Blvd.
36	2046	28	2835 Frederick Douglass Blvd.
41	2039	10	263 West 153rd Street
41	2039	11	261 West 153rd Street
41	2039	13	259 West 153rd Street
41	2039	52	248 West 154th Street
41	2039	54	250 West 154th Street
41	2039	55	254 West 154th Street
41	2039	57	258 West 154th Street
41	2039	58	262 West 154th Street
41	2039	60	266 West 154th Street
41	2039	7	267 West 153rd Street
41	2039	8	265 West 153rd Street
42	2047	10	- Frederick Douglass Blvd.
42	2047	11	2903 Frederick Douglass Blvd.

(On January 8, 1997, Cal. No. 9, the Commission scheduled January 22, 1997 for a public hearing. On January 22, 1997, Cal. No. 24, the hearing was closed.)

For consideration.

Nos. 38, 39, and 40

(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. 38

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. On February 19, 1997, Cal. No. 32, the item was laid over.)

For consideration.

No. 39

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. On February 19, 1997, Cal. No. 33, the item was laid over.)

For consideration.

No. 40

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/ Commercial	1959	31	317 W. 134th Street
			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. On February 19, 1997, Cal. No. 34, the item was laid over.)

For consideration.

Nos. 41 and 42

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

No. 41

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. On February 19, 1997, Cal. No. 36, the item was laid over.)

For consideration.

No. 42

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/ Commercial	1599	33	1400 5th Avenue			
			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. On February 19, 1997, Cal. No. 37, the item was laid over.)

For consideration.

No. 43

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. On February 19, 1997, Cal. No. 31, the item was laid over.)

For consideration.
