

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 19, 1996
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 970096 PPX	3	Scheduled to be Heard 4/2/97	19	C 960577 ZSM	5	Favorable Report Adopted
2	C 970261 PPX	3	• •	20	C 970138 PPM	3	• •
3	C 940092 PCM	3	• •	21	C 970139 PPM	10	• •
4	C 960366 ZSM	2	• •	22	N 970359 HKM	1	Forward Rep't to City Council
5	C 970244 PPQ	12	• •	23	N 970414 PXM	1	Favorable Report Adopted
6	C 960134 PSX	5	Hearing Closed	24	C 970176 HUQ	7	• •
7	C 960186 ZSX	7	• •	25	C 970178 ZSQ	7	• •
8	C 960187 ZSX	7	• •	26	C 970180 ZSQ	7	• •
9	C 970215 HUX	1	• •	27	C 970182 ZSQ	7	• •
10	C 970216 HDX	1	• •	28	C 970183 HDQ	7	• •
11	C 970217 ZSX	1	• •	29	N 97058 MEQ	7	• •
12	C 970255 PPK	5	• •	30	C 970120 PPQ	12	• •
13	N 970443 PXM	4	• •	31	C 960280 PSQ	12	• •
14	N 970444 PXQ	7	• •	32	N 970337 ZAQ	2	Authorization Approved
15	C 920682 MMX	2,9	Favorable Report Adopted	33	N 970089 ZAR	2	• •
16	C 970116 PPK	1	• •	34	N 970267 ZRR	3	Favorable Report Adopted
17	C 970144 PPK	5	• •				
18	N 970360 HKK	2	Forward Rep't to City Council				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		15	16	17	18	19	20	21	22	23	24	25	26	27	28
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	N	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.	A														
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Brenda Levin	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Edward Rogowsky	A														
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 10:30 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 19, 1997

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 6]
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 19, 1997

Roll Call; approval of minutes	1
I. Scheduling April 2, 1997	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 April 2, 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 19, 1997

**APPROVAL OF MINUTES OF Regular Meeting of March 5, 1997
and Special Meeting of March 3, 1997**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 2, 1997
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 3

C 970096 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 sixteen (16) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen in The Bronx Office of the Department of City Planning, which is located in Room 502, One Fordham Plaza, The Bronx, N.Y. , 10458.

Resolution for adoption scheduling April 2, 1997 for a public hearing.

No. 2

CD 3

C 970261 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 two (2) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2387	36	1077 Washington Avenue
2974	21	1161 Fox Street

Resolution for adoption scheduling April 2, 1997 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CD 3

C 940092 PCM

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of privately-owned property (Block 374, Lots 10,15 and 60) and site selection of city-owned property (Block 374, Lots 12,13,14,16,17,18,59,62 and 64) located between East 4th and East 5th streets and between avenues C and D, for use as a park.

Resolution for adoption scheduling April 2, 1997 for a public hearing.

No. 4

CD 2

C 960366 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Herbert Moskowitz 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(2)(a): to allow Use Group 6 uses (retail) below the floor level of the second story in a building occupying more than 3,600 square feet of lot area; and
- Section 42-14D(2)(b): to allow Use Group 6 uses (retail) below the floor level of the second story in any building;

for an existing 6-story building located at 489 Broome Street (Block 475 Lot 15), within the SoHo-Cast Iron Historic District, in M1-5A and M1-5B Districts.

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

Resolution for adoption scheduling April 2, 1997 for a public hearing.

BOROUGH OF QUEENS

No. 5

CD 12

C 970244 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 twenty (20) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, NY 11101.

Resolution for adoption scheduling April 2, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 6

CD 5

C 960134 PSX

PUBLIC HEARING:

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.

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

Close the hearing.

Nos. 7 and 8

(Applications for Special Permits to facilitate parking garages for Montefiore Medical Center)

No. 7

CD 7

C 960186 ZSX

PUBLIC HEARING:

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.

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

Close the hearing.

No. 8

CD 7

C 960187 ZSX

PUBLIC HEARING:

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.

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

Close the hearing.

Nos. 9, 10, and 11

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

No. 9

CD 1

C 970215 HUX

PUBLIC HEARING:

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

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

Close the hearing.

No. 10

CD 1

C 970216 HDX

PUBLIC HEARING:

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

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

Close the hearing.

No. 11

CD 1

C 970217 ZSX

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 12

CD 5

C 970255 PPK

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 13

CD 4

N 970443 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 330 West 42nd Street (Block 1032, Lot 48). (Department of Cultural Affairs Offices)

(On March 5, 1997, the Commission scheduled March 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 14

CD 7

N 970444 PXQ

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 32-02 Linden Place (Block 4950, Lot 48). (Traffic Control Division Enforcement Offices)

(On March 5, 1997, the Commission scheduled March 19, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 15

CD 2, 9

C 920682 MMX

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. On February 19, 1997, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 16

CD 1

C 970116 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 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. On February 19, 1997, Cal. No. 15, the hearing was closed.)

For consideration.

No. 17

CD 5

C 970144 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 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. On February 19, 1997, Cal. No. 16, the hearing was closed.)

For consideration.

No. 18

*(Report pursuant to Section 3020.8(b) 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.

(On February 19, 1997, Cal. No. 7, the Commission scheduled March 5, 1997 for a public hearing. On March 5, 1997, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

CD 5

C 960577 ZSM

IN THE MATTER OF an application submitted by Farlands Group 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 C6-4.5 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. On February 19, 1997, Cal. No. 17, the hearing was closed.)

For consideration.

No. 20

CD 3

C 970138 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 sixteen (16) 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 January 22, 1997, Cal. No. 9, the Commission scheduled February 5, 1997 for a public hearing which has been duly advertised. On February 5, 1997, Cal. No. 17, the hearing was closed.)

For consideration.

No. 21

CD 10

C 970139 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 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. On February 19, 1997, Cal. No. 18, the hearing was closed.)

For consideration.

No. 22

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning designation of 14 Wall Street)*

CD 1

N 970359 HKM

IN THE MATTER OF a communication dated January 24, 1997, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 14 Wall Street (a.k.a. 8-20 Wall Street; 1-11 Nassau Street; and 7-15 Pine Street)(Block 46, Lot 9) by the Landmarks Preservation Commission on January 14, 1997, (List No. 276/LP No. 1949).

For consideration.

CD 1

N 970414 PXM

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. On March 5, 1997, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 24, 25, 26, 27, 28 and 29

(Applications for an amendment to the College Point II Urban Renewal Plan, a requests for the grant of special permits to allow three retail developments without limitation on floor area, the disposition of city-owned property and the removal of a sewer easement)

No. 24

CD 7

C 970176 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 4th amendment to the College Point II Urban Renewal Plan, for the College Point II Urban Renewal Area.

The proposed amendment:

- 1) Establishes Regional Retail uses as permitted uses, as well as development and landscaping controls for such uses.
- 2) Establishes three Regional Retail sites.
- 3) Allows accessory parking for Regional Retail sites as a permitted use in Industrial Area A.

- 4) Provides for reduction in parking requirements for Regional Retail uses subject to review and approval of the City Planning Commission.
- 5) Removes the designated "Parking Garage Site" from Site "A".
- 6) Updates the language of the Urban Renewal Plan to conform to current standards.

The proposed 4th Amendment to the College Point II Urban Renewal Plan would facilitate the development of approximately 550,000 square feet of commercial space and accessory parking on four sites.

(On January 22, 1997, Cal. No. 11, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 19, the hearing was closed.)

For consideration.

No. 25

CD 7

C 970178 ZSQ

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Whitestone Development Partners, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow the development of a large retail establishment (Use Group 10A) with no limitation on floor area on property located at 134-02 to 138-02 20th Avenue (Block 4120, part of Lot 1 and part of Lot 2, Block 4121, Lot 1 and part of Lot 2, Block 4122, Lot 1 and part of Lot 2, Block 4123, Lot 1 and part of Lot 42, Block 4124, part of Lot 1, Block 4140, part of Lot 1, Block 4141, part of Lot 1, Block 4142, part of Lot 1, Block 4143, part of Lot 1, and Block 4144, part of Lot 1), in an M1-1 District, within the College Point II Industrial 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.

(On January 22, 1997, Cal. No. 12, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 20, the hearing was closed.)

For consideration.

No. 26

CD 7

C 970180 ZSQ

IN THE MATTER OF an application submitted by the Economic Development Corporation and Triangle Equities 20th Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow the development of a large retail establishment (Use Group 10A) with no limitation on floor area on property located at 139-02 to 140-15 20th Avenue (Block 4145, Lots 1 and 50), in an M1-1 District, within the College Point II Industrial 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.

(On January 22, 1997, Cal. No. 13, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 21, the hearing was closed.)

For consideration.

No. 27

CD 7

C 970182 ZSQ

IN THE MATTER OF an application submitted by the Economic Development Corporation and Triangle Equities/ Linden, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow the development of a large retail establishment (Use Group 10A) with no limitation on floor area on property located at 2850 Linden Place (Block 4331, part of Lot 1, Block 4332, Lot 1 and part of Lot 6, Block 4334, part of Lot 10 and part of Lot 50, and Block 4364, part of Lot 71), and an off-site accessory parking lot located on the east side of Ulmer Street approximately 436.09 feet northerly of 28th Avenue (Block 4302, part of Lot 1, Block 4303, part of Lot 1, Block 4275, part of Lot 1, and Block 4276, part of Lot 1), in an M1-1 District, within the College Point II Industrial 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.

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

For consideration.

No. 28

CD 7

C 970183 HDQ

IN THE MATTER OF an application , submitted by the Department of Housing Preservation and Development, pursuant to section 197-c of the New York City Charter, for the disposition of city-owned property within the College Point II Urban Renewal Area, Borough of Queens:

The following properties are proposed to be disposed to the Economic Development Corporation:

Property located at 2850 Linden Place (Block 4331, part of Lot 1, Block 4332, Lot 1 and part of Lot 6, Block 4334, part of Lot 10 and part of Lot 50, and Block 4364, part of Lot 71).

Property located on the easterly side of Ulmer Street approximately 436.09 feet northerly of 28th Avenue (Block 4302, part of Lot 1, Block 4275, part of Lot 1, Block 4276, part of Lot 1).

(On January 22, 1997, Cal. No. 15, the Commission scheduled February 5, 1997 for a public hearing. On February 5, 1997, Cal. No. 23, the hearing was closed.)

For consideration.

No. 29

CD 7

N 970158 MEQ

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, Whitestone Development Partners, L.P., and The Related Companies, L.P., requesting removal from the City Map of a sewer easement previously delineated for information purposes only, extending southward from Frank Golden Park within the area bounded by 132nd Street, 14th

Road, 133rd Place, 14th Avenue and 138th Street in accordance with Map No. 4934 dated October 11, 1996 and signed by the Borough President.

For consideration.

No. 30

CD 12

C 970120 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>Address</u>
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. On February 19, 1997, Cal. No. 19, the hearing was closed.)

For consideration.

No. 31

CD 12

C 960280 PSQ

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. On February 19, 1997, Cal. No. 20, the hearing was closed.)

For consideration.

No. 32

CD 2

N 970337 ZAQ

IN THE MATTER OF an application submitted by Duhart Properties LLC for the grant of an authorization pursuant to Section 117-133 of the Zoning Resolution to allow a commercial development (U. G. 6-office building) to be located on a vacant zoning lot with no street line abutting Fifth Street on property located at 10-09 49th Avenue (Block 44, Lot 105), in a C1-5 District mapped within an R6A District and an M1-4 District, within the Special Hunters Point Mixed Use District.

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

For consideration.

BOROUGH OF STATEN ISLAND

No. 33

CD 2

N 970089 ZAR

IN THE MATTER OF an application by New York City Department of Housing Preservation and Development/Sisters of Charity Health Care System for the grant of authorizations pursuant to:

- (a) Section 23-631(h) of the Zoning Resolution for the modification of the height and setback regulations; and
- (b) Sections 105-421 and 105-423 of the Zoning Resolution for the modification of existing topography and the alteration of botanic environments or removal of trees,

to facilitate the development of a four-story building containing 79 low-income dwelling units for the elderly on property located on Brielle Avenue adjacent to Susan Wagner High School (Block 955, part of Lot 1) in an R3-2 zoning district and the Special Natural Area District (NA-1).

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

For consideration.

No. 34

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 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. On March 5, 1997, Cal. No. 20, the hearing was closed.)

For consideration.
