

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 30, 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 970265 PPX | 9 | Scheduled to be Heard 5/14/97 | 18 | C 970096 PPX | 3 | Favorable Report Adopted |
| 2 | C 890476 MMX | 6 | " " | 19 | C 970261 PPX | 3 | " " |
| 3 | C 890478 MMX | 6 | " " | 20 | C 940092 PCM | 3 | " " |
| 4 | C 960540 HUK | 16 | " " | 21 | C 960366 ZSM | 2 | " " |
| 5 | C 960541 HDK | 16 | " " | 22 | N 970520 RAR | 2 | Authorization Approved |
| 6 | C 970247 PPK | 16 | " " | | | | |
| 7 | C 970295 PPK | 16 | " " | | | | |
| 8 | N 970523 BDM | 1 | " " | | | | |
| 9 | C 970151 PCM | 12 | " " | | | | |
| 10 | C 970132 ZSM | 4 | " " | | | | |
| 11 | C 970129 PQK | 2 | Hearing Closed | | | | |
| 12 | C 970243 PPM | 12 | " " | | | | |
| 13 | C 970228 ZSM | 2 | " " | | | | |
| 14 | C 970334ZSM | 5 | " " | | | | |
| 15 | C 970400 PQM | 4 | " " | | | | |
| | C 970401 PPM | 4 | " " | | | | |
| 16 | C 960672 PSQ | 13 | " " | | | | |
| 17 | C 970330 PPR | 1 | " " | | | | |

| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: | | | | | | | | | | | | | |
|------------------------------------|---------------------------|--|----|----|----|----|--|--|--|--|--|--|--|--|--|
| | | In Favor - Y Oppose - N Abstain - AB Recuse - R | | | | | | | | | | | | | |
| Calendar Numbers: | | 18 | 19 | 20 | 21 | 22 | | | | | | | | | |
| Joseph B. Rose, Chairman | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Victor G. Alicea, Vice Chairman | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Albert Abney | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Angela M. Battaglia | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Amanda M. Burden, A.I.C.P. | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Irwin Cantor, P.E. | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Kathy Hirata Chin, Esq. | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Alexander Garvin | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Anthony I. Giacobbe, Esq. | A | | | | | | | | | | | | | | |
| William J. Grinker | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Brenda Levin | P | Y | Y | Y | Y | Y | | | | | | | | | |
| Edward Rogowsky | A | | | | | | | | | | | | | | |
| Jacob B. Ward, Esq., Commissioners | P | Y | Y | Y | Y | Y | | | | | | | | | |

MEETING ADJOURNED AT: 10:57 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 30, 1997

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 9]

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, APRIL 30, 1997

| | |
|--------------------------------------|----|
| Roll Call; approval of minutes | 1 |
| I. Scheduling May 14, 1997 | 1 |
| II. Public Hearings | 6 |
| III. Reports | 10 |

**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 May 14, 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, APRIL 30, 1997

**APPROVAL OF MINUTES OF Regular Meeting of April 16, 1997
and Special Meeting of April 28, 1997**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 14, 1997
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 9

C 970265 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 1036 Leland Avenue (Block 3731, Lot 25), pursuant to zoning.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 2

CD 6

C 890476 MMX

IN THE MATTER OF an application submitted by N.Y.C. 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 elimination, discontinuance and closing of East 174th Street between the easterly and westerly portions of Park Avenue, and any acquisition or disposition of property related thereto, all in accordance with Map No. 13062 dated June 11, 1996 and signed by the Borough President.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 3

CD 6

C 890478 MMX

IN THE MATTER OF an application submitted by N.Y.C. 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 elimination, discontinuance and closing of East 176th Street between the easterly and westerly portions of Park Avenue, and any acquisition or disposition of property related thereto, all in accordance with Map No. 13063 dated June 11, 1996 and signed by the Borough President.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CD 16

C 960540 HUK

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 Law (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for an amendment to the urban renewal plan for the Brownsville I Urban Renewal Area.

The proposed amendment:

- 1) **Merges two sites (former sites 14A and 24) to create one site (Site 14) with a commercial land use designation;**
- 2) **Changes the permitted land use of former Site 24 from industrial to commercial;**
- 3) **Includes a provision requiring the developer of Site 14 to use natural gas;**
- 4) **Modifies the plan text to reflect current urban renewal standards.**

The proposed amendments would facilitate the development of Site 14, located on Riverdale Avenue between Rockaway and Thatford avenues for commercial use.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 5

CD 16

C 970541 HDK

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 at 769-783 Rockaway Avenue (Block 3603, Lot 25), Site 14 within the Brownsville I Urban Renewal Area, to a developer/sponsor to be selected by HPD.

The disposition would facilitate commercial development on the site.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 6

CD 16

C 970247 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 twelve (12) 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, NY 11241.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 7

CD 16

C 970295 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:

1. **One (1) city-owned property** located at 247 Amboy Street (Block 3557, Lot 14), pursuant to zoning.
2. **One (1) city-owned property** located at 162 Glenmore Ave. (Block 3709, Lot 16) restricted to residential accessory uses.

Resolution for adoption scheduling May 14, 1997 for a public hearing.

BOROUGH OF MANHATTAN

No. 8

CD 1

N 970523 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Downtown Lower Manhattan Improvement District, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, **concerning the amendment of the Downtown Lower Manhattan Business Improvement District.** The preparation of the Plan was authorized by the Mayor on July 6, 1993.

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

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 9

CD 12

C 970151 PCM

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 2238A Amsterdam Avenue (Block 2128, Lot 48), for use as a day care center.**

Resolution for adoption scheduling May 14, 1997 for a public hearing.

No. 10

CD 4

C 970132 ZSM

IN THE MATTER OF an application submitted by H & H Realty, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 13-562, 74-52 and 96-111 of the Zoning Resolution **to allow an attended public parking lot with a maximum capacity of 20 spaces on property located at 348-350 West 53rd Street (Block 1043, part of Lot 54), within the Preservation Area of the Special Clinton District.**

Plan for this proposed public parking lot is 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 May 14, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 11

CD 2

C 970129 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Employment and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 20 Jay Street (Block 19, Lot 1), for use as a warehouse.

(On April 16, 1997, Cal. No. 1, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 12

C 970243 PPM

PUBLIC HEARING:

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

| <u>Block</u> | <u>Lot</u> | <u>Address</u> |
|--------------|------------|-----------------------|
| 2111 | 77 | 477 West 165th Street |
| 2111 | 97 | 448 West 167th Street |
| 2117 | 46 | 513 West 158th Street |
| 2120 | 68 | 577 West 161th Street |

(On April 16, 1997, Cal. No. 2, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 2

C 970228 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of 583-587 Broadway Condominium 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 use regulations of Section 42-14D(1)(b) to allow seven additional joint living-work quarters for artists on floors three through nine in an existing 12-story building, with frontage along Broadway and with lot coverage in excess of 3,600 square feet, at 583-587 Broadway, a/k/a 154-158 Mercer Street (Block 512, Lots 1001, 1002), within the SoHo-Cast Iron Historic District, 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 April 16, 1997, Cal. No. 3, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 5

C 970334 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bertelsmann Property, Inc. (owner and operator) pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-46 of the Zoning**

Resolution to permit a 22,160 square foot indoor interactive entertainment facility with eating and drinking on the first, third and fourth floors of an existing building located at 1540 Broadway, between West 45th and West 46th streets (Block 998, Lots 1001-1005), in a C6-7T 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 April 16, 1997, Cal. No. 4, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 4

C 970400 PQM
C 970401 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 275 Seventh Avenue (Block 801, Lot 1), for use as a primary health care facility.

(On April 16, 1997, Cal. No. 5, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 16

CD 13

C 960672 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Queens Borough Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of property located at 218-13 Linden Boulevard (Block 11319, Lot 1), for use as a public library.

(On April 16, 1997, Cal. No. 6, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

CD 1

C 970330 PPR

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

| <u>Block</u> | <u>Lot</u> | <u>Address</u> |
|--------------|------------|-------------------|
| 48 | 15 | 203 York Avenue |
| 563 | 93 | 210 Gordon Street |

(On April 16, 1997, Cal. No. 7, the Commission scheduled April 30, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 18

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.

For consideration.

No. 19

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 |

For consideration.

BOROUGH OF MANHATTAN

No. 20

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.

(On March 19, 1997, Cal. No. 3, the Commission scheduled April 2, 1997 for a public hearing. On April 2, 1997, Cal. No. 4, the hearing was closed.)

For consideration.

 No. 21

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.

(On March 19, 1997, Cal. No. 4, the Commission scheduled April 2, 1997 for a public hearing. On April 2, 1997, Cal. No. 5, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 22

CD 3

N 970520 RAR

IN THE MATTER OF an application submitted by David Winters for Patricia Matera, pursuant to Section 107-69 of the Zoning Resolution for the grant of authorization to allow a residential enlargement involving disturbance of soil in Area M in the Special South Richmond Development District at 31 Englewood Avenue Block 7380, Lot 47 Borough of Staten Island, New York.

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

For consideration.
