

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 28, 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 970358 DMK	8	Scheduled to be Heard 6/11/97	18	C 970129 PQK	2	Favorable Report Adopted
2	C 970343 HAM	10	" "	19	C 970243 PPM	12	" "
3	C 970352 PPQ	11	" "	20	C 970228 ZSM	2	" "
4	C 970272 PPX	8	Hearing Closed	21	N 970523 BDM	1	Forward Rep't to City Council
5	C 970298 PPX	3	" "	22	C 960672 PSQ	13	Favorable Report Adopted
6	C 970293 PPK	8	" "	23	C 970330 PPR	1	" "
7	C 970285 HAK	4	" "				
8	C 970292 PPK	1	" "				
9	C 970312 PPK	5	" "				
10	C 970357 PPK	5	" "				
11	N 970635 BDK	2	" "				
12	C 970234 PPM	3	" "				
13	C 960576 ZMM	11	" "				
	NOTICE		" "				
14	C 970296 PPQ	13	" "				
15	C 970313 PPQ	12	" "				
16	C 970375 PPQ	12	" "				
17	C 970186 ZSR	3	" "				

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	23						
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y						
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y						
Albert Abney	P	Y	Y	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y						
Amanda M. Burden, A.I.C.P.	A												
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y						
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y						
Alexander Garvin	P	Y	Y	Y	Y	Y	Y						
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y						
William J. Grinker	A												
Brenda Levin	P	Y	Y	Y	Y	Y	Y						
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y						
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 11:59 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 28, 1997

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 11]

Prepared by Rosa R. Romero, Calendar Officer

A

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, MAY 28, 1997

Roll Call; approval of minutes	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for June 11, 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, MAY 28, 1997

APPROVAL OF MINUTES OF Regular Meeting of May 14, 1997

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 11, 1997
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 8

C 970358 DMK

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>
1125	9	996 Atlantic Avenue
1133	78	883 Dean Street

Resolution for adoption scheduling June 11, 1997 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 10

C 970343 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 3, 5, 7, 9 and 11 W. 118th Street (Block 1717, Lots 28-32) and 1460, 1462, 1464, 1466, 1468, 1470, 1472 and 1474 Fifth Avenue (Block 1717, Lots 33-40), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor selected by HPD.

to facilitate construction of a Federal Section 202 Supportive Housing for the Elderly development, tentatively known as Victory One, containing 109 apartments for elderly persons of low income plus one unit for a superintendent, in an eight story building.

Resolution for adoption scheduling June 11, 1997 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 11

C 970352 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 one (1) city-owned property located at 35-19 215th Street (Block 6179, Lot 39), pursuant to zoning.

Resolution for adoption scheduling June 11, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 4

CD 8

C 970272 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 six (6) 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, One Fordham Plaza, Room 502, The Bronx, NY 10458.

(On May 14, 1997, Cal. No. 1, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 5

CD 3

C 970298 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 3861 Third Avenue (Block 2919, Lot 39), pursuant to zoning.

(On May 14, 1997, Cal. No. 2, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 6

CD 8

C 970293 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of five (5) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1336	59	1779A Pacific Street
1336	60	1781 Pacific Street
1361	169	1429 Prospect Place
1361	70	1431 Prospect Place
1361	71	1433 Prospect Place

(On May 14, 1997, Cal. No. 3, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 7

CD 4

C 970285 HAK

PUBLIC HEARING:

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 located at:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3309	33	273 Menahan Street
3309	34	271 Menahan Street
3309	35	1485 Myrtle Avenue
3309	36	1483 Myrtle Avenue
3333	34	344 Wilson Avenue
3333	35	346 Wilson Avenue
3333	36	348 Wilson Avenue
3333	37	350 Wilson Avenue
3333	38	352 Wilson Avenue
3333	39	1341 Gates Avenue

as an Urban Development Action Area;

b) an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor selected by HPD;

to facilitate construction of approximately 12,900 square feet of commercial space tentatively known as ANCHOR/Partnership Plaza.

(On May 14, 1997, Cal. No. 4, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 1

C 970292 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of eight (8) 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.

(On May 14, 1997, Cal. No. 5, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 5

C 970312 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of seven (7) 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.

(On May 14, 1997, Cal. No. 6, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 5

C 970357 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the disposition of twelve (12) 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, 7th Floor, Brooklyn, New York 11241.

(On May 14, 1997, Cal. No. 7, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 2

N 970635 BDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the **Montague Street Business Improvement District**, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, **concerning the establishment of the Montague Street, Brooklyn Business Improvement District.** The preparation of the Plan was authorized by the Mayor on October 28, 1996.

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

(On May 14, 1997, Cal. No. 8, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 3

C 970234 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>
406	23	536 E. 13th Street
406	60	509 E. 12th Street
407	47	527 E. 13th Street
415	10	172 Eldridge Street

(On May 14, 1997, Cal. No. 9, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 11

C 960576 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Navigator Realty pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 6b:**

- 1) eliminating from an existing R7-2 District a C1-5 District bounded by East 98th Street, a line 100 feet east of Lexington Avenue, a line midway between East 96th Street and East 97th Street, and a line 100 feet west of Lexington Avenue; and
- 2) changing from an R7-2 District to a C1-8X District property bounded by East 98th Street, a line 100 feet east of Lexington Avenue, a line midway between East 96th Street and East 97th Street, and a line 100 feet west of Lexington Avenue,

as shown on a diagram (for illustrative purposes only) dated February 10, 1997 and subject to the conditions of CEQR Declaration E-80.

(On May 14, 1997, Cal. No. 10, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, May 28, 1997 at 10:00 a.m. in City Hall, a public hearing is being held by the City Planning Commission (CPC) in conjunction with the above ULURP hearings to receive comments related to the Draft Environmental Impact Statement (DEIS) concerning an amendment of the zoning map, Section No. 6b, pursuant to the State Environmental Quality Act (CEQR) CEQR No. 95DCP062M.

BOROUGH OF QUEENS

No. 14

CD 13

C 970296 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of eleven (11) 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, N.Y. 11101.

(On May 14, 1997, Cal. No. 11, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 12

C 970313 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter,

for the disposition of thirteen (13) 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, New York 11101.

(On May 14, 1997, Cal. No. 12, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 12

C 970375 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of fourteen (14) 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, New York 11101.

(On May 14, 1997, Cal. No. 13, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

CD 3

C 970186 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Smart SMR of New York,

Inc., d/b/a/ Nextel Communications, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 107-73 of the Zoning Resolution to modify the height regulations of Section 107-43 to allow a monopole and antenna located at 6767 Amboy Road (Block 7561, Lot 108), in an M1-1 district, within the Special South Richmond Development (SRD) District.

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

(On May 14, 1997, Cal. No. 14, the Commission scheduled May 28, 1997 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 18

CD 2

C 970129 POK

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. On April 30, 1997, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

CD 12

C 970243 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 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. On April 30, 1997, Cal. No. 12, the hearing was closed.)

For consideration.

No. 20

CD 2

C 970228 ZSM

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. On April 30, 1997, Cal. No. 13, the hearing was closed.)

For consideration.

No. 21

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.

(On April 30, 1997, Cal. No. 8, the Commission scheduled May 14, 1997 for a public hearing. On May 14, 1997, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 22

CD 13

C 960672 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 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. On April 30, 1997, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 23

CD 1

C 970330 PPR

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. On April 30, 1997, Cal. No. 17, the hearing was closed.)

For consideration.
