

CITY PLANNING COMMISSION DISPOSITION SHEET

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

**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 960670 ZMX	10	Scheduled to be Heard 12/3/97	19	C 950278 MMR	1	Hearing Continued
2	C 970677 PPX	5	" "	20	C 960666 PSX	12	Favorable Report Adopted
3	C 970356 PPX	6	" "	21	C 970674 PPK	6	" "
4	C 970640 PPX	5	" "	22	C 980035 PCK	6	" "
5	C 970641 PPX	6	" "	23	C 960664 PSM	10	" "
6	C 970753 ZMK	2	" "	24	N 970121 ZRM	2	" "
7	C 970800 PSK	7	" "	25	C 970429 PCQ	4	" "
8	C 980067 ZMK	1	" "	26	C 980065 ZSQ	8	" "
9	C 970776 PPM	11	" "	27	C 970792 ZSQ	8	" "
10	N 970290 ZRM	5-8	10, 11	28	C 970451 PPR	1	" "
11	C 970335 PCQ	2	" "	29	N 970733 ZAR	2	Authorization Approved
12	N 980001 ZRY	cw	" "	30	N 970745 ZAR	2	" "
13	C 980092 HUX	6	Hearing Closed		Supplemental Cal		
14	C 970768 HAX	6	" "	A	N 980119 HKK	8	Forward Rep't to City Council
15	C 970424 DMX	3	" "				
16	C 970248 HAK	1	" "				
17	N 980149 PXM	1	" "				
18	C 970656 GFQ	2	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		20	21	22	23	24	25	26	27	28	29	30		A	
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Victor G. Alicea, Vice Chairman	P	Y	Y	AB	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	P	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	P	Y	
Amanda M. Burden, A.I.C.P.	A												L		
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	Y	
Kathy Hirata Chin, Esq.	A												M		
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	Y	
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
William J. Grinker	P	Y	Y	AB	Y	Y	Y	Y	Y	Y	Y	Y	T	Y	
Brenda Levin	P	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	A	Y	
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	Y	
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	

MEETING ADJOURNED AT: 11:10 A.M.

SUPPLEMENTAL
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 19, 1997

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 21]
Prepared by Rosa R. Romero, Calendar Officer

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.

REPORT

ITEM A

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning the landmark designation of the
John and Elizabeth Truslow House)*

CD 8

N 980119 HKK

IN THE MATTER OF a communication dated September 26, 1997, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the John and Elizabeth Truslow House located at 96 Brooklyn Avenue (aka 1331-1343 Dean Street) (Block 1208, Lot 47)** by the Landmarks Preservation Commission on September 16, 1997 (List No. 284/LP No. 1964).

For consideration.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 19, 1997

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 21]

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*
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ORDER OF BUSINESS AND INDEX

WEDNESDAY, NOVEMBER 19, 1997

Roll Call; approval of minutes	2
I. Scheduling December 3, 1997	2
II. Public Hearings	18
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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 December 3, 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 called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

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

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

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

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

To view the Planning Commission Calendar on the World Wide Web, visit the Department of City Planning (DCP) home page at:

<http://www.ci.nyc.ny.us/html/dcp/home.html>

NOTICE

PLEASE NOTE THAT APPLICATIONS AND INSTRUCTIONS FOR LAND

USE ACTIONS HAVE BEEN REVISED. THE NEW APPLICATION

PACKAGE IS AVAILABLE AT THE DCP MAIN OFFICE MAP AND

BOOK STORE AT 22 READE STREET, GROUND FLOOR

NEW FORMS MAY BE FILED EFFECTIVE IMMEDIATELY.

OLD FORMS WILL

NO LONGER BE ACCEPTED

WEDNESDAY, NOVEMBER 19, 1997

APPROVAL OF MINUTES OF Regular Meeting of November 5, 1997

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 3, 1997
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 10

C 960670 ZMX

IN THE MATTER OF an application submitted by Zemo Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 7c**, establishing within an existing R4 District a C1-2 District bounded by Cross-Bronx Expressway Extension, a line 450 feet northwesterly of Dewey Avenue, and Calhoun Avenue, as shown on a diagram (for illustrative purposes only) dated August 18, 1997.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 2

CD 5

C 970677 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 five (5) city-owned properties**, pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
3187	5	2308 Jerome Avenue
3196	66	27 Buchanan Place
3207	22	50 Clinton Place
3211	47	S/S of West 183rd Street; 100 feet east of University Avenue
3211	118	Interior lot - 68.60 feet west of Aqueduct Avenue East; 199.5 feet south of West 183rd Street

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 3

CD 6

C 970356 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 three (3) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3035	7	4270 Park Avenue
3040	3	4648 Park Avenue
3038	87	452 E. 183rd Street

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 4

CD 5

C 970640 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 six (6) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, The Bronx, New York 10458.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 5

CD 6

C 970641 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 seven (7) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, The Bronx, New York 10458.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

BOROUGH OF BROOKLYN

No. 6

CD 2

C 970753 ZMK

IN THE MATTER OF an application submitted by the Two Trees Development Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M1-2 District to a C6-2A District property bounded by Plymouth Street, Adams Street, Water Street, and Main Street, as shown on a diagram (for illustrative purposes only) dated August 18, 1997 and subject to the conditions of CEQR Declaration E-84.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 7

CD 7

C 970800 PSK

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 Pier 1, Brooklyn Army Terminal (Block 5778, part of Lot 1), for use as a docking facility with an ancillary building and parking.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 8

CD 1

C 980067 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 12d:**

- 1) changing from an M3-1 District to an M1-2 District property bounded by a line midway between Plymouth Street and Water Street, a line 100 feet westerly of Hudson Avenue, Water Street, and Bridge Street;
- 2) changing from an M1-2 District to an R6B District property bounded by Water Street, a line 100 feet westerly of Hudson Avenue, Plymouth Street, Little Street, a line 400 feet northeasterly of Navy Street, a line perpendicular to and passing through a point on the last-named course distant 400 feet southeasterly of the intersection of the last-named course with the southerly street line of Evans Street, Navy Street, Hudson Avenue, Front Street, and a line 75 feet easterly of Bridge Street;
- 3) changing from an M1-2 District to an R6A District property bounded by Front Street, Hudson Avenue, Navy Street, York Street, and Bridge Street; and
- 4) establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet northerly of York Street, Navy Street, York Street, Bridge Street, Front Street, and a line 100 feet easterly of Bridge Street,

as shown on a diagram (for illustrative purposes only) dated August 18, 1997 and subject to the conditions of CEQR Declaration E-83.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

BOROUGH OF MANHATTAN

No. 9

CD 11

C 970776 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 two (2) city-owned properties, pursuant to zoning:**

Block	Lot	Address
1674	3	1988 Second Avenue
1674	4	1990 Second Avenue

Resolution for adoption scheduling December 3, 1997 for a public hearing.

No. 10

CD 5, 6, 7, 8, 10, 11

N 970290 ZRM

(Amendment of the Zoning Resolution concerning the addition of zoning districts in which the current special permit for physical culture or health establishments would be allowed.)

IN THE MATTER OF an amendment to the Zoning Resolution of the City of New York pursuant to Section 201 of the New York City Charter, relating to Sections 32-31 and 73-36, special permit of the Board of Standards and Appeals for physical culture or health establishments.

Matter in **Graytone** is new, to be added;
 Matter within # # is defined in Section 12-10;
 *** indicate unchanged text in the Zoning Resolution.

32-31

By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

~~C1-9~~ C2 C4 C5 C6 C8

#Physical culture or health establishments#, including gymnasiums (not permitted under Use Group 9), massage establishments [PRC-B]

73-36

Physical Culture or Health Establishments

(a) In ~~C1-9~~ C2, C4, C5, C6, C8, M1, M2 or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board of Standards and Appeals may permit #physical culture or health establishments# as defined in Section 12-10, including gymnasiums (not permitted under Use Group 9), massage establishments other than #adult physical culture establishments#, for a term not to exceed ten years, provided the following findings are made:

- (1) that such #use# is so located as not to impair the essential character or the future use or development of the surrounding area; and
- (2) that such #use# contains:
 - (i) one or more of the following regulation size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or
 - (ii) a swimming pool of a minimum 1,500 square feet; or
 - (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or
 - (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.

Therapeutic or relaxation services may be provided only as #accessory# to programmed facilities as described in paragraphs (2)(i) through (2)(iv) of this Section.

(b) In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the Board may permit #physical culture or health establishments# located on the roof of a #commercial building# or the commercial portion of a #mixed building#, provided the following additional findings are made:

- (1) that such #use# shall be an incidental part of a permitted #physical culture or health establishment# located within the same #commercial# or #mixed building#;

- (2) that such #use# shall be open and unobstructed to the sky;
 - (3) that such #use# shall be located on a roof not less than 23 feet above #curb level#;
 - (4) that the application for such #use# shall be made jointly by the owner of the #building# and the operator of such #physical culture or health establishment#; and
 - (5) that the Board shall prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to, requirements for the location, size and types of signs, limitations on the manner and/or hours of operation, shielding of floodlights, adequate screening, and the control of undue noise including the amplification of sound, music or voices.
- (c) No special permit shall be issued pursuant to this Section unless:
- (1) the Board shall have referred the application to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory; and
 - (2) the Board, in any resolution granting a special permit, shall have specified how each of the findings required by this Section are made.

The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted #use# has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of #signs# and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

BOROUGH OF QUEENS

No. 11

CD 2

C 970335 PCQ

IN THE MATTER OF an application submitted by the Department of Health 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 37-50 57th Street** (Block 1211, Lots 22 and 38), for use as a **garage and vehicle maintenance facility**.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

CITYWIDE

No. 12

Citywide

N 980001 ZRY

(Amendment of the Zoning Resolution creating a City Planning Commission special permit for docks for gambling vessels in all Commercial and Manufacturing Districts, except C1 Districts.)

IN THE MATTER of an amendment of the Zoning Resolution of the City of New York, pursuant to Section 201 of the New York City Charter, related to the creation of a special permit, Section 62-737, and the amendment of other Sections concerning vessels where the primary activity is a shipboard gambling business.

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.

**ARTICLE I
GENERAL PROVISIONS**

* * *

**Chapter 2
Construction of Language and Definitions**

* * *

12-10
DEFINITIONS

* * *

Front yard line level - see Yard line, front, level (of)

Gambling vessel

A "gambling vessel" is any ferry, sightseeing, excursion, sport fishing or passenger ocean vessel that operates a shipboard gambling business subject to regulation under Title

20-A of the Administrative Code of the City of New York or any successor legislation:

* * *

ARTICLE III
COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 2
Use Regulations

32-15
Use Group 6

C1 C2 C4 C5 C6 C8

* * *

C. Retail or Service Establishments

* * *

Docks for ferries, other than #gambling vessels#, limited to an aggregate operational passenger load, per #zoning lot#, of 150 passengers per half hour

* * *

32-18
Use Group 9

C2 C4 C5 C6 C8

* * *

A. Retail or Service Establishments

* * *

Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, limited to the following aggregate dock capacities per #zoning lot#:

200 in C2, C3 Districts; 500 in C4-1, C4-2, C4-3, C4-4, C7, C8-1, C8-2, C8-3 Districts; 2,500 in C4-4A, C4-5, C4-6, C4-7, C5, C6, C8-4 Districts.

"Dock capacity" is the U.S. Coast Guard certified capacity of the largest vessel using a dock. "Aggregate dock capacity" is the sum of the dock capacities of all docks on the #zoning lot#.

* * *

32-19
Use Group 10

C4 C5 C6 C8

* * *

A. Retail or Service Establishments

* * *

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load

* * *

32-23
Use Group 14

C2 C3 C7 C8

Use Group 14 consists of the special services and facilities required for boating and related activities.

A. Retail or Service

* * *

Docks for ferries, other than #gambling vessels#, limited to an aggregate operational passenger load, per #zoning lot#, of 150 passengers per half hour

Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, limited to the following aggregate dock capacities per #zoning lot#:

200 in C2, C3 Districts; 500 in C7, C8-1, C8-2, C8-3 Districts; 2,500 in C8-4 Districts.

"Dock capacity" is the U.S. Coast Guard certified capacity of the largest vessel using a dock. "Aggregate dock capacity" is the sum of the dock capacities of all docks on the #zoning lot#.

Docks for water taxis with vessel capacity limited to 20 passengers

* * *

32-30

Uses Permitted by Special Permit

32-32

By the City Planning Commission

* * *

C2 C3 C4 C5 C6 C7 C8

Docks for #gambling vessels#, pursuant to Section 62-737

C6

Docks for passenger ocean vessels, pursuant to Section 62-731

* * *

* * *

Chapter 2
Use Regulations

* * *

42-14
Use Group 17

M1 M2 M3

* * *

C. Miscellaneous #uses#

* * *

Docks for passenger ocean vessels, other than #gambling vessels#

Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, with no limitation on vessel or dock capacity

Docks for vessels not otherwise listed, other than docks for #gambling vessels#

* * *

42-30
Uses Permitted by Special Permit

* * *

42-32
By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1

Department stores

M1 M2 M3

Docks for #gambling vessels#, pursuant to Section 62-737

* * *

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

* * *

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-211
WD uses (Water-Dependent)

WD #uses# require direct access to a body of water in order to function or use waterways for transport of materials or products. WD #uses# shall be limited to the following:

* * *

From Use Group 6:

*Docks for ferries, other than #gambling vessels#, limited as to passenger load (also listed in Use Group 14)

*Docks for water taxis (also listed in Use Group 14)

* * *

From Use Group 9:

*Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, limited as to dock capacity per #zoning lot# (also listed in Use Group 14)

* * *

From Use Group 10:

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load

* * *

From Use Group 17:

* * *

*Docks for passenger ocean vessels, other than #gambling vessels#

*Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, with no limitation on vessel or dock capacity

Docks for vessels not otherwise listed, other than docks for #gambling vessels#

* * *

* Refer to Use Group for detailed description of this #use#.

* * *

62-73

Special Permits by the City Planning Commission

62-731

Docks for passenger ocean vessels in C6 Districts

In C6 Districts, the City Planning Commission may permit docks for passenger ocean vessels, other than gambling vessels. . .

* * *

62-737

Docks for gambling vessels

In all Commercial Districts, except C1 Districts, and in all Manufacturing Districts, the City Planning Commission may permit docks for #gambling vessels#, provided that, in Commercial Districts, the maximum aggregate dock capacity per #zoning lot# shall be determined by the zoning district, as indicated in the applicable provisions of Sections 32-18 (Use Group 9) and 32-23 (Use Group 14).

As a condition for permitting such #use#, the Commission shall find that:

- (a) the #streets# providing access to such docking facility will be adequate to ensure that the traffic generated will not unduly impede surface traffic and pedestrian flow in the surrounding area;
- (b) any noise and activity related to the docking facility, including vessel operations, will not have a detrimental impact on the waterfront and surrounding area, and
- (c) such #use# will not be incompatible with the essential character, #use# or future growth of the waterfront and surrounding area.

Docks for #gambling vessels# shall comply with all provisions of the Resolution, including the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), applicable to the type of vessel on which the shipboard gambling business is operated.

The Commission may prescribe additional conditions and safeguards to minimize any adverse effects on the waterfront and surrounding area.

Resolution for adoption scheduling December 3, 1997 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 13 and 14

(Applications for the third amendment to the Bronx Park South Urban Renewal Plan for the Bronx Park South Urban Renewal Area, the designation of an urban development action area and project, and the disposition of city-owned property)

No. 13

CD 6

C 980092 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 third amendment to the Bronx Park South Urban Renewal Plan for the Bronx Park South Urban Renewal Area.

The third amended plan proposes the following changes:

1. Table 1 on Page 6 changes the maximum Floor Area Ratio for parcel 2 from 1.0 to 1.6.
2. The notes for Table 1 on Page 7 adds parcel 2 to the list of parcels where enclosed parking is not required.

The proposed changes would facilitate construction of a 99 unit development for the elderly on Site 2.

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

Close the hearing.

No. 14

CD 6

C 970768 HAX

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 961-989 E. 180th Street (Block 3133, Lots 1,4, 35, 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 developer selected by HPD;

to facilitate construction of a seven-story building with 98 units of rental housing for elderly persons of low income, plus one unit for a superintendent, tentatively known as Casella Plaza Housing for the Elderly to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

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

Close the hearing.

No. 15

CD 3

C 970424 DMX

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 three (3) city-owned properties pursuant to zoning:

Block	Lot	Address
2370	32	3367 Third Avenue
2961	45	1285 Union Avenue
2981	2	1462 Southern Boulevard

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 16

CD 1

C 970248 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 81-87 Throop Avenue (Block 2270, Lot 1), 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

to facilitate construction of a six-story building with 46 units of housing.

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 17

CD 1

N 980149 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 7 World Trade Center (Block 84, Lot 36). (Mayor's Office of Emergency Management)

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

Close the hearing.

BOROUGH OF QUEENS

No. 18

CD 2

C 970656 GFQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Schick Technologies Inc. pursuant to Section 197-c of the New York City Charter, for a **revocable consent to construct, maintain and use a bridge over 31st Street between 47th and 48th Avenues,** connecting the fifth floors of 31-00 and 30-00 47th Avenue.

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

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 19

CD 1

C 950278 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by **Rabbi Jacob Joseph School**, 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 of a portion of Cambridge Avenue between Caswell Avenue and Auburn Avenue, and the discontinuance and closing of a portion thereof;
- o the elimination of a portion of Thurston Street between Cambridge Avenue and Woodbine Avenue;
- o the adjustment of grades necessitated thereby, and
- o the delineation of a sewer easement in the former street beds.

and any acquisition or disposition of real property related thereto, in accordance with Map No. 4128 dated July 8, 1996 and signed by the Borough President.

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

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 20

CD 12

C 960666 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 4134 Laconia Avenue (Block 4927, Lot 2), for use as a parking lot.

(On October 8, 1997, Cal. No. 1, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 21

CD 6

C 970674 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 four (4) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
578	1	141 Dwight Street
517	44	274 Van Brunt Street
529	37	302 Van Brunt Street
329	30	186 Columbia street

(On October 8, 1997, Cal. No. 5, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 10, the hearing was closed.)

For consideration.

No. 22

CD 6

C 980035 PCK

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator 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 88/94 Visitation Place (Block 530, Lot 13), for use as a community justice center.**

(On October 8, 1997, Cal. No. 6, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997; Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 23

CD 10

C 960664 PSM

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 2284 Frederick Douglas Boulevard (Block 1928, Lots 63 and 64), for use as a parking lot.**

(On October 8, 1997, Cal. No. 7, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 12, the hearing was closed.)

For consideration.

No. 24

CD 2

N 970121 ZRM

IN THE MATTER OF an application submitted by Ferrara Greenwich Village, Inc., pursuant to Section 201 of the New York City Charter, to amend the Zoning Resolution of the City of New York, relating to Article I, Chapter 4, Appendix C, to allow unenclosed sidewalk cafés on Greenwich Avenue within the Special Limited Commercial District.

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

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

* * * indicates unchanged text appearing in the Zoning Resolution.

APPENDIX C

Special Zoning Districts -- where cafes shall or shall not be allowed where permitted by the underlying zoning:

Manhattan	Enclosed	Unenclosed

13. Little Italy District	No	Yes
14. Limited Commercial District [‡]	No	No
15. Park Improvement District	No	No
16. Lower Manhattan Mixed Use District	Yes	Yes

1. ~~Unenclosed sidewalk cafes are allowed on Greenwich Avenue.~~

* * *

(On October 8, 1997, Cal. No. 8, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 25

CD 4

C 970429 PCQ

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 and acquisition of property located at 75-01 Broadway (Block 1486, Lot 13), for use as a senior citizen center.**

(On October 8, 1997, Cal. No. 9, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 14, the hearing was closed.)

For consideration.

No. 26

CD 8

C 980065 ZSQ

IN THE MATTER OF an application submitted by the Queens Borough Public Library pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 103-06 of the Zoning Resolution **to allow the enlargement of an existing branch library** located at 193-20 Horace Harding Expressway (Block 7117, part of Lot 4), within a Special Planned Community Preservation District, in an R4 District, Community District 8, Borough of Queens.

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 October 8, 1997, Cal. No. 10, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 15, the hearing was closed.)

For consideration.

No. 27

CD 8

C 970792 ZSQ

IN THE MATTER OF an application submitted by the Silvercrest Extended Care Facility pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-90 of the Zoning Resolution **to permit the enlargement of an existing 320-bed nursing home located at 144-45 87th Avenue** (Block 9724, Lot 96), in an R4-1 District.

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

(On October 8, 1997, Cal. No. 11, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 28

CD 1

C 970451 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 ten (10) city-owned properties pursuant to zoning.

A list and description of the properties can be seen at the Department of City Planning Staten Island Office, 56 Bay Street, 6th Floor, New York 10301.

(On October 8, 1997, Cal. No. 12, the Commission scheduled October 22, 1997 for a public hearing. On October 22, 1997, Cal. No. 17, the hearing was closed.)

For consideration.

No. 29

(Request for the grant of authorizations and certification of compliance with special review provisions to allow the development of one single-family dwelling within the Special Natural Area District)

CD 2

N 970733 ZAR

IN THE MATTER OF an application submitted by Jitendra Patel for the grant of authorizations pursuant to Sections 105-421, 105-423 and 105-424 involving the modification of existing topography, removal of trees and alteration of other natural features (steep slope), and certification pursuant to Section 105-45 for compliance with special review provisions (landscape restoration plan) to allow the construction of one single-family dwelling at 36 Motley Avenue (Block 690, Lot 1) within the Special Natural Area District (NA-1).

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

For consideration.

No. 30

(Request for the grant of authorizations and certification of compliance with special review provisions to allow the development of one single-family dwelling with accessory pool within the Special Natural Area District)

CD 2

N 970745 ZAR

IN THE MATTER OF an application submitted by Marie Lombardo **for the grant of authorizations** pursuant to Sections 105-421 and 105-423 involving the modification of existing topography and removal of trees, and **certification** pursuant to Section 105-45 for compliance with special review provisions (landscape restoration plan) **to allow the construction of one single-family dwelling with accessory pool located at 95 Mildew Avenue (Block 837, Lot 452) within the Special Natural Area District (NA-1).**

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

For consideration.
