

# CITY PLANNING COMMISSION DISPOSITION SHEET

**SPECIAL MEETING:  
MONDAY, DECEMBER 22, 1997  
1:00 P.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       | N 980156 HKM | 5     | Forward Rep't to City Council |         |           |       |               |
| 2       | N 980157 HKM | 6     | " "                           |         |           |       |               |
| 3       | N 980158 HKM | 6     | " "                           |         |           |       |               |
|         | N 980159 HKM | 5     | " "                           |         |           |       |               |
| 4       | C 970802 ZSM | 2     | Favorable Report Adopted      |         |           |       |               |
| 5       | N 980100 ZAR | 1     | Authorization Approved        |         |           |       |               |
| 6       | N 970203 ZRY | cw    | Favorable Report Adopted      |         |           |       |               |
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| COMMISSION ATTENDANCE:             |   | Present (P) | COMMISSION VOTING RECORD:                                |   |   |   |   |   |  |  |  |  |  |  |
|------------------------------------|---|-------------|--|---|---|---|---|---|--|--|--|--|--|--|
|                                    |   | Absent (A)  | In Favor - Y    Oppose - N    Abstain - AB    Recuse - R |   |   |   |   |   |  |  |  |  |  |  |
| Calendar Numbers:                  |   |             | 1  | 2 | 3 | 4 | 5 | 6 |  |  |  |  |  |  |
| Joseph B. Rose, Chairman           | P | Y           | AB   | 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.         | P | Y           | Y  | Y | Y | Y | Y |   |  |  |  |  |  |  |
| Irwin Cantor, P.E.                 | A |             |  |   |   |   |   |   |  |  |  |  |  |  |
| Kathy Hirata Chin, Esq.            | A |             |  |   |   |   |   |   |  |  |  |  |  |  |
| Alexander Garvin                   | P | Y           | Y  | Y | Y | Y | Y |   |  |  |  |  |  |  |
| Anthony I. Giacobbe, Esq.          | P | Y           | Y  | Y | Y | Y | N |   |  |  |  |  |  |  |
| William J. Grinker                 | P | Y           | Y  | Y | Y | Y | Y |   |  |  |  |  |  |  |
| Brenda Levin                       | P | Y           | Y  | Y | Y | Y | N |   |  |  |  |  |  |  |
| Edward Rogowsky                    | P | Y           | Y  | Y | Y | Y | Y |   |  |  |  |  |  |  |
| Jacob B. Ward, Esq., Commissioners | A |             |  |   |   |   |   |   |  |  |  |  |  |  |

MEETING ADJOURNED AT: 3:07 P.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  

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**CITY PLANNING COMMISSION**  

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**MONDAY, DECEMBER 22, 1997**  

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**SPECIAL MEETING AT 1:00 P.M.**  
**in**  
**SPECTOR HALL**  
**22 READE STREET, MANHATTAN**



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
**Prepared by Rosa R. Romero, Calendar Officer**

## CITY PLANNING COMMISSION

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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.

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**I. REPORTS**

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**BOROUGH OF MANHATTAN**

**No. 1**

**(Report pursuant to Section 3020.8(b) of the City Charter  
concerning the landmark designation of the  
former Manufacturers Trust Company Building)**

**CD 5**

**N 980156 HKM**

**IN THE MATTER OF** a communication dated October 31, 1997 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **the former Manufacturers Trust Co. Building, 510 Fifth Avenue** (Block 1258, Lot 40) by the Landmarks Preservation Commission on October 21, 1997 (List No. 285/LP No. 1968).

**For consideration.**

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**No. 2**

**(Report pursuant to Section 3020.8(b) of the City Charter  
concerning the landmark designation of the  
Ford Foundation Building)**

**CD 6**

**N 980157 HKM**

**N 980158 HKM**

**IN THE MATTER OF** a communication dated October 31, 1997 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **the Ford Foundation Building, 321 East 42nd Street and 320 East 43rd Street (Block 1335, Lot 5), and the interior, including the revolving door and entrance vestibules, the atrium, and the interior components of these spaces,** by the Landmarks Preservation Commission on October 21, 1997 (List No. 285/LP No. 1969 and 1970).

**For consideration.**

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**No. 3**

**(Report pursuant to Section 3020.8(b) of the City Charter  
concerning the landmark designation of the  
CBS Building)**

**CD 5**

**N 980159 HKM**

**IN THE MATTER OF** a communication dated October 31, 1997 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **the CBS Building, 51 West 52nd Street** (Block 1268, Lot 1) by the Landmarks Preservation Commission on October 21, 1997 (List No. 285/LP No. 1971).

**For consideration.**

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No. 4

CD 2

C 970802 ZSM

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of the Solomon R. Guggenheim Foundation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Sections 42-12 and 42-14D(5)(a) to allow a museum use (Use Group 3A) which is not ancillary to motion picture production, radio or television studios on the third floor, fourth floor and a portion of the subcellar in a building located at 569-575 Broadway, a.k.a. 142-146 Mercer Street, a.k.a. 85-91 Prince Street (Block 512, Lot 23), in an M1-5B District, within the SoHo-Cast Iron Historic 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 22, 1997, Cal. No. 3, the Commission scheduled November 5, 1997 for a public hearing. On November 5, 1997, Cal. No. 9, the hearing was closed. On December 3, 1997, Cal. No. 23, the item was laid over.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

No. 5

CD 1

N 980100 ZAR

**IN THE MATTER OF** of an application submitted by the New York City Department of Design and Construction for the grant of an authorization pursuant to Section 119-319 of the Zoning Resolution to allow the enlargement of the Staten Island Childrens' Museum at the Snug Harbor Cultural Center located at 1000 Richmond Terrace (Block 76, Lot 200) within the Special Hillside Preservation District.

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

**For consideration.**

CITYWIDE

No. 6

CD SI1 SI2 K10 K11 K12 K14 K15

N 970203 ZRY

(Amendment to the Zoning Resolution which would create a special permit of the Board of Standards and Appeals to allow bulk modifications of single and two-family detached and semi-detached residences in specified areas of the city.)

IN THE MATTER of an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to Section 73-62 to create a new special permit of the Board of Standards and Appeals to allow bulk modifications of single and two-family detached and semi-detached residences in specified areas of the city.

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 VII ADMINISTRATION

\* \* \*

Chapter 3  
Special Permits by the Board of Standards and Appeals

\* \* \*

~~73-62~~  
~~Modification of Bulk Regulations for Residential Buildings~~

~~73-62~~  
~~73-621~~  
~~Enlargement, Extension or Conversion of Buildings Containing Residential Uses~~

\* \* \*

~~73-622~~  
~~Enlargements of Single and Two-Family Detached and Semi-Detached Residences~~

~~The Board of Standards and Appeals may permit an #enlargement# of a #single# or #two-family detached# or #semi-detached residence# within the following areas:~~

- ~~(a) Community Districts 1 and 2, Staten Island;~~
- ~~(b) Community Districts 10, 11 and 15, Brooklyn;~~
- ~~(c) R5 and R6 Districts within the area bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street and Fort Hamilton Parkway in Community District 12, in the Borough of Brooklyn; and~~

(d) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

Such #enlargement# may create a new #non-compliance#, or increase the amount or degree of any existing #non-compliance#, with the applicable #bulk# regulations for #lot coverage#, #open space#, #floor area#, #side yard#, #rear yard#, or perimeter wall height regulations, provided that:

- (1) Any #enlargement# within a #side yard# shall be limited to an #enlargement# within an existing #non-complying side yard# and such #enlargement# shall not result in a decrease in the existing minimum width of open area between the #building# that is being #enlarged# and the #side lot line#;
- (2) Any #enlargement# that is located in a #rear yard# is not located within 20 feet of the #rear lot line#, and
- (3) Any #enlargement# resulting in a #non-complying# perimeter wall height shall only be permitted in R2X, R3, R4, R4A, and R4-1 Districts, and only where the #enlarged building# is adjacent to a #single# or #two-family detached# or #semi-detached residence# with an existing #non-complying# perimeter wall facing the #street#. The increased height of the perimeter wall of the #enlarged building# shall be equal to or less than the height of the adjacent #building's# non-complying# perimeter wall facing the #street#, measured at the lowest point before a setback or pitched roof begins. Above such height, the setback regulations of Section 23-631 paragraph (b) shall continue to apply.

The Board shall find that the #enlarged building# will not alter the essential character of the neighborhood or district in which the #building# is located, nor impair the future #use# or #development# of the surrounding area. The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

(On September 17, 1997, Supplemental Calendar No. 1, the Commission scheduled October 8, 1997 for a public hearing. On October 8, 1997, Cal. No. 25, the hearing was closed. On December 3, 1997, Cal. No. 28, the item was laid over.)

**For consideration.**

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