

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 18, 1998
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 980237 HAM	10	Scheduled to be Heard 4/1/98	19	N 970399 ZRR	3	Favorable Report Adopted
2	C 970472 PCK	9	Hearing Closed	20	N 970125 ZRR	3	Unfavorable Report Adopted
3	C 970803 HAM	11	" "	21	N 880275 ZAR	2	Authorization Approved
4	C 980246 ZMM	11	" "				
5	C 980171 ZSM	1	" "				
6	C 980172 ZSM	1	" "				
7	C 980172(A) ZSM	1	" "				
8	N 970475 ZRM	1	" "				
9	N 970082 ZRR	3	" "				
10	N 980324 HKK	11	Forward Rep't to City Council				
11	N 980325 HKK	11	" "				
12	N 980326 HKK	1	" "				
13	C 970026 ZSK	12	Favorable Report Adopted				
14	C 980131 ZMK	5	" "				
15	C 970734 ZSK	2	" "				
16	C 970256 PPM	10	" "				
17	C 970708 ZMM	8	" "				
18	C 970691 PQM	7	" "				

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:													
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:			10	11	12	13	14	15	16	17	18	19	20	21		
Joseph B. Rose, Chairman		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Victor G. Alicea, Vice Chairman		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Albert Abney		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Amanda M. Burden, A.I.C.P.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Irwin Cantor, P.E.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kathy Hirata Chin, Esq.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alexander Garvin		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Anthony I. Giacobbe, Esq.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
William J. Grinker		P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y		
Brenda Levin		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Edward Rogowsky		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Jacob B. Ward, Esq., Commissioners		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 11:52 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 18, 1998

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 6]

Prepared by Rosa R. Romero, Calendar Officer

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, MARCH 18, 1998

Roll Call; approval of minutes	1
I. Scheduling April 1, 1998	.1
II. Public Hearings	3
III. Reports	.11

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for April 1, 1998 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>

WEDNESDAY, MARCH 18, 1998

**APPROVAL OF MINUTES OF Regular Meeting of March 4, 1998
and Special Meeting of March 2, 1998**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 1, 1998
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

CD 10

C 980237 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of :
 - i) 2189-2201 Frederick Douglass Boulevard, 302-316 W. 119th Street, 434-446 Manhattan Avenue (Block 1945, Lots 18-29, 31-43, 46,47 and 136);
 - ii) 448-462 Manhattan Avenue, 303-313 W. 119th Street, 304-310 W. 120th Street (Block 1946, Lots 18-21, 23-28, 38-41, 44-47); and
 - iii) 309 W. 120th Street and 308 W. 121st Street (Block 1947, Lots 25 and 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, except Block 1945, Lots 19,46 and 47 and Block 1946, Lots 44, 45 and 47, to the United House of Prayer for all People;

to facilitate construction of a development, tentatively known as Madison Place, including up to 270 units of market rate housing and up to 16,800 square feet of commercial space.

Resolution for adoption scheduling April 1, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 2

CD 9

C 970472 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Homeless Services 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 681 Clarkson Avenue (Block 4833, part of Lot 1), for use as a transitional residence.

(On March 4, 1998, Cal. No. 1, the Commission scheduled March 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 3 and 4

(Applications for the designation of an Urban Development Action Area and Project, the disposition of city-owned property, and an amendment of the Zoning Map)

No. 3

CD 11

C 970803 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of 57, 61, 63, 67, 71 and 73 E. 128th Street (Block 1753, Lots 27 - 32), 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, except Block 1753, Lot 28, to a sponsor selected by HPD;

to facilitate construction of two seven story buildings with 103 units of housing for low income and homeless persons, plus one unit for a superintendent, tentatively known as Vincent Cyrus Plaza.

(On March 4, 1998, Cal. No. 2, the Commission scheduled March 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 4

CD 11

C 980246 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from a C8-3 District to an R7-2 District property bounded by East 129th Street, a line 70 feet west of Park Avenue, East 128th Street, and a line 100 feet west of Park Avenue, as shown on a diagram (for illustrative purposes only), dated December 22, 1997.

(On March 4, 1998, Cal. No. 3, the Commission scheduled March 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 5, 6, 7 and 8

(Applications for the grant of special permits to modify the use regulations to allow loft dwellings and an unattended accessory parking garage at 195 Hudson Street, and an amendment to the Zoning Resolution concerning conversions to loft dwellings or joint living-work quarters for artists in areas B1 and B2 of the Special Lower Manhattan Mixed-Use District)

No. 5

CD 1

C 980171 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by 195 Hudson Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 111-50* of the Zoning Resolution to modify the use regulations of Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists) and Section 111-103(b) (Areas B1 and B2) to allow loft dwellings on the first floor through the sixth floor and penthouse in an existing 6-story building located at 195 Hudson Street (Block 222, Lot 12), in an M1-5 District, within the Special Lower Manhattan Mixed Use District 1.

*Note: Section 111-50 of the Zoning Resolution is a new section being proposed under a concurrent related application (N 970475 ZRM) for an amendment of the Zoning Resolution.

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

(On February 4, 1998, Cal. No. 7, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 20, the hearing was continued.)

Close the hearing.

No. 6

CD 1

C 980172 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by 195 Hudson Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an unattended accessory parking garage with a maximum capacity of 25 spaces in the cellar of an existing 6-story building located at 195 Hudson Street (Block 222, Lot 12), in an M1-5 District, within the Special Lower Manhattan Mixed Use District, Area B2.

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

(On February 4, 1998, Cal. No. 8, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 21, the hearing was continued.)

Close the hearing.

No. 7

CD 1

C 980172(A) ZSM

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by 195 Hudson Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an unattended accessory parking garage with a maximum capacity of 27 spaces in the cellar of an existing 6-story building located at 195 Hudson Street (Block 222, Lot 12), in an M1-5 District, within the Special Lower Manhattan Mixed Use District, Area B2, and proposed for modification on March 4, 1998 pursuant to Section 7.030 of the Uniform Land Use Review Procedure.

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 March 4, 1998, Cal. No. 4, the Commission scheduled March 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 1

N 970475 ZRM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by 195 Hudson Associates, LLC, pursuant to Section 201 of the New York City Charter for amendments of the Zoning Resolution of the City of New York, relating to Sections 74-782, 111-101, 111-103 and 111-50, concerning conversions to loft dwellings or joint living-work quarters for artists in areas B1 and B2 of the Special Lower Manhattan Mixed-Use District.

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

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

Matter within # # is defined in Section 12-10; and

* * * indicates where unchanged text appears in the Zoning Resolution.

Text not in graytone or ~~strikeout~~ is to be readopted

74-782

Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M, M1-6M, M1-5A ~~and~~ M1-5B and LMM Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e) or 15-21; ~~and in M1-5A and M1-5B Districts, the City Planning Commission may permit the modification of the requirements of Section 42-14D(1) paragraph (b); and in the LMM Special Purpose District, the City Planning Commission may permit the modification of the requirements of Section 111-103,~~ provided that the Commission finds that:

* * *

111-101

Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists

Within Areas B1 and B2, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the third #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 111-20, paragraph

(a), (MINOR MODIFICATIONS) or by the City Planning Commission pursuant to Section 111-50 (SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS)

111-103

Additional use regulations

(b) Areas B1 and B2

#Loft dwellings# and #joint living-work quarters for artists# shall be permitted in #buildings# where the #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living-work quarters for artists# shall be permitted in other #buildings# or #other structures# only by special permit of the City Planning Commission pursuant to Section 74-782 111-50 (Special permit SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS) or by minor modification of the Chairperson of the City Planning Commission pursuant to Section 111-20, paragraph (d).

111-50

SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS

The City Planning Commission may permit, in Areas B1 and B2, the modification of the #use# provisions of Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102, paragraph (b), (Ground floor use restrictions) or 111-103, paragraph (b), (Additional use regulations) to allow #loft dwellings# or #joint living-work quarters for artists# on any #story# in any #building#, provided the Commission finds that:

- (a) the conversion will not harm the #commercial# and #manufacturing# sectors of the City's economy;
- (b) the conversion will not harm the #commercial# and #manufacturing# character of the surrounding area;
- (c) the process of conversion will not unduly burden #commercial# and #manufacturing uses# in the #building#, and

(d) the neighborhood in which the conversion is taking place will not be excessively burdened by increased residential activity.

All dwelling units or joint living-work quarters for artists permitted by this special permit shall meet the standards of the applicable district for such units or quarters. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of floor area for commercial or manufacturing uses.

(On February 4, 1998, Cal. No. 9, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 22, the hearing was continued.)

Close the hearing.

BOROUGH OF STATEN ISLAND

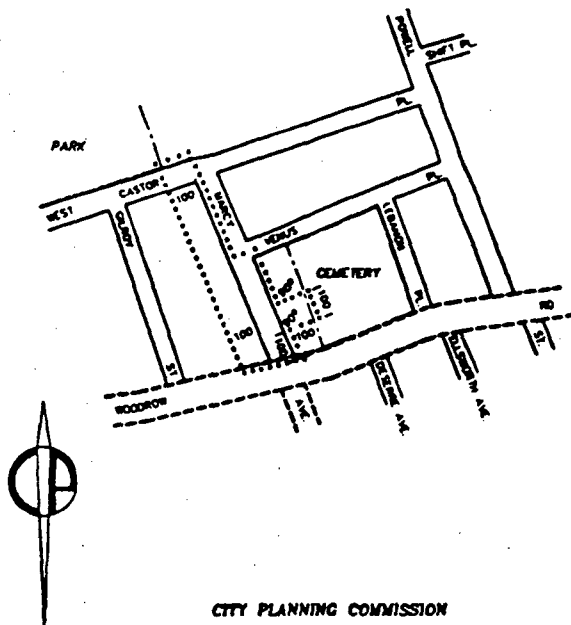
No. 9

CD 3

N 970082 ZRR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sheldon Lobel, P. C. pursuant to Section 201 of the New York City Charter for an amendment of Appendix A Section 107-06 of the Zoning Resolution, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on the South Richmond Special District Plan, Section No. 33a, by deleting property bounded by the north street line of West Castor Place, the west street line of Marcy Avenue and its north prolongation, the west prolongation of the south street line of Venus Place, the east street line of Marcy Avenue, a line perpendicular to the east street line of Marcy Avenue distant 200 feet north of the west prolongation of the north street line of Woodrow Road from the angle point located 104.11 feet east of the intersection of the north street line of Woodrow Road and the east street line of Marcy Avenue, a line 100 feet east of Marcy Avenue, a line perpendicular to the east street line of Marcy Avenue distant 100 feet north of the west prolongation of the north street line of Woodrow Road from the angle point located 104.11 feet east of the intersection of the north street line of Woodrow Road and the east street line of Marcy Avenue, the north street line of Woodrow Road, and a line 100 feet west of Marcy Avenue and its north prolongation, Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only), dated January 5, 1998.

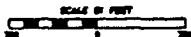


CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED
CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-06 OF ZONING
RESOLUTION, IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAP.

33a
BOROUGH OF
STATEN ISLAND

New York, Referral Date
JANUARY 3, 1998



- NOTE:**
- indicates Zoning District boundary of open space network.
 - The area enclosed by the fine dotted line delineates areas deleted from the designated open space network within the Special South Richmond Development District.
 - indicates a 20 Foot Setback if there is no parking within the setback
35 Foot Setback if parking is provided within the setback.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY

(On March 4, 1998, Cal. No. 5, the Commission scheduled March 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 10

(Report pursuant to Section 3020.8(b) of the City Charter concerning the landmark designation of the New Utrecht Reformed Dutch Church, Expanded Landmark Site, and Parish House)

CD 11

N 980324 HHK

IN THE MATTER OF a communication dated January 23, 1998 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **New Utrecht Reformed Dutch Church, Expanded Landmark Site, and Parish House**, located at 8301-8323 18th Avenue, 1802-1818 83rd Street, 1801-1823 84th Street and 1827 84th Street, (aka 1825-1833 84th Street), Brooklyn, by the Landmarks Preservation Commission on January 13, 1998, in accordance with Section 25-313 of the Administrative Code of the City Of New York (List No. 287/LP No. 0172E).

For consideration.

No. 11

(Report pursuant to Section 3020.8(b) of the City Charter concerning the landmark designation of the New Utrecht Reformed Dutch Church Cemetery)

CD 11

N 980325 HKK

IN THE MATTER OF a communication dated January 23, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **New Utrecht Reform Dutch Church Cemetery**, located at 8401-8427 16th Avenue, 1602-1622 84th Street, and 1601-1621 85th Street, Brooklyn, by the Landmarks Preservation Commission on January 13, 1998, in accordance with Section 25-313 of the Administrative Code of the City of New York (List No. 287/LP No. 1978).

For consideration.

No. 12

(Report pursuant to Section 3020.8(b) of the City Charter concerning the landmark designation of the Colored School No. 3, later Public School 69 and Public School 19 Annex)

CD 1

N 980326 HKK

IN THE MATTER OF a communication dated January 23, 1998 from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of **Colored School No. 3, later Public School 69 and Public School 19 Annex, 270 Union Avenue (aka 270-276 Union Avenue), Brooklyn** by the Landmarks Preservation Commission on January 13, 1998, in accordance with Section 25-313 of the Administrative Code of the City of New York (List No. 287/LP No. 1977).

For consideration.

No. 13

CD 12

C 970026 ZSK

IN THE MATTER OF an application submitted by the Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-904 of the Zoning Resolution to allow a **200-bed domiciliary care facility for adults (Use Group 3A) within an existing 4-story building (proposed to be enlarged and a penthouse added at the 5th story pursuant to the Board of Standards and Appeals Resolution of Approval of October 28, 1997, Cal. No. 65-96BZ), on property located at 5102-5112 19th Avenue (Block 5468, Lot 35), in an R5 District.**

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

(On February 4, 1998, Cal. No. 4, the Commission duly advertised February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 17, the hearing was closed.)

For consideration.

CD 5

C 980131 ZMK

IN THE MATTER OF an application submitted by the Cypress Hills Community Coalition and 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. 17c:

- 1) changing from an M1-1 District to an R4 District property bounded by Jamaica Avenue, a line 80 feet easterly of Logan Street, a line 100 feet southeasterly of Jamaica Avenue, a line midway between Euclid Avenue and Chestnut Street, a line 150 feet southeasterly of Jamaica Avenue, and Logan Street;
- 2) changing from an M1-1 District to an R5 District property bounded by:
 - a) a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet easterly of Euclid Avenue, the westerly prolongation of Wharton Place, Euclid Avenue, a line 150 feet southeasterly of Jamaica Avenue, and a line midway between Euclid Avenue and Chestnut Street;
 - b) a line 100 feet southeasterly of Jamaica Avenue, Hemlock Street, the easterly prolongation of Wharton Place, and a line 80 feet westerly of Hemlock Street; and
 - c) a line 100 feet southerly of Jamaica Avenue, Lincoln Avenue, a line perpendicular to the easterly street line of Lincoln Avenue distant 180 feet southerly of the intersection of the southerly street line of Jamaica Avenue and the easterly street line of Lincoln Avenue, a line 100 feet westerly of Nicholas Avenue, a line perpendicular to the easterly street line of Lincoln Avenue distant 300 feet southerly of the intersection of the southerly street line of Jamaica Avenue and the easterly street line of Lincoln Avenue and its westerly prolongation, and Autumn Avenue; and
- 3) establishing within the proposed R4 District a C2-4 District bounded by Jamaica Avenue, a line 80 feet easterly of Logan Street, a line 100 feet southeasterly of Jamaica Avenue, and Logan Street,

as shown on a diagram (for illustrative purposes only) dated November 3, 1997 and subject to the conditions of CEQR Declaration E-86.

(On February 4, 1998, Cal. No. 5, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 18, the hearing was closed.)

For consideration.

No. 15

CD 2

C 970734 ZSK

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of 71 Pierrepont Associates 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 bulk regulations:

- **Section 23-145: to allow the maximum lot coverage to exceed 65 percent for a Quality Housing Program development;**
- **Section 23-533(a): to reduce the 60-foot minimum depth open area requirement;**
- **Section 23-633(a)(2): to allow the street wall to be located on the street line for a Quality Housing Program development; and**
- **Section 23-711: to modify the requirements of the standard minimum distance between buildings on the same zoning lot;**

to facilitate the construction of a two-story and cellar one-family building to be developed pursuant to the Quality Housing Program at 43 Love Lane (Block 236, Lots 10 & 21), on a through lot with an existing residential building, within the Brooklyn Heights Historic District, in R7-1 and Limited Height Districts.

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 January 21, 1998, Cal. No. 3, the Commission scheduled February 4, 1998 for a public hearing. On February 4, 1998, Cal. No. 15, the hearing was closed. On March 4, 1998, Cal. No. 21, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 16

CD 10

C 970256 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 five (5) City-owned properties, pursuant to zoning.

Block	Lot	Address
1920	53	152 West 136th Street
1942	6	267 West 136th Street
2012	12	147 West 143rd Street
2038	1	2852-54 Eighth Avenue
2040	6	267 West 154th Street

(On February 4, 1998, Cal. No. 6, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 19, the hearing was closed.)

For consideration.

 No. 17

CD 8

C 970708 ZMM

IN THE MATTER OF an application submitted by 351 E. 61 Realty L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

- 1) changing from a C8-4 District to a C2-8 District property bounded by East 62nd Street, First Avenue, East 61st Street, and a line 100 feet west of First Avenue;
- 2) changing from a C8-4 District to an R8B District property bounded by East 62nd Street, a line 100 feet west of First Avenue, East 61st Street, and a line 100 feet east of Second Avenue; and

- 3) establishing within the proposed R8B District a C2-5 District bounded by East 62nd Street, a line 100 feet west of First Avenue, East 61st Street, and a line 100 feet east of Second Avenue,

as shown on a diagram (for illustrative purposes only) dated November 17, 1997 and subject to the conditions of CEQR Declaration E-85.

(On February 4, 1998, Cal. No. 10, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 23, the hearing was closed.)

For consideration.

No. 18

CD 7

C 970691 PQM

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 acquisition of property located at 593 Columbus Avenue (Block 1202, Lot 1), for continued use as a senior citizens center.

(On February 4, 1998, Cal. No. 11, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 19

CD 3

N 970399 ZRR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Appendix A Section 107-06 of the Zoning Resolution, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on South Richmond Special District Plan, Section No. 33c, by deleting property bounded by:

1. the southerly street line of Barlow Avenue, a line passing through two points: one on the southerly street line of Barlow Avenue distant 160 feet easterly from the intersection of the easterly street line of Pompey Avenue and the southerly street line of Barlow Avenue and the other on the northerly street line of Leverett Avenue distant 159 feet easterly from the intersection of the easterly street line of Pompey Avenue and the northerly street line of Leverett Avenue, the northerly street line of Leverett Avenue, a line 74 feet easterly of Pompey Avenue, a line 205 (205.38) feet northerly of Leverett Avenue, the easterly street line of Pompey Avenue, a line 249 (249.29) feet northerly of Leverett Avenue, a line 74 feet easterly of Pompey Avenue, a line 449 (449.29) feet northerly of Leverett Avenue, the easterly street line of Pompey Avenue, a line 493 (493.20) feet northerly of Leverett Avenue, a line 74 feet easterly of Pompey Avenue, a line 654 (653.20) feet northerly of Leverett Avenue, and a line 80 feet easterly of Pompey Avenue;
2. a line 62 feet southerly of the straight portion of the southerly street line of Barlow Avenue and its westerly prolongation, the westerly street line of Pompey Avenue, the northerly street line of Monterey Avenue, a line 12 feet westerly of Pompey Avenue, a line 74 feet northerly of Monterey Avenue, and a line 20 feet easterly of Drumgoole Road East;
3. A line 362 feet westerly of Pompey Avenue, the northerly street line of Monterey Avenue, a line perpendicular to the northerly street line of Monterey Avenue distant 27 feet easterly from the intersection of the northerly and northeasterly street lines of Monterey Avenue, and a line 20 feet easterly of Drumgoole Road East;
4. the southerly street line of Monterey Avenue, the westerly street line of Pompey Avenue, the northerly street line of Marne Avenue, and a line 12 feet westerly of Pompey Avenue;
5. a line 66 feet southerly of Monterey Avenue, a line perpendicular to the southerly street line of Monterey Avenue distant 54 feet easterly from the intersection of the easterly street line of Drumgoole Road East and the southerly street line of Monterey Avenue, a line 74 feet northerly of Marne Avenue, a line perpendicular to the northerly street line of Marne Avenue distant 57 feet easterly of the intersection of the northerly and northeasterly street lines of Marne Avenue, the northerly street line of Marne Avenue, a line perpendicular to the northerly street line of Marne Avenue distant 27 feet easterly from the intersection of the northerly and northeasterly street lines of Marne Avenue, and a line 20 feet easterly of Drumgoole Road East; and

6. the southerly street line of Marne Avenue, the westerly street line of Pompey Avenue, a line 66 feet northerly of Leverett Avenue, a line 120 feet easterly of Annadale Road, a line 100 feet northerly of Leverett Avenue, a line perpendicular to the northerly street line of Leverett Avenue distant 58 feet easterly from the intersection of the easterly street line of Annadale Road and the easterly street line of Drumgoole Road East, a line 20 feet easterly of Drumgoole Road East, the southerly street line of Marne Avenue, a line perpendicular to the southerly street line of Marne Avenue distant 65 (65.03) feet easterly of the intersection of the southerly street line of Marne Avenue and the easterly street line of Drumgoole Road East, a line 74 feet southerly of Marne Avenue, and a line 12 feet westerly of Pompey Avenue;

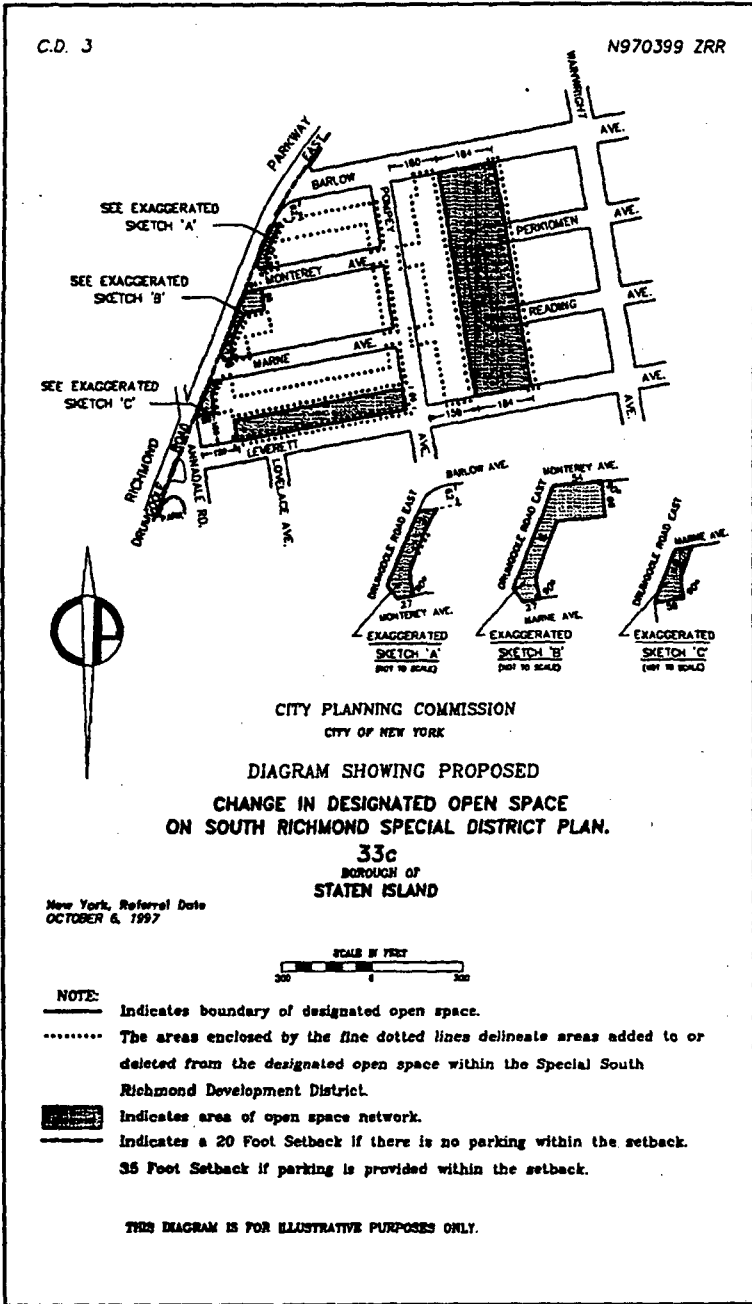
and by adding property bounded by:

7. A line 74 feet northerly of Monterey Avenue, a line 20 feet easterly of Drumgoole Road East, and a line 362 feet westerly of Pompey Avenue;
8. the southerly street line of Barlow Avenue, a line passing through two points: one on the southerly street line of Barlow Avenue distant 344 feet easterly from the intersection of the easterly street line of Pompey Avenue and the southerly street line of Barlow Avenue and the other on the northerly street line of Leverett Avenue distant 343 feet easterly from the intersection of the easterly street line of Pompey Avenue and the northerly street line of Leverett Avenue, the northerly street line of Leverett Avenue, and a line passing through two points: one on the northerly street line of Leverett Avenue distant 339 feet easterly from the intersection of the easterly street line of Pompey Avenue and the northerly street line of Leverett Avenue and the other on the southerly street line of Barlow Avenue distant 340 feet easterly from the intersection of the easterly street line of Pompey Avenue and the southerly street line of Barlow Avenue; and
9. a line 196 feet southerly of Marne Avenue, the westerly street line of Pompey Avenue, the northerly street line of Leverett Avenue, and a line 120 feet easterly of Annadale Road;

as shown on a diagram (for illustrative purposes only), dated October 6, 1997.

C.D. 3

N970399 ZRR



(On February 4, 1998, Cal. No. 12, the Commission scheduled February 18, 1998 for a public hearing. On February 18, 1998, Cal. No. 25, the hearing was closed.)

For consideration.

No. 20

(Proposed amendment of the Zoning Resolution to alter the school seat certification procedure in the Special South Richmond Development District by deleting the provision that allows a determination to be based on prospective availability of seats in funded schools to be completed within three years of certification and by adding a provision that would allow certification only if there is available capacity in the primary and intermediate schools that the school age children of a development would attend.)

CD 3

N 970125 ZRR

IN THE MATTER OF an application submitted by the Greater Totterville Local Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 107-123 Public Schools, relating to the modification of the school seat certification procedure in the Special South Richmond Development District.

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

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

Matter in italics or within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution.

107-123

Public schools

For any #development# containing #residential uses#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the #development#. All applications for certification pursuant to this Section shall be referred by the Chairperson of the City Planning Commission to the Board of Education.

The Board of Education shall issue a report concerning the availability of #school# capacity within sixty days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of an application. The report shall specify the following:

- (a) whether or not #school# space is available;
- (b) if #school# space is not available, the report shall include:
 - (1) the number of seats required;
 - (2) the grade organization;
 - (3) the location of the #school#;
 - (4) size of #school# (sq. ft. per pupil); and
 - (5) the proposed financing mechanism.

For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:

- (1) ~~such capacity is available in existing #schools#;~~
 The existing primary school and intermediate school assigned by the Board of Education attendance zones to service the proposed development each have sufficient capacity to accommodate both the primary and intermediate public school children of the specific development; or
- (2) ~~construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the #development# upon its completion or within three years from the date of the Chairman's certification; or~~
- (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson of the City Planning Commission and Board of Education.

* * *

(On January 21, 1998, Cal. No. 6, the Commission scheduled February 4, 1998 for a public hearing. On February 4, 1998, Cal. No. 18, the hearing was continued. On February 18, 1998, Cal. No. 26, the hearing was closed.)

For consideration.

CD 2

N 880275 ZAR

IN THE MATTER OF an application submitted by George Rycar Architects for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution 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 facilitate development of a single-family residence with accessory pool located at 31 Hunt Lane (Block 881, Lots 218, 224 and 230) within the Special Natural Area District (NA-1).

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.
