

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 1, 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 980185 PPK	5	Scheduled to be Heard 4/15/98	19	C 980172(A)ZSM	1	Favorable Report Adopted
2	C 980203 HAK	1	" "	20	N 970475 ZRM	1	" "
3	C 970744 PQM	4	" "	21	C 980162 HUM	10	" "
4	C 980250 HAM	9	" "	22	C 980163 ZMM	10	" "
5	C 980251 PCM	9	" "	23	C 980164 HAM	10	" "
6	C 980215 HAM	3	" "	24	C 980193 ZMQ	1	" "
7	M 860117(A)ZMM	8	" "	25	N 980230 ZRY	cw	" "
8	C 980237 HAM	10	Hearing Closed				
9	N 980496 PXM	1	" "				
10	C 970338 PQK	1	Favorable Report Adopted				
11	C 970339 PQK	1	" "				
12	C 970340 PQK	1	" "				
13	C 970341 PQK	1	" "				
14	C 970342 PQK	1	" "				
15	C 970472 PCK	9	" "				
16	N 980426 HKM	6	Forward Rep't to City Council				
17	C 980171 ZSM	1	Favorable Report Adopted				
18	C 980172 ZSM	1	Withdrawn				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22	23
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	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	Y	Y
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	I	Y	Y	Y	Y	Y
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	T	Y	Y	Y	Y	Y
Irwin Cantor, P.E.	P	*	*	Y	Y	Y	Y	Y	Y	H	Y	Y	Y	Y	Y
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	D	Y	Y	Y	Y	Y
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y	Y
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y
William J. Grinker	P	Y	Y	Y	Y	Y	R	Y	Y	W	Y	Y	Y	Y	Y
Brenda Levin	P	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y
Edward Rogowsky	P	N	N	N	N	N	Y	Y	Y		Y	Y	Y	Y	Y
Jacob B. Ward, Esq., Commissioners	P	N	N	N	N	N	Y	Y	Y		Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 10:45 A.M.

*On Cal. Nos. 10 and 11 Commissioner Cantor was not present for the vote.

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New York, New York 10007-1216
(212) 720-3370

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

MEETING ADJOURNED AT: 10:45 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 1, 1998

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 7]

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, APRIL 1, 1998

Roll Call; approval of minutes	1
I. Scheduling April 15, 1998	1
II. Public Hearings	5
III. Reports	7

**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 15, 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, APRIL 1, 1998

**APPROVAL OF MINUTES OF Regular Meeting of March 18, 1998
and Special Meeting of March 30, 1998**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 15, 1998
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 5

C 980185 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of twelve (12) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

Resolution for adoption scheduling April 15, 1998 for a public hearing.

No. 2

CD 1

C 980203 HAK

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 101 Maspeth Avenue (Block 2885, part of 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 sponsor selected by HPD, restricted to community facility use;

to facilitate construction of a seven story, 240 bed residential health care facility with an Adult Health Day Care program.

Resolution for adoption scheduling April 15, 1998 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CD 4

C 970744 PQM

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 606 West 30th Street and 613/19 West 29th Street (Block 675, Lots 39 and part of 12) for continued use as a garage.

Resolution for adoption scheduling April 15, 1998 for a public hearing.

Nos. 4 and 5

(Applications for the designation of an Urban Development Action Area and Project, the disposition of city-owned property, and site selection and acquisition of property for use as a public library)

No. 4

CD 9

C 980250 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 2906-2908 Broadway (Block 1885, Lot 3), 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, with adjacent properties, of a college dormitory, public library and ground floor commercial space.

Resolution for adoption scheduling April 15, 1998 for a public hearing.

No. 5

CD 9

C 980251 PCM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, the Department of Citywide Administrative Services and the New York City Public Library pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 2900/2908 Broadway (Block 1885, Lot 3 and part of Lot 1), for use as a public library.

Resolution for adoption scheduling April 15, 1998 for a public hearing.

No. 6

CD 3

C 980215 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 184 & 186 Forsyth Street (Block 421, Lots 49 & 51), 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, tentatively known as Forsyth II, with 21 units of rental housing for low income persons with disabilities, to be developed under the Federal Section 811 Supportive Housing Program for Persons with Disabilities.

Resolution for adoption scheduling April 15, 1998 for a public hearing.

 No. 7

CD 8

M 860117(A) ZMM

IN THE MATTER OF an application submitted by FAM, LLC for the **modification of Restrictive Declaration D-126**, which was previously approved as part of the application for a Zoning Map Amendment (C 860117 ZMM), to provide for the development of a mixed-use building on property located on the east side of First Avenue between East 60th and East 61st Streets (Block 1455, Lots 1, 4 and 46), in a C4-7 and a C6-2 District.

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

Resolution for adoption scheduling April 15, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 8

CD 10

C 980237 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 :
 - 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.

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

Close the hearing.

No. 9

CD 1

N 980496 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 **60 Broad Street (Block 24, Lot 1)**. (Multi-agency offices)

(On March 19, 1998, the Commission scheduled April 1, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN**No. 10****CD 1****C 970338 POK**

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 50 Kent Avenue (Block 2287, Lot 1), for continued use as a garage.

(On February 18, 1998, Cal. No. 1, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 6, the hearing was closed.)

For consideration.

No. 11**CD 1****C 970339 POK**

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 314 Rutledge Street (Block 2228, Lot 16), for continued use as a garage.

(On February 18, 1998, Cal. No. 2, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 7, the hearing was closed.)

For consideration.

No. 12

CD 1

C 970340 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 306 Rutledge Street (Block 2228, Lot 11), for continued use as a garage.

(On February 18, 1998, Cal. No. 3, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 8, the hearing was closed.)

For consideration.

No. 13

CD 1

C 970341 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 525 Johnson Avenue (Block 2987, Lot 16), for continued use as a garage.

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

For consideration.

No. 14

CD 1

C 970342 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 145 Randolph Street (Block 2976, Lot 45), for continued use as a parking lot.

(On February 18, 1998, Cal. No. 5, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 10, the hearing was closed.)

For consideration.

No. 15

CD 9

C 970472 PCK

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. On March 18, 1998, Cal. No. 2, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 16

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning the landmark designation of the Panhellenic Tower,
now the Beekman Tower Hotel)*

CD 6

N 980426 HKM

IN THE MATTER OF a communication dated February 13, 1998 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Panhellenic Tower (now the Beekman Tower Hotel, 3 Mitchell Place aka 1-7 Mitchell Place and 876-880 First Avenue (Block 1361, Lot 1) by the Landmarks Preservation Commission on February 3, 1998 (List No. 288/LP No. 1972).

For consideration.

Nos. 17, 18, 19 and 20

(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. 17

CD 1

C 980171 ZSM

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.

*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. On March 18, 1998, Cal. No. 5, the hearing was closed.)

For consideration.

No. 18

CD 1

C 980172 ZSM

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. On March 18, 1998, Cal. 6, the hearing was closed.)

For consideration.

No. 19

CD 1

C 980172(A) ZSM

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. On March 18, 1998, Cal. No. 7, the hearing was closed.)

For consideration.

CD 1

N 970475 ZRM

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. On March 18, 1998, Cal. No. 8, the hearing was closed.)

For consideration.

Nos. 21, 22 and 23

(Applications for the first amendment to the Milbank-Frawley West Urban Renewal Plan, an amendment of the Zoning Map, the designation of an urban development action area and project, and the disposition of city-owned property)

No. 21

CD 10

C 980162 HUM

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 first amendment to the Milbank Frawley Circle - West Urban Renewal Plan for the Milbank Frawley Circle - West Urban Renewal Area.

The amended plan proposes the following changes:

1. Sites formally known as 3A and 20 would be incorporated into Site 36.
2. The land use of former Site 20 would be changed from residential and/or open space to residential and/or commercial.
3. Land use restrictions relating to floor area ratio, building height, street wall, curb cuts and commercial uses would apply to Site 36.

The proposed changes would facilitate mixed use development as part of Phase II of the ANCHOR/Partnership Plaza Retail Demonstration Program on Sites 36, 32B and 3C of the Milbank Frawley Circle - West Urban Renewal Area.

(On February 18, 1998, Cal. No. 6, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 11, the hearing was closed.)

For consideration.

No. 22

CD 10

C 980163 ZMM

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. 6b:

1. eliminating from an existing R7-2 District a C1-4 District bounded by West 116th Street, a line 450 feet easterly of Lenox Avenue-Malcolm X Boulevard, a line midway between West 116th Street and West 117th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X Boulevard, West 117th Street, and Lenox Avenue-Malcolm X Boulevard; and
2. changing from an R7-2 District to a C4-5X District property bounded by West 116th Street, a line 450 feet easterly of Lenox Avenue-Malcolm X Boulevard, West 117th Street, and Lenox Avenue-Malcolm X Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 17, 1997.

(On February 18, 1998, Cal. No. 7, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

CD 10

C 980164 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 the following properties as an Urban Development Action Area:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1599	69	68 W. 116th St.
1600	1	120-22 Malcolm X Blvd.
1600	3	128 Malcolm X Blvd.
1600	7	71 W. 116th St.
1600	9	57 W. 116th St.
1600	11	49-51 W. 116th St.
1600	13	45-47 W. 116th St.
1600	19	35 W. 116th St.
1600	54	56-60 W. 117th St.
1600	69	142 Malcolm X Blvd.
1600	26	19-21 W. 116th St.
1600	27	15-17 W. 116th St.

- b) an Urban Development Action Area Project for such area;
and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor/developer selected by HPD;

to facilitate mixed use development as part of Phase II of the ANCHOR/Partnership Plaza Retail Demonstration Program on Sites 36, 32B and 3C of the Milbank Frawley Circle - West Urban Renewal Area.

(On February 18, 1998, Cal. No. 8, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 24

CD 1

C 980193 ZMQ

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 Nos. 9a and 9b:

- 1) eliminating from an existing R5 District a C1-2 District bounded by a line 200 feet north of 34th Avenue, 41st Street, a line 150 feet north of 34th Avenue, 42nd Street, 34th Avenue, 44th Street, a line 150 feet south of 34th Avenue, 41st Street, a line 100 feet south of 34th Avenue, and a line midway between Steinway Street and 41st Street;
- 2) eliminating from an existing R5 District a C2-1 District bounded by 34th Avenue, 47th Street, Northern Boulevard, a line 150 feet south of 34th Avenue, and 44th Street;
- 3) changing from a C4-2 District to a C4-2A District property bounded by 28th Avenue, a line midway between Steinway Street and 41st Street, 34th Avenue, and a line midway between 38th Street and Steinway Street;
- 4) changing from an M1-1 District to a C4-2A District property bounded by 34th Avenue, a line midway between Steinway Street and 41st Street, Northern Boulevard, and a line midway between 38th Street and Steinway Street;

- 5) changing from an R5 District to an R6B District property bounded by a line 200 feet north of 34th Avenue, 41st Street, a line 100 feet north of 34th Avenue, a line 50 feet west of 47th Street, 34th Avenue, 46th Street, a line 100 feet south of 34th Avenue, and a line midway between 41st Street and Steinway Street;
- 6) changing from an R5 District to an M1-1 District property bounded by 34th Avenue, 47th Street, Northern Boulevard, a line 150 feet south of 34th Avenue, 44th Street, a line 100 feet south of 34th Avenue, and 46th Street;
- 7) establishing within a proposed R6B District a C1-4 District bounded by a line 200 feet north of 34th Avenue, 41st Street, a line 100 feet north of 34th Avenue, 42nd Street, 34th Avenue, 44th Street, a line 100 feet south of 34th Avenue, and a line midway between Steinway Street and 41st Street; and
- 8) establishing within a proposed R6B District a C2-4 District bounded by 34th Avenue, 46th Street, a line 100 feet south of 34th Avenue, and 44th Street;

as shown on a diagram (for illustrative purposes only) dated December 1, 1997.

(On February 18, 1998, Cal. No. 9, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 14, the hearing was closed.)

For consideration.

CITYWIDE

No. 25

Citywide

N 980230 ZRY

(Amendment of the Zoning Resolution to extend the Sunset Provision of Section 11-15, Environmental Requirements, from its current expiration date of July 1, 1998, by three years to the year 2001. The Sunset Provision requires the adoption of hazardous materials testing and remediation standards by the N.Y.C. Department of Environmental Protection by July 1, 1998.)

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York relating to the extension of the Sunset Provision of

Section 11-15, Environmental Requirements.

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;

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

11-15

Environmental Requirements

* * *

(c) Sunset provision

The DEP shall adopt rules pursuant to Chapter 45 of the Charter of the City of New York which shall establish:

- (1) standards for determining potential hazardous material contamination which, upon adoption, shall be utilized in determining whether or not an (E) designation shall be imposed on any tax lot; and
- (2) testing and remediation standards and protocols for potential hazardous material contamination which, upon adoption, shall be utilized in determining whether or not the environmental requirements relating to such (E) designation(s) have been satisfied so as to warrant the removal of such designation.

The requirements for the adoption of rules set forth in paragraph (c) of this Section, inclusive, shall not be construed to prohibit either the imposition or the removal of an (E) designation, in accordance with law, prior to the adoption of such rules.

In the event that such rules are not adopted by DEP by July 1, 1998 ~~2001~~, the provisions of this Section as they relate to potential hazardous material contamination, except for underground gasoline storage tanks, shall lapse.

* * *

(On February 18, 1998, Cal. No. 13, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 18, the hearing was closed.)

For consideration.