

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 22, 1998
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, N. Y. 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 980641 ZSX	5	Scheduled to be Heard 8/5/98	18	N 960560 ZRY	cw	Hearing Closed
2	C 980635 PSX	5	" "	19	C 980300 PPX	1	Favorable Report Adopted
3	C 980183 ZSX	2	" "	20	C 980391 ZMX	4	" "
4	C 980295 PSK	14	" "	21	M 910478(A) ZMK	13	Laid Over
5	C 980294 PPM	10	" "	22	N 980424 ZAK	13	" "
6	C 980458 PPM	1	" "	23	C 970619 ZSM	1	Favorable Report Adopted
7	C 980036 ZSM	2	" "	24	C 980167 PQM	1	" "
8	C 980493 ZMQ	1	" "	25	C 980539 PCQ	9	" "
9	C 980543 PSX	8	Hearing Closed	26	N 970628 ZAR	1	Authorization Approved
10	C 960173 PSK	3	" "				
11	C 980540 HAK	4	" "				
12	C 980495 ZSM	5	" "				
13	C 980154 ZMM	8	" "				
14	C 980155 ZSM	8	" "				
15	C 960566 ZMQ	7	" "				
16	N 980526 ZRQ	7	" "				
	NOTICE		" "				
17	N 990006 PXQ	8	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		19	20	21	22	23	24	25	26						
Joseph B. Rose, Chairman	A														
Victor G. Alicea, Vice Chairman	P	Y	Y			Y	Y	Y	Y						
Albert Abney	P	Y	Y	L	L	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	A	A	Y	Y	Y	Y						
Amanda M. Burden, A.I.C.P.	P	Y	Y	I	I	Y	Y	Y	Y						
Irwin Cantor, P.E.	P	Y	Y	D	D	Y	Y	Y	Y						
Kathy Hirata Chin, Esq.	P	Y	Y			Y	Y	Y	Y						
Alexander Garvin	A			O	O										
Anthony I. Giacobbe, Esq.	A			V	V										
William J. Grinker	P	Y	Y	E	E	Y	Y	Y	Y						
Brenda Levin	P	Y	Y	R	R	Y	Y	Y	Y						
Edward Rogowsky	P	Y	Y			Y	Y	Y	Y						
Jacob B. Ward, Esq., Commissioners	P	Y	Y			Y	Y	Y	Y						

MEETING ADJOURNED AT: 12:44 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 22, 1998

MEETING AT 10:00 A.M.
in
SPECTOR HALL
22 READE STREET, NEW YORK, NEW YORK



Rudolph W. Giuliani, Mayor

City of New York

[No. 14]

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*
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, JULY 22, 1998

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

The next regular public meeting of the City Planning Commission is scheduled for August 5, 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, JULY 22, 1998

**APPROVAL OF MINUTES OF Regular Meeting of July 1, 1998
and Special Meetings of June 29, 1998, July 13, 1998, and July 20, 1998**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 5, 1998
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 and 2

*(Applications for the grant of a special permit and site selection of property
for use as a fire station)*

No. 1

CD 5

C 980641 ZSX

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a fire station to be located at 2175 Walton Avenue (Block 3186, Lot 37), in an R8 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.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

No. 2

CD 5

C 980635 PSX

IN THE MATTER OF an application submitted by the Fire 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 2175 Walton Avenue (Block 3186, Lot 37), for use as a fire station.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

No. 3

CD 2

C 980183 ZSX

IN THE MATTER OF an application submitted by Walter Cahn Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow an approximately 7,072 square foot drop-in center (Use Group 4A - non-profit institution without sleeping accommodations) in part of the sub-basement (Section A) of an existing building located at 1201-1239 Lafayette Ave (Block 2739, Lot 15), in an M1-1 District, Community District 2, Borough of The Bronx.

The plan for this proposal is on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CD 14

C 980295 PSK

IN THE MATTER OF an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 800/14 Flatbush Avenue a/k/a 2119/31 Caton Avenue, (Block 5063, Lot 58), for use as a vendors market.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

CD 10

C 980294 PPM

IN THE MATTER OF an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for disposition to the New York City Economic Development Corporation of city-owned property located at 260-262 West 125th Street (Block 1930, Lot 55), pursuant to zoning.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

No. 6

CD 1

C 980458 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 one (1) city-owned property located at 346 Broadway (Block 170, Lot 6), pursuant to zoning.

Note: This application is to enable disposition of those portions of the property not required for City agency use.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

No. 7

CD 2

C 980036 ZSM

IN THE MATTER OF an application submitted by 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 Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended 5-story public parking garage with a maximum capacity of 400 spaces on property located at 520 Broome Street (Block 489, Lot 42), in an M1-5B District.

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

Resolution for adoption scheduling August 5, 1998 for a public hearing.

BOROUGH OF QUEENS

No. 8

CD 1

C 980493 ZMQ

IN THE MATTER OF an application submitted by Steeltex Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 9c**, changing from an M1-1 District to an R4 District property bounded by Ditmars Boulevard, 46th Street, a line 525 feet southwest of Ditmars Boulevard, and 45th Street, as shown on a diagram (For illustrative proposes only) dated April 27, 1998.

Resolution for adoption scheduling August 5, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 9

CD 8

C 980543 PSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Fire 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 West 230th Street at the foot of Tibbett Avenue (Block 5716, part of Lot 725), for use as an ambulance station.

(On July 1, 1998, Cal. No. 1, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 10

CD 3

C 960173 PSK

PUBLIC HEARING:

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 625/633 Greene Avenue, (Block 1795, Lots 67, 68, 69, 70 and 71) for use as a parking lot.

(On July 1, 1998, Cal. No. 2, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 4

C 980540 HAK

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 327-349 Ellery Street and 13 & 15 Beaver Street (Block 3132, Lots 27-37), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor selected by HPD;

to facilitate construction of a five story building, tentatively known as Ellery Court, with 86 units (plus one for a superintendent) of rental housing for elderly persons of low income, to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

(On July 1, 1998, Cal. No. 3, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 5

C 980495 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by GGMC Parking LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution, to allow an attended public parking lot with a maximum capacity of 76 spaces on a part of a

zoning lot located at 14-20 West 40th Street (Block 841, Lots 30, 31, 45, 49, 57, 58, 59 and 60), in C5-3 and M1-6 Districts, partially within the Special Midtown 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 July 1, 1998, Cal. No. 4, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 13 and 14

(Applications for an Amendment of the Zoning Map, and a Special Permit to permit modification of the height and setback regulations to facilitate the expansion of Sotheby's)

No. 13

CD 8

C 980154 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sotheby's pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from a C5-1 District to a C5-2 District property bounded by York Avenue, East 72nd Street, a line 200 feet southeasterly of York Avenue, a line midway between East 71st Street and East 72nd Street, a line 125 feet southeasterly of York Avenue, and East 71st Street; and
2. changing from an R9 District to a C5-2 District property bounded by East 71st Street, a line 125 feet southeasterly of York Avenue, a line midway between East 71st Street and East 72nd Street, and a line 200 feet southeasterly of York Avenue;

as shown on a diagram (for illustrative purposes only) dated May 18, 1998.

(On July 1, 1998, Cal. No. 5, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 8

C 980155 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sotheby's pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to permit modification of the height and setback regulations of Section 33-43 of the Zoning Resolution to allow portions of a proposed approximately 229,322 square foot, 6-story enlargement which will be located within the initial setback distance to exceed the maximum height above curb level and to penetrate the sky exposure plane on property located at 1334 York Avenue (Block 1483, Lot 1), in a C5-2* District.

* Note: An amendment of the Zoning Map, Section 9a, changing the above property from C5-1 and R9 Districts to a C5-2 District is proposed under related application C 980154 ZMM.

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 July 1, 1998, Cal. No. 6, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 15 and 16

(Application for an Amendment of the Zoning Map, and Amendment of the Zoning Resolution to establish a Waterfront Access Plan in Downtown Flushing)

No. 15

CD 7

C 960566 ZMQ

PUBLIC HEARING:

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. 10a and 10b:

- 1) changing from a C4-2 District to a C4-3 District property bounded by Northern Boulevard, the northerly prolongation of the center line of Main Street, a line midway between the southerly boundary lines of Dan Carter Beard Memorial Park and Flushing Park and the southerly street line of Northern Boulevard, Union Street, 41st Avenue, Main Street, 40th Road, a line 100 feet west of Main Street, Roosevelt Avenue, a line 100 feet west of Main Street, 39th Avenue, a line 100 feet west of Main Street, a line 125 feet north of Congressman Rosenthal Place, and a line 100 feet east of Prince Street;
- 2) changing from an M1-1 District to a C4-2 District property bounded by:
 - a) Northern Boulevard, a line 100 feet east of Prince Street, Roosevelt Avenue, College Point Boulevard, 36th Road, and Prince Street;
 - b) Roosevelt Avenue, College Point Boulevard, the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, and the northerly prolongation of the center line of Haight Street;
- 3) changing from an M3-1 District to a C4-2 District property bounded by a line 425 feet south of Northern Boulevard, College Point Boulevard, Roosevelt Avenue, the northerly prolongation of the center line of Haight Street, the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, the Van Wyck Expressway

Extension, and the easterly U. S. Pierhead and Bulkhead Line of the Flushing River;

- 4) changing from an M3-1 District to an M1-2 District property bounded by the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, the northerly prolongation of the center line of Haight Street, 41st Avenue, a line midway between Haight Street and Fuller Place, a line 100 feet north of Sanford Avenue, Haight Street, Sanford Avenue and its westerly prolongation, the easterly and northerly boundary lines of a park, and the Van Wyck Expressway Extension;
- 5) changing from an M3-1 District to an R6 District property bounded by 41st Avenue, Haight Street, a line 100 feet north of Sanford Avenue, and a line midway between Haight Street and Fuller Place;
- 6) changing from an M1-1 District to an M1-2 District property bounded by the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, College Point Boulevard, 41st Avenue, and the northerly prolongation of the center line of Haight Street;
- 7) changing from an M1-1 District to an R6 District property bounded by 41st Avenue, College Point Boulevard, Sanford Avenue, and Haight Street; and
- 8) establishing within the proposed R6 District a C2-3 District bounded by 41st Avenue, College Point Boulevard, Sanford Avenue, and a line 100 feet west of College Point Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 13, 1998, revised May 29, 1998, and subject to the conditions of CEQR Declaration E-74.

(On July 1, 1998, Cal. No. 7, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

CD 7

N 980526 ZRQ

PUBLIC HEARING:

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 the Zoning Resolution of the City of New York, relating to Section 62-85 establishing a Waterfront Access Plan in the Downtown Flushing Waterfront.

Matter within # # is defined in Section 12-10 or 62-11.

[N.B.: All text under Section 62-85 is new text.]

62-85 Borough of Queens

* * *

Q-2: Downtown Flushing, as set forth in Section 62-852

* * *

62-852 Waterfront Access Plan Q-2: Downtown Flushing

Maps Q-2a through Q-2c show the boundaries of the area comprising the Downtown Flushing Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on [the effective date of this amendment] as follows:

- Parcel 1: Block 4963, Lot 200
- Parcel 2: Block 4963, Lot 85
- Parcel 3: Block 4963, Lot 65
- Parcel 4: Block 4963, Lot 7
- Parcel 5: Area within the #street lines# of Roosevelt Avenue westerly of their intersection with the #street lines# of College Point Boulevard and extending to the easterly pierhead line of the Flushing River
- Parcel 6: Block 5066, Lot 1
- Parcel 7: Portions of Block 5066, Lots 105 and 107 (consisting of New York City Department of Parks and Recreation #mapped park# strips), and area adjoining and beneath the Van Wyck Expressway Extension bounded by the Long Island Railroad on the south, Block 5066, Lot 105 on the south and west and Block 5066, Lot 107 on the east and the easterly pierhead line of the Flushing River on the west

(a) Area wide modifications

The following provisions shall apply to all #developments# required to provide public access pursuant to Section 62-40:

- (1) Paragraph (a) of Section 62-415 (Requirements for supplemental public access areas) shall be inapplicable.
- (2) Paragraph (b) of Section 62-415 shall be inapplicable. In lieu thereof, required public access shall be provided by means of a #shore public walkway, upland connection# and other public access areas in accordance with this Plan.

However, for WD #use developments# which would otherwise be permitted to provide public access pursuant to Section 62-415, paragraph (b), the location of the public access areas specified in this Plan may be moved upland of the #shoreline# the minimum distance required to accommodate the upland water-dependent functions of such #developments# and still result in a continuous public walkway connecting #shore public walkways# on all adjoining #zoning lots#.

(b) Special public access provisions by parcel

The provisions of Section 62-41 (Requirements for waterfront public access) and Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are illustrated in the Plan map Q-2b:

- (1) Parcel 1
 - (i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. In addition, no #shore public walkway# shall be required north of the prolongation of the northerly #streetline# of 36th Road. The quantity of public access area eliminated from the #shore public walkway# as a result of this width and length reduction shall be provided at the northerly termination of the #shore public walkway# and shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636. If Parcel 1 is #developed# in conjunction with one or more adjoining parcels, or portions thereof, the area on Parcel 1 required to be improved pursuant to the design standards for a Waterview park may be provided on Parcel 2.

(ii) #Upland connection#

An #upland connection# shall be located within the flexible location zone indicated on the Plan map, Q-2b, which is the prolongation of the #street lines# of 36th Road. If, however, the #upland connection# required on Parcel 2 is provided prior to or concurrent with #development# of Parcel 1, no #upland connection# shall be required on Parcel 1.

(2) Parcel 2

(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. The quantity of public access area eliminated from the #shore public walkway# as a result of this width reduction shall be provided adjoining the intersection of the required #upland connection# and the #shore public walkway# and shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636.

(ii) #Upland connection#

An #upland connection# shall be located between College Point Boulevard and the #shore public walkway# either 1) within the flexible location zone indicated on the Plan map, Q-2b, having as its northerly boundary the straight-line extension of that portion of the boundary between Parcels 1 and 2 which intersects with College Point Boulevard and as its southern boundary the prolongation of the southerly #street line# of 37th Avenue or 2) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3:

(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. The quantity of public access area eliminated from the #shore public walkway# as a result of this width reduction shall be provided adjoining the intersection of the required #upland connection# and the #shore public walkway# and shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636. If Parcel 3 is #developed# in conjunction with

Parcel 4, or a portion thereof, the area of Parcel 3 required to be improved pursuant to the design standards for a Waterview park may be provided on Parcel 4.

(ii) #Upland connection#

An #upland connection# shall be located between 39th Avenue and the #shore public walkway# within the flexible location zone indicated on the Plan map, Q-2b, having as its southerly boundary the prolongation of the southerly #street line# of 39th Avenue and as its northerly boundary a line drawn parallel and 75 feet north of such southern boundary.

In the event #buildings or other structures# existing within Parcel 3 on [the effective date of this amendment] obstruct any portion of the flexible location zone at the time any #development# commences the minimum requirements of Section 62-622 (Upland connections) and Section 62-641 (Design requirements for upland connections) shall be modified as follows: 1) the required #upland connection# if located within a private drive shall, for a distance not to exceed 200 feet measured westerly of the #street line# of Janet Place, consist of a single pedestrian circulation zone having a minimum clear width of 6 feet improved entirely as a circulation path without planting or seating required; or 2) if the required #upland connection# is not within a private drive, its minimum width shall be reduced along its entire length to 25 feet, consisting of a 16 foot wide pedestrian circulation zone and two 4 feet 6 inch wide buffer zones.

If Parcel 3 is #developed# in conjunction with any portion of Parcel 4 and there are no existing #buildings or other structures# blocking 50 percent or more of the width of the prolongation of 39th Avenue at the time any #development# commences the modifications of the foregoing paragraph shall not apply and the #upland connection# shall be located within the prolongation of 39th Avenue.

(4) Parcel 4

(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. However, within the portion of the parcel between the northerly #street line# of Roosevelt Avenue and a point 50 feet northerly as measured along the #shoreline# the minimum width shall be 40 feet, consisting of a pedestrian circulation zone and buffer zone as provided in Section 62-621 (Shore public walkways). Throughout the southernmost 30 foot length of this widened portion of the #shore public walkway# the seaward edge of the circulation path shall be located a minimum of 15 feet from the #shoreline#.

The quantity of public access area eliminated from the #shore public walkway# as a result of its width reduction shall be provided adjoining the #shore public walkway# and the boundary between Parcels 3 and 4. Such area shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 4 and all provisions relating to #upland connections# shall be inapplicable, however, a direct connection shall be provided between the required #shore public walkway# and the public access area on Parcel 5. In the event that any portion of Parcel 4 is developed with Parcel 3 an #upland connection# shall be provided pursuant to Section 62-852, paragraph (b)(3)(ii) above.

(5) Parcel 5 [N.B. Parcel 5 is a mapped public #street# but is being treated as a separate #zoning lot# to facilitate description of public access improvements pursuant to Section 62-812, paragraph (d).]

- (i) A public access area shall be provided across the westerly portion of Parcel 5 connecting without interruption to the #shore public walkways# on Parcels 4 and 6. Such public access area shall have a minimum width of 40 feet and contain a continuous pedestrian circulation path with a minimum clear width of 10 feet. The seaward edge of the pedestrian circulation path shall be located a minimum of 15 feet from the westerly boundary of the parcel. Landscaped screening shall be provided adjoining any open or enclosed storage areas, maintenance vehicle parking or similar uses. Fencing may be provided to assure physical control of non-publicly accessible upland areas.

- (ii) The marginal roadway within Roosevelt Avenue as indicated on the City Map, Final Section 40, adopted December 14, 1911, shall be improved to provide a connection to other public access areas designated for this parcel and to #shore public walkways# on Parcels 4 and 6. The improvement of the marginal roadway shall be for public pedestrian use except for emergency and maintenance vehicular access to the shoreline and beneath the Roosevelt Avenue Bridge. A dedicated pedestrian circulation path with a minimum width of 10 feet shall be provided. In addition, the pedestrian use of the full width of the marginal roadway shall be reinforced by design elements which may include unit pavers, dropped curbs, bollards and informational signage. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the north-westerly intersection of College Point Boulevard and Roosevelt Avenue and at the entrance to the marginal roadway.
- (iii) If other improvements compatible with the waterfront public access area are provided, including, but not limited to a waterview sitting area, they should adjoin the boundary of Parcel 4.

Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) shall be inapplicable; its provisions are recommended as a guide to the design of the required public access areas.

(6) Parcel 6

(i) #Shore public walkway#

The requirements of Section 62-621 (Shore public walkways) are modified to require a minimum distance of 15 feet between the seaward edge of the pedestrian circulation path and the #shoreline#.

(ii) #Upland connection#

An #upland connection# shall be provided within the flexible location zone indicated on the Plan map, Q-2b, having boundaries coincident with those of Parcel 6, as follows: the #upland connection# shall be located either 1) along the southerly boundary of Parcel 6 between the termination of 40th Road and the #shore public walkway# or 2) between College Point Boulevard and the #shore public walkway# connecting to the latter at a location within 150 feet of the parcel's southerly boundary, as measured along the upland edge of the #shore public walkway#. Notwithstanding the requirements of Section 62-62 (General Requirements for Public Access), paragraph (c), the #upland connection# may be located, wholly or in part, within a #building or

other structure#. Any covered portion of the #upland connection# shall comply with the requirements of paragraph (d)(7) of this Section.

(7) Parcel 7

(i) #Shore public walkway#

Notwithstanding the requirements of Section 62-62, paragraph (c), the #shore public walkway# may be covered by the elevated roadway of the Van Wyck Expressway and the obstructions permitted by Section 62-626, paragraph (a), shall include any supporting structural elements of the elevated roadway and its related appurtenances. Additionally, the locational requirements of Section 62-63 for pedestrian circulation and buffer zones shall be modified as necessary to accommodate the required clear pedestrian path. The #shore public walkway# shall be connected directly to that on Parcel 6.

(c) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are illustrated in the Plan map, Q-2c:

(1) Parcel 1

A #visual corridor# shall be provided through Parcel 1 to the pierhead line as the prolongation of the #street lines# of 36th Road. Any #building or other structure# existing on [the effective date of this amendment] shall be a permitted obstruction.

(2) Parcel 2

A #visual corridor# shall be provided through Parcel 2 to the pierhead line as the prolongation of the #street lines# of 37th Avenue.

(3) Parcels 3 and 4

A #visual corridor# shall be provided through Parcels 3 or 4 to the pierhead line using the locational criteria for an #upland connection# in paragraph (b)(3)(ii) of this Section. Notwithstanding the requirements of Section 62-42 (Requirements for Visual Corridors), any #building or other structure# existing on [the effective date of this amendment] shall be a permitted obstruction, however, no such #building or other structure#, or portion

thereof, demolished after [the effective date of this amendment] shall be rebuilt as a permitted obstruction and no new #building or other structure# shall be permitted except pursuant to Section 62-642 (Design requirements for visual corridors).

- (4) Parcel 5 [N.B. Parcel 5 is a mapped public #street# but is being treated as a separate #zoning lot# to facilitate description of public access improvements pursuant to Section 62-812, paragraph (d).]

The #street lines# of Roosevelt Avenue, including the area beneath the Roosevelt Avenue bridge and any marginal roadway within the #street lines# of Roosevelt Avenue shall be provided as a visual corridor.

- (5) Parcels 6 and 7

The requirement for #visual corridors# on Parcels 6 and 7 are waived.

(d) Special design standards

Required public access areas shall comply with Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) except as modified in this and the preceding paragraphs of this Section.

- (1) Notwithstanding the requirements of Section 62-61 (Design Options and Methodology), a required #shore public walkway# may be improved pursuant to Section 62-633 (Shore public walkway - Prototype III: Low-intensity walkway).
- (2) The minimum required width of a pedestrian circulation path within a #shore public walkway# shall be 10 feet and, notwithstanding Section 62-621, the path need not adjoin the #shoreline# at any location except as necessary to connect to an adjoining #shore public walkway#. The entire width of any #shore public walkway# having a width of 20 feet or less shall be improved as a pedestrian circulation zone.
- (3) The locational requirements for planting of Section 62-63 (Specific Design Requirements for Public Access Prototypes) shall be modified for any required public access area which is located on a #pier or platform# existing on [the effective date of this amendment] such that any required planting may be provided in an alternative location on the #zoning lot# adjoining the required public access area.
- (4) In lieu of the planting and tree requirements of Section 62-63, the #shore public walkway# on Parcel 6 shall be planted with one tree, selected from Sections 2, 3 or 6 of the Waterfront Plant List (Section 62-00, Appendix A),




for every 750 square feet of its area, and the required pedestrian circulation zone planting shall include plants from Sections 3, 7 and 8 of the Waterfront Plant List.

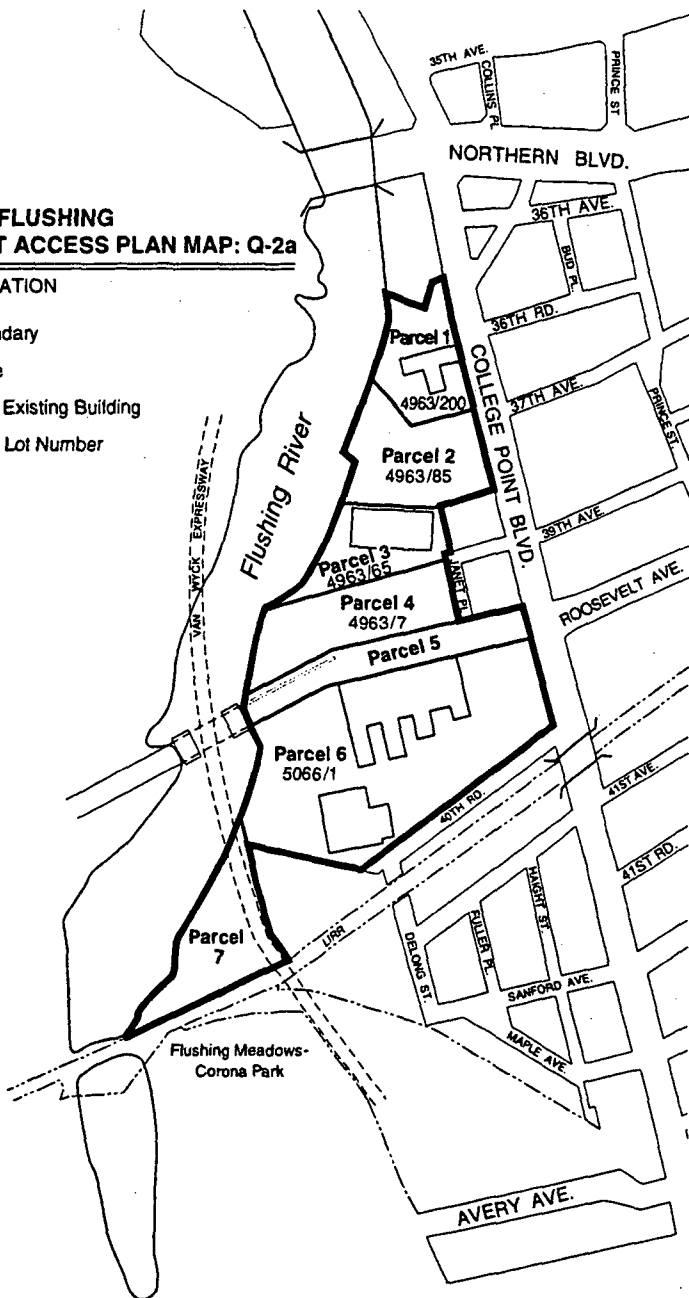
- (5) In addition to the obstructions permitted by Section 62-626, paragraph (a), the existing loading crane and adjoining tower on Parcel 4 shall be permitted within the #shore public walkway# provided such #structures# are restored and a minimum clear pedestrian path of 10 feet is provided.
- (6) The area of a #shore public walkway# located under an elevated roadway may be subtracted from the total area of #shore public walkway# calculated for the purposes of complying with the seating and tree planting requirements of Section 62-63.
- (7) Any portion of an #upland connection# located within a #building# pursuant to this Plan shall comply with the following design standards:
 - (i) the entire width of the #upland connection# shall be considered a pedestrian circulation zone and its circulation path shall have a minimum width of 16 feet which shall adjoin and connect directly to the #building's# main lobby via transparently glazed openings with an aggregate width equal to or exceeding that of any other entrances to the lobby;
 - (ii) the minimum clear height shall be 16 feet except for permitted obstructions, which in addition to those permitted by Section 62-626, paragraph (1), shall include structural elements such as beams and joists provided a minimum clear height of 12 feet is maintained throughout;
 - (iii) WE #uses# permitted by the underlying zoning district regulations shall continuously adjoin the perimeter of the #upland connection# except that lobby space or exterior, open areas to which a view is provided shall also be permitted;
 - (iv) at least 50 percent of the area of any walls bounding an #upland connection# shall be glazed with a clear untinted transparent material. For the purpose of this requirement the area of the bounding walls shall be measured from the floor to a height of 16 feet. In no case, shall any bounding wall have a continuous length without openings greater than 100 feet;

- (v) there shall be no more than three changes in direction over its entire length and no single turn shall be less than 90 degrees relative to the line of travel. Any change in direction with an angle of less than 135 degrees shall be posted with an entry plaque pursuant to Section 62-674, paragraph (b), excluding the information required in paragraph (b)(4), and shall also be accompanied by an arrow indicating the direction of travel toward the #shore public walkway#;
- (vi) in addition to the general requirements of Section 62-674 (Signage), each principal entrance to an #upland connection# within a #building# shall be posted with an entry plaque pursuant to Section 62-674, paragraph (b). However, the information required in paragraph (b)(4) shall be required at only one such entrance;
- (vii) access to the public shall be provided during business hours or from 8:00 a.m. to dusk seven days a week, whichever is greater; and
- (viii) the planting and lighting requirements of Section 62-60 shall not apply.

DOWNTOWN FLUSHING WATERFRONT ACCESS PLAN MAP: Q-2a

PARCEL DESIGNATION

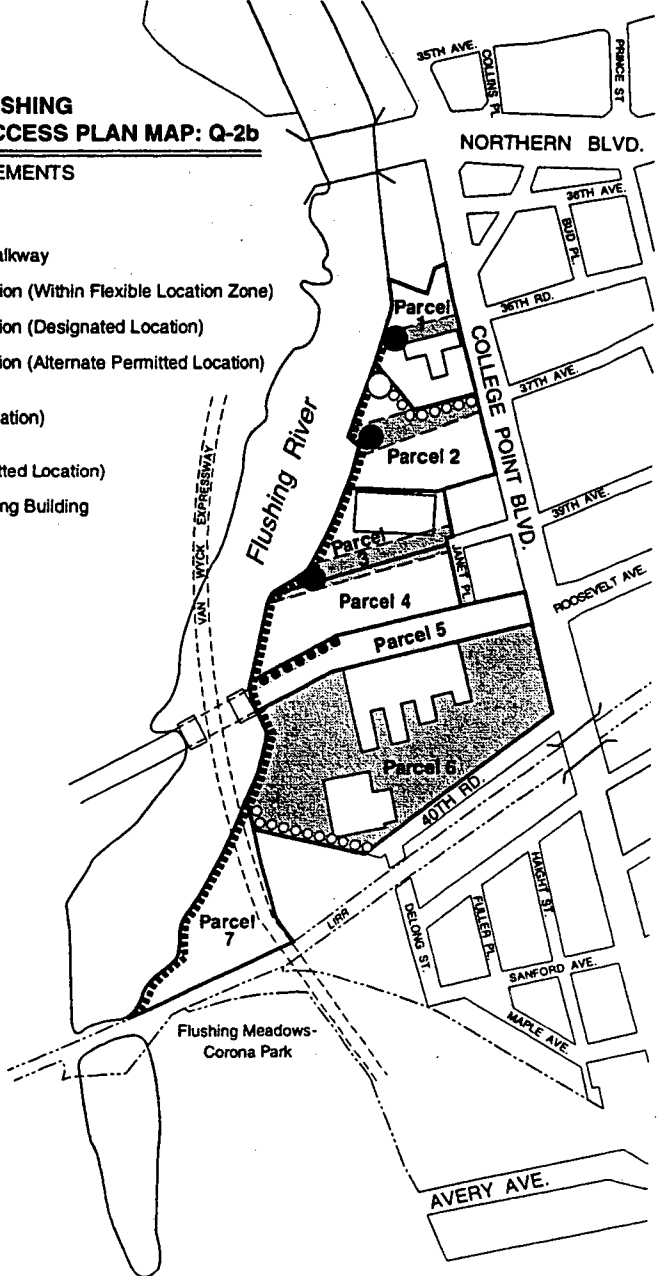
-  WAP Boundary
-  Parcel Line
-  Significant Existing Building
- 5066/1 Tax Block / Lot Number



DOWNTOWN FLUSHING WATERFRONT ACCESS PLAN MAP: Q-2b

PUBLIC ACCESS ELEMENTS

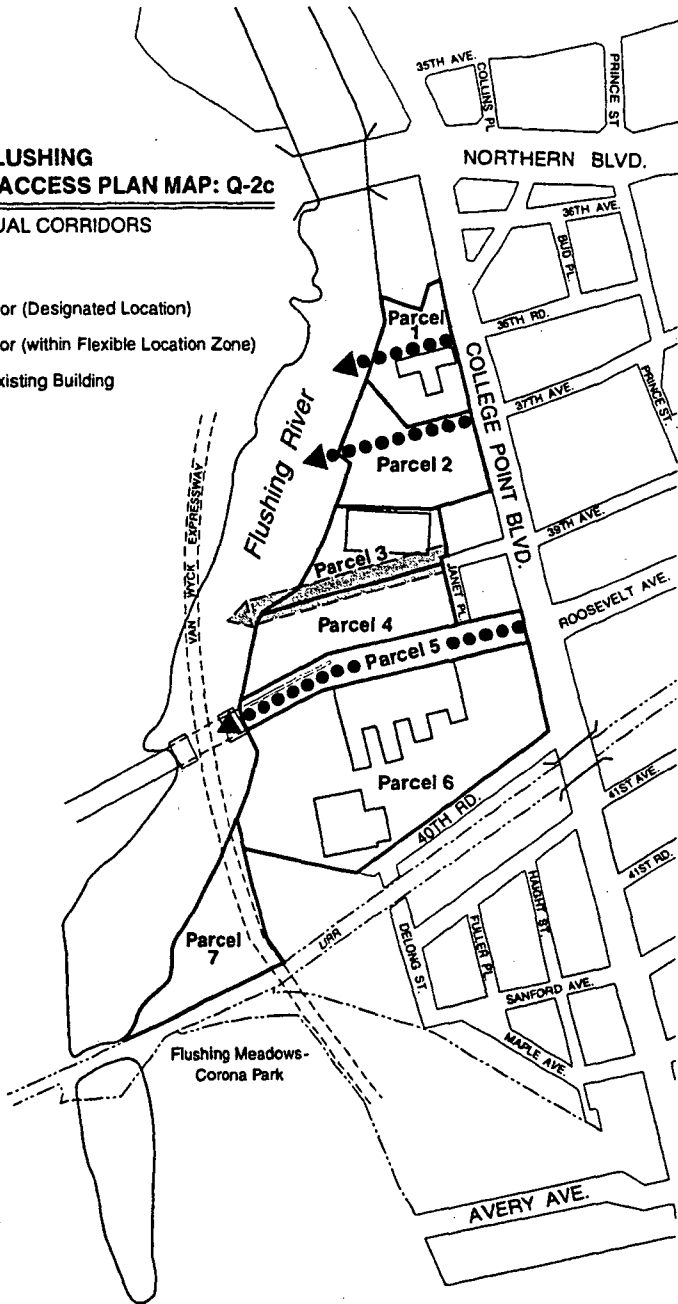
- Parcel Line
- Shore Public Walkway
- ▨ Upland Connection (Within Flexible Location Zone)
- Upland Connection (Designated Location)
- Upland Connection (Alternate Permitted Location)
- Waterview Park (Designated Location)
- Waterview Park (Alternate Permitted Location)
- Significant Existing Building



DOWNTOWN FLUSHING WATERFRONT ACCESS PLAN MAP: Q-2c

DESIGNATED VISUAL CORRIDORS

- Parcel Line
- ◀●●● Visual Corridor (Designated Location)
- ◀▨ Visual Corridor (within Flexible Location Zone)
- ▭ Significant Existing Building



(On July 1, 1998, Cal. No. 8, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, July 22, 1998 at 10:00 a.m. in Spector Hall, 22 Reade Street, New York, New York 10007, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearings to receive comments related to the Draft Environmental Impact Statement (DEIS) concerning a proposed zoning map change and zoning text change to adopt a Waterfront Access Plan in Downtown Flushing, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Act (CEQR) CEQR No. 95DCP052Q.

No. 17

CD 8

N 990006 PXQ

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 205-07 Hillside Avenue (Block 10533, Lot 1). (Community Board 8 Offices)

(On July 9, 1998, the Commission duly advertised July 22, 1998 for a public hearing.)

Close the hearing.

CITYWIDE

No. 18

Citywide

N 960560 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Muss Development Company, pursuant to Section 201 of the New York City Charter for amendments of the Zoning Resolution of the City of New York, relating to Section 62-351, concerning views from shorelines obstructed by manmade structures.

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

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

Matter within # # is defined in Section 12-10 or 62-11;

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

* * *

10/25/93

62-35**Height and Setback Regulations On Waterfront Blocks**

Height and setback regulations for #zoning lots# within #waterfront blocks# shall be governed by the provisions of this Section. However, airports, heliports, seaplane bases and, in C8 or #Manufacturing Districts#, #developments# comprised #predominantly# of WD #uses# or #uses# in Use Groups 16, 17 or 18 shall be exempt from the requirements of this Section.

62-351 (10/25/93)**Developments on land and platforms**

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-352 and 62-353.

* * *

(On July 1, 1998, Cal. No. 9, the Commission scheduled July 22, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 19

CD 1

C 980300 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 fourteen (14) 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, 1 Fordham Plaza - Room 502, Bronx, New York 10458.

(On June 3, 1998, Cal. No. 1, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 7, the hearing was closed.)

For consideration.

No. 20

CD 4

C 980391 ZMX

IN THE MATTER OF an application submitted by Philip Agusta, AIA, MUP, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3b:

- a) eliminating from an R7-1 District a C1-4 District bounded by a line 50 feet southwesterly of East Mt. Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet southwesterly of East Mt. Eden Avenue, and Jerome Avenue; and
- b) changing from an R7-1 District to a C8-3 District property bounded by a line 50 feet southwesterly of East Mt. Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet southwesterly of East Mt. Eden Avenue, and Jerome Avenue;

as shown on a diagram (for illustrative purposes only) dated March 16, 1998.

(On May 20, 1998, Cal. No. 1, the Commission scheduled June 3, 1998 for a public hearing. On June 3, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 21

CD 13

M 910478(A) ZMK

IN THE MATTER OF an application submitted by Muss Development Co. for the **modification of Restrictive Declaration D-131**, pursuant to Section 2b of that Restrictive Declaration which was previously approved as part of an application for a Zoning Map Amendment (C 910478 ZMK), for a large-scale residential development on property generally bounded by Brighton Beach Avenue, Seacoast Terrace, a park, and Coney Island Avenue (Block 8720, part of Lot 14), in an R7-1 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.

(On May 20, 1998, Cal. No. 4, the Commission scheduled June 3, 1998 for a public hearing. On June 3, 1998, Cal. No. 15, the hearing was closed.)

For consideration.

No. 22

CD 13

N 980424 ZAK

IN THE MATTER OF an application submitted by Muss Development Co. for the **grant of an authorization pursuant to Section 62-722 of the Zoning Resolution** to authorize the modification of the requirements of Section 62-422 (Dimensions of Visual Corridors) to allow the plane of the visual corridor (which is not a prolongation of a mapped street) to connect between the curb elevation of Brighton Beach Avenue and the deck of the adjacent Brighton Beach Public Boardwalk (Block 8725, Lot 1) for property generally bounded by Brighton Beach Avenue, Seacoast Terrace, a park and Coney Island Avenue (Block 8720, part of Lot 14), in an R7-1 District.

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

For consideration.

BOROUGH OF MANHATTAN

No. 23

CD 1

C 970619 ZSM

IN THE MATTER OF an application submitted by 2 Broadway Acquisition Corp. 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 the extension of an existing attended accessory parking garage and an increase in capacity from 56 spaces to a maximum of 212 spaces in the cellar of a building on property located at 2 Broadway (Block 11, Lot 1), in a C5-5CR 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 June 3, 1998, Cal. No. 6, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

No. 24

CD 1

C 980167 PQM

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 **acquisition of property located at 151 West Broadway, (Block 148, part of Lot 10), for continued use as a courthouse.**

(On June 3, 1998, Cal. No. 7, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 25

CD 9

C 980539 PCQ

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 and acquisition of property located at 134-20 Jamaica Avenue, (Block 9342, part of Lot 7)** for use as a health care facility.

(On June 3, 1998, Cal. No. 11, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 26

CD 1

N 970628 ZAR

IN THE MATTER OF an application submitted by Ben DiGiulio pursuant to Sections 119-04, 119-311, 119-314 and 119-316 of the Zoning Resolution for the certification of subdivision approval and the grant of authorizations for development on a portion of a zoning lot having a slope of 35 percent or more, modification of lot coverage controls and modification of grading controls to subdivide one zoning lot into three zoning lots and to construct three single-family residences on a property located at **Hillside Avenue and Cedarcliff Road (Block 618, Lots 83, 183 and 361)** 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.
