

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 5, 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 950592 MMX	7	Scheduled to be Heard 8/19/98	19	C 980154 ZMM	8	Favorable Report Adopted
2	C 980700 ZSM	5	" "	20	C 980155 ZSM	8	" "
3	C 980614 PCQ	13	" "	21	N 980715 HKM	1	Forward Rep't to City Council
4	C 980615 PCQ	13	" "	22	N 980716 HKM	8	" "
5	C 980641 ZSX	5	Hearing Closed	23	N 990006 PXQ	8	Favorable Report Adopted
6	C 980635 PSX	5	" "	24	C 980323 PPQ	12	" "
7	C 980183 ZSX	2	" "	25	N 980309 ZRR	3	" "
8	C 980295 PSK	14	" "	26	N 980434 RCR	3	Approved by Acclimation
9	C 980294 PPM	10	" "				
10	C 980458 PPM	1	" "				
11	C 980036 ZSM	2	" "				
12	C 980493 ZMQ	1	" "				
13	N 980714 HKX	3	Forward Rep't to City Council				
14	C 980223 PCK	7	Favorable Report Adopted				
15	C 980354 PPK	3	" "				
16	M 910478(A)ZMK	13	" "				
17	N 980424 ZAK	13	Authorization Approved				
18	C 980238 ZSM	2	Favorable Report Adopted				

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:													
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:			13	14	15	16	17	18	19	20	21	22	23	24	25	26
Joseph B. Rose, Chairman		P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y	Y
Victor G. Alicea, Vice Chairman		A														
Albert Abney		P	Y	Y	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	Y	Y
Amanda M. Burden, A.I.C.P.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin Cantor, P.E.		P	Y	Y	Y	Y	Y	Y	AB	AB	Y	Y	Y	Y	Y	Y
Kathy Hirata Chin, Esq.		A														
Alexander Garvin		P	Y	Y	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	Y	Y
William J. Grinker		P	Y	Y	Y	Y	Y	Y	Y	Y	AB	N	Y	Y	Y	Y
Brenda Levin		P	Y	Y	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	Y	Y
Jacob B. Ward, Esq., Commissioners		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 11:36 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, AUGUST 5, 1998
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor

City of New York

[No. 15]

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 Community Board, 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, AUGUST 5, 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 19, 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, AUGUST 5, 1998

APPROVAL OF MINUTES OF Regular Meeting of July 22, 1998
and Special Meeting of August 3, 1998

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 19, 1998
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 7

C 950592 MMX

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, **for an amendment to the City Map involving the change of grades in Bedford Park Boulevard West between Paul and Jerome avenues**, and any acquisition or disposition of property related thereto, all in accordance with Map No. 13073, dated December 13, 1995 and signed by the Borough President.

Resolution for adoption scheduling August 19, 1998 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 5

C 980700 ZSM

IN THE MATTER OF an application submitted by the Rockefeller Group Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-066 of the Zoning Resolution to permit:

- o the modification of the regulations of Section 81-43 (Street Wall Continuity along designated Streets) to allow the length of street wall to be less than 80 percent of the length of the front lot line along West 50th Street; and
- o the allocation of floor area from the C6-5.5 portion of the zoning lot to the C6-7T portion without regard for the provisions of Section 77-00;

to facilitate the development of a 33-story commercial building on a zoning lot on the east side of Seventh Avenue, between West 49th and West 50th Streets (Block 1002, Lots 1, 5, 7, 8, 61 and part of 11), within the Theatre Subdistrict Core of the Theatre Subdistrict of the Special Midtown District, in C6-5.5 and C6-7T Districts, Community District 5, Borough of Manhattan.

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.

Resolution for adoption scheduling August 19, 1998 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 13

C 980614 PCQ

IN THE MATTER OF an application 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 and acquisition of property located at 253-10 Hillside Avenue (Block 8607, Lot 185), for use as an ambulance station.

Resolution for adoption scheduling August 19, 1998 for a public hearing.

No. 4

CD 13

C 980615 PCQ

IN THE MATTER OF an application 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 and acquisition of property located at 222-15 Merrick Boulevard (Block 12961, Lot 10), for use as an ambulance station.

Resolution for adoption scheduling August 19, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 5 and 6

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

No. 5

CD 5

C 980641 ZSX

PUBLIC HEARING:

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.

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

Close the hearing.

No. 6

CD 5

C 980635 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 2175 Walton Avenue (Block 3186, Lot 37), for use as a fire station.**

(On July 22, 1998, Cal. Mo. 2, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 2

C 980183 ZSX

PUBLIC HEARING:

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.

(On July 22, 1998, Cal. No. 3, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 8

CD 14

C 980295 PSK

PUBLIC HEARING:

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.

(On July 22, 1998, Cal. No. 4, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 9

CD 10

C 980294 PPM

PUBLIC HEARING:

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.**

(On July 22, 1998, Cal. No. 4, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 1

C 980458 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of 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.

(On July 22, 1998, Cal. No. 6, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 2

C 980036 ZSM

PUBLIC HEARING:

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.

(On July 22, 1998, Cal. No. 7, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 12

CD 1

C 980493 ZMQ

PUBLIC HEARING:

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.

(On July 22, 1998, Cal. No. 8, the Commission scheduled August 5, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

(Report pursuant to Section 3020.8(b) of the City Charter concerning the landmark designation of the New York Public Library, Morrisania Branch, (originally McKinley Square Branch)

No. 13

CD 3

N 980714 HKX

IN THE MATTER OF a communication dated June 26, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Public Library, Morrisania Branch (originally McKinley Square Branch) located at 610 East 169th Street, (Block 2615, Lot 23) by the Landmarks Preservation Commission on June 16, 1998 (List No. 294/LP No 1996).

For consideration.

BOROUGH OF BROOKLYN

No. 14

CD 7

C 980223 PCK

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 126/152 28th Street** (Block 664, Lots 48, 27, 24 and p/o 22), for use as a parking lot.

(On June 17, 1998, Cal. No. 1, the Commission scheduled July 1, 1998 for a public hearing. On July 1, 1998, Cal. No. 10, the hearing was closed.)

For consideration.

No. 15

CD 3

C 980354 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 eleven (11) 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.

(On June 17, 1998, Cal. No. 2, the Commission scheduled July 1, 1998 for a public hearing. On July 1, 1998, Cal. No. 11, the hearing was closed.)

For consideration.

No. 16

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. On July 22, 1998, Cal. No. 21, the item was laid over.)

For consideration.

No. 17

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.

(On July 22, 1998, Cal. No. 22, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 18

CD 2

C 980238 ZSM

IN THE MATTER OF an application submitted by Laygro Ventures, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-14D(1)(b) to allow the conversion to 14 joint living-work quarters for artists (Use Group 17D) on the second through six floors; and
2. Section 42-14D(2)(b) to allow Use Group 6 uses on the ground floor and portions of the cellar and subcellar;

of an existing building located at 512 Broadway, a.k.a. 56 Crosby Street (Block 483, Lot 11), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

(On June 17, 1998, Cal. No. 3, the Commission scheduled July 1, 1998 for a public hearing. On July 1, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

No. 19

CD 8

C 980154 ZMM

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.

For consideration.

No. 20

CD 8

C 980155 ZSM

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.

For consideration.

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning the landmark designation of the 21 West Street Building)*

No. 21

CD 1

N 980715 HKM

IN THE MATTER OF a communication dated June 26, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 21 West Street Building, aka 21-23 West Street, 21-23 Morris Street, and 34-38 Washington Street (Block 15, Lot 22), by the Landmarks Preservation Commission on June 16, 1998 (List No. 294/LP No. 1999).

For consideration.

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning the landmark designation of Fire Engine Company 39
and Ladder Company 16 Station House)*

No. 22

CD 8

N 980716 HKM

IN THE MATTER OF a communication dated June 26, 1998, from the Executive

Director of the Landmarks Preservation Commission regarding the landmark designation of Fire Engine Company 39 and Ladder Company 16 Station House, 157-159 East 67th Street (Block 1402, Lot 29), by the Landmarks Preservation Commission on June 16, 1998 (List No. 294/LP No. 1988).

For consideration.

BOROUGH OF QUEENS

No. 23

CD 8

N 990006 PXQ

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. On July 22, 1998, Cal. No. 17, the hearing was closed.)

For consideration.

No. 24

CD 12

C 980323 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of seven (7) city-owned properties pursuant to zoning.**

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th floor, Long Island City, NY 11101.

(On June 17, 1998, Cal. No. 5, the Commission scheduled July 1, 1998 for a public hearing. On July 1, 1998, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 25

CD 3

N 980309 ZRR

(Amendment of the Zoning Resolution concerning the modification of curb cut regulations in the Special South Richmond Development District.)

IN THE MATTER of an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, to amend the Zoning Resolution of the City of New York, relating to Sections 107-251, 107-252 and 107-68, concerning vehicular access from zoning lots on designated arterial and park streets 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;

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

107-251

Special provisions for arterials

Along those #streets# designated as #arterials#, the following regulations shall apply:

(a) Access restrictions

~~No~~ Curb cuts are not permitted for vehicular access or egress on such along an #arterial# #streets# on #zoning lots# with access to a non-#arterial street#. ~~except~~ For #zoning lots# with access only to an #arterial street#, one curb cut shall be is permitted along such #arterial street# for any #zoning lot# which does not have access or egress on another #street#. For the purposes of this Section, adjoining #zoning lots# in the same ownership shall be treated as one #zoning lot#. ~~The City Planning Commission may, by certification, approve more than one curb cut for access when such additional curb cut is necessary to avoid adverse effects on the traffic flow of the #arterial#. Such access restrictions with regard to curb cuts shall not apply to #schools#, hospitals and related facilities, police stations and or fire stations.~~

For #zoning lots# with access only to an #arterial street#, the City Planning Commission may, by certification, approve additional curb cuts for access to such #arterial street# when necessary to avoid

adverse effects on the traffic flow of the #arterial#.

For #zoning lots# with access to both #arterial# and non-#arterial# #streets#, the City Planning Commission may authorize one or more curb cuts on the #arterial street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations).

* * *

107-252

Special provisions for park streets

For those #streets# designated as #park streets#, the following regulations shall apply:

(a) Access restrictions

No curb cuts are permitted for vehicular access or egress on such #streets# except that one curb cut is permitted for any #residential#, community facility or commercial #development# #use# whose #zoning lot# has frontage only on a #park street#. For the purposes of this Section, adjoining #zoning lots# in the same ownership shall be treated as one #zoning lot#.

For #zoning lots# with access to both #park# and non-#park# #streets#, the City Planning Commission may authorize one or more curb cuts on the #park# #street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations).

* * *

107-68

Modification of ~~the Size of an Accessory~~ Group Parking Facility and Access Regulations

~~The City Planning Commission may authorize~~ For a permitted commercial, community facility or manufacturing #development# #use#, ~~with the City Planning Commission may authorize~~ more than 30 #accessory# off-street parking spaces, and for any #use#, may modify access restrictions with regard to curb cuts as set forth in paragraph (a) of Section 107-251 (Special provisions for arterials) or paragraph (a) of Section 107-252 (Special provisions for park streets). ~~As a condition for~~ In order to grant such authorization, the Commission, upon a review

of the site plan, shall find that:

- (a) vehicular access and egress ~~for such #development#~~ are located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas; and
- (b) where vehicular access and egress are located on an #arterial# or #park# #street#, such location affords the best means for controlling the flow of traffic generated by such #development##use# to and from such #arterial# or #park# #street#, and does not unduly interfere with pedestrian traffic; and
- (c) ~~the location of such vehicular access and egress permits better site planning~~

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may in appropriate cases condition its authorization upon compliance by the #development# with an approved site and landscaping plan.

~~In all cases, the Commission shall refer the applications to the Department of Transportation for its report with respect to the anticipated traffic congestion resulting from the increased size of the proposed #group parking facility#.~~

(On June 17, 1998, Cal. No. 6, the Commission scheduled July 1, 1998 for a public hearing. On July 1, 1998, Cal. No. 15, the hearing was closed.)

For consideration.

No. 26

CD 3

N 980434 RCR

IN THE MATTER OF an application submitted by Alphonse Calvanico for the grant of certification pursuant to Section 107-02 of the Zoning Resolution to facilitate construction of a two-family home on a zoning lot in Area "K" at 482 Hargold Ave. (Block 7346, Lot 16) within the Special South Richmond Development District.

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

For consideration.
