

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, AUGUST 19, 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 980605 PCX	4	Scheduled to be Heard 9/2/98	19	N 990009 HKM	3	Forward Rep't to City Council
2	C 980494 POK	13	" "	20	N 990010 HKM	1	" "
3	C 980571 ZMM	5	" "	21	N 990011 HKM	1	" "
4	C 980427 ZSM	4	" "	22	N 990012 HKM	1	" "
5	C 980425 ZSM	2	" "	23	N 990013 HKM	1	" "
6	C 910078 MMQ	2	" "	24	C 960566 ZMQ	7	Favorable Report Adopted
7	C 950592 MMX	7	Hearing Closed	25	N 980526 ZRQ	7	" "
8	N 990014 HKM	5	" "	26	N 980083 ZAR	2	Authorization Approved
9	C 980700 ZSM	5	" "	27	N 960560 ZRY	cw	Favorable Report Adopted
10	C 980614 PCQ	13	" "				
11	C 980615 PCQ	13	" "				
12	C 980641 ZSX	5	Favorable Report Adopted				
13	C 980635 PSX	5	" "				
14	C 980543 PSX	8	" "				
15	C 960173 PSK	3	" "				
16	C 980540 HAK	4	" "				
17	C 980037 ZSM	2	Unfavorable Report Adopted				
18	C 980495 ZSM	5	Favorable Report Adopted				

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:													
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:			12	13	14	15	16	17	18	19	20	21	21	23	24	25
Joseph B. Rose, Chairman	P		Y	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	Y
Albert Abney	P		Y	Y	Y	Y	Y	N	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	Y	Y	Y	Y	Y	Y	Y	Y
Kathy Hirata Chin, Esq.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
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	N	Y	Y	Y	Y	Y	Y	Y	Y
William J. Grinker	P		Y	Y	Y	Y	R	N	Y	Y	Y	Y	Y	Y	Y	Y
Brenda Levin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Edward Rogowsky	A															
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 12:10 P.M.



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

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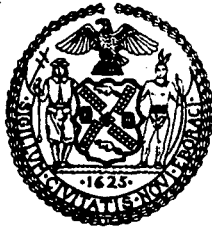
**CITY PLANNING COMMISSION**  

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**WEDNESDAY, AUGUST 19, 1998**  

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



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
**[No. 16]**  
**Prepared by Rosa R. Romero, Calendar Officer**

## CITY PLANNING COMMISSION

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### 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.

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**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**

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22 Reade Street, New York, N.Y. 10007-1216

- JOSEPH B. ROSE, *Chairman***
- VICTOR G. ALICEA, *Vice-Chairman***
- ALBERT ABNEY**
- ANGELA M. BATTAGLIA**
- AMANDA M. BURDEN, A.I.C.P.**
- IRWIN G. CANTOR, *P.E.***
- KATHY HIRATA CHIN, *Esq.***
- ALEXANDER GARVIN**
- ANTHONY I. GIACOBBE, *Esq.***
- WILLIAM J. GRINKER**
- BRENDA LEVIN**
- EDWARD T. ROGOWSKY**
- JACOB B. WARD, *Esq., Commissioners***
- ROSA R. ROMERO, *Calendar Officer***

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in City Hall, Manhattan, unless otherwise ordered.

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, AUGUST 19, 1998**

Roll Call; approval of minutes .....	1
I. Scheduling September 2, 1998 .....	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 September 2, 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 19, 1998

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APPROVAL OF MINUTES OF Regular Meeting of August 5, 1998

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I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, SEPTEMBER 2, 1998  
STARTING AT 10:00 A.M.  
IN CITY HALL,  
NEW YORK, NEW YORK

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BOROUGH OF THE BRONX

No. 1

CD 4

C 980605 PCX

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 and acquisition of property located at 1061 Odgen Avenue (Block 2526, Lot 32), for use as a parking lot.

Resolution for adoption scheduling September 2, 1998 for a public hearing.

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BOROUGH OF BROOKLYN

No. 2

CD 13

C 980494 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 2012 Neptune Avenue, (Block 7018, Lot 1), for continued use as a garage.

Resolution for adoption scheduling September 2, 1998 for a public hearing.

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**BOROUGH OF MANHATTAN****No. 3****CD 5****C 980571 ZMM**

**IN THE MATTER OF** an application submitted by 1460 Fee TrizecHahn-Swig L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 8d**, changing from a C5-3 District to a C6-7 District property bounded by West 41st Street, Seventh Avenue, a line midway between West 41st Street and West 42nd Street, and a line 200 feet easterly of Broadway, within the Special Midtown District, as shown on a diagram (for illustrative purposes only) dated May 18, 1998.

**Resolution for adoption scheduling September 2, 1998 for a public hearing.**

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**No. 4**
**CD 4****C 980427 ZSM**

**IN THE MATTER OF** an application submitted by 252 Seventh L.L.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 public parking garage with a maximum capacity of 210 spaces** in portions of the main cellar, intermediate cellar and sub-cellar of an existing 16-story building located at 252 Seventh Avenue (Block 744, Lot 35), in C6-3X and C6-2 Districts.

The plan for the proposed public parking garage is 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 September 2, 1998 for a public hearing.**

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**No.5**
**CD 2****C 980425 ZSM**

**IN THE MATTER OF** an application submitted by DL Mercer Inc. 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 Section 42-14D(2)(b) to allow a theater (Use Group 8A) with a maximum capacity of 99 seats** in a portion of the cellar of an existing building



located at 47-49 Mercer Street (Block 474, Lot 16), in an M1-5B District, within the SoHo-Cast Iron Historic District.

Note: This special permit would modify a special permit (C 960136 ZSM) pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of Section 42-14D(2)(h) to allow Use Group 6 (Retail) uses on the first floor and in the cellar, and which was approved by the City Planning Commission on May 8, 1996 (Cal. No. 34).

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 September 2, 1998 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 6**

**CD 2**

**C 910078 MMQ**

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation (NYCDOT), pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the change in legal grades in the Queens Midtown Viaduct and the streets beneath the viaduct from the Queens Midtown Tunnel toll plaza to Greenpoint Avenue, the delineation of aerial easements, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4896 dated August 10, 1992 and signed by the Borough President.

**Resolution for adoption scheduling September 2, 1998 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 7**

**CD 7**

**C 950592 MMX**

**PUBLIC HEARING:**

**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.

(On August 5, 1998, Cal. No. 1, the Commission scheduled August 19, 1998 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**(Report pursuant to Section 3020.8(a) and (b) of the City Charter concerning the Designation of the East 17th Street/Irving Place Historic District)**

**No. 8**

**CD 5**

**N 990014 HKM**

**PUBLIC HEARING**

**IN THE MATTER OF** a communication dated July 10, 1998, from the Executive Director of the Landmarks Preservation Commission regarding **the landmark designation of the East 17th Street/Irving Place Historic District** by the Landmarks Preservation Commission on June 30, 1998 (List No.295, LP No. 1976).

The East 17th Street/Irving Place Historic District consists of the property bounded by a line beginning at a point on the southern curb line of East 17th Street, then extending southerly to and along the western property line of 104 East 17th Street, easterly along the southern property lines of 104 East 17th Street, southerly and easterly along part of the western and the southern property lines of 106 East 17th Street, easterly along the southern property lines of 108 through 116 East 17th Street, northerly along part of the eastern property line of 116 East 17th Street, easterly and northerly along the southern and part of the eastern property lines of 118 East 17th Street, easterly, northerly, easterly, and northerly along the southern, eastern, southern, and part of the eastern property lines of 120 East 17th Street, easterly along the southern property line of 47 Irving Place extending to the western curb line of Irving Place, northerly along the western curb line of Irving Place, and westerly along the southern curb line of East 17th Street, to the point of beginning.

(The Commission scheduled August 19, 1998 for a public hearing which has been duly advertised.)

Close the Hearing.

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No. 9

CD 5

C 980700 ZSM

**PUBLIC HEARING:**

**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.

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

(On August 5, 1998, Cal. No. 2, the Commission scheduled August 19, 1998 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 10**

**CD 13**

**C 980614 PCQ**

**PUBLIC HEARING:**

**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.**

(On August 5, 1998, Cal. No. 3, the Commission scheduled August 19, 1998 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 11**

**CD 13**

**C 980615 PCQ**

**PUBLIC HEARING:**

**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.**

(On August 5, 1998, Cal. No. 4, the Commission scheduled August 19, 1998 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**III. REPORTS**

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**BOROUGH OF THE BRONX**

**Nos. 12 and 13**

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

**No. 12**

**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.

(On July 22, 1998, Cal. No. 1, the Commission scheduled August 5, 1998 for a public hearing. On August 5, 1998 Cal. No. 5, the hearing was closed.)

**For consideration.**

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**No. 13**

**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.

(On July 22, 1998, Cal. Mo. 2, the Commission scheduled August 5, 1998 for a public hearing. On August 5, 1998, Cal. No. 6, the hearing was closed.)

**For consideration.**

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## No. 14

CD 8

C 980543 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 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. On July 22, 1998, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

## No. 15

CD 3

C 960173 PSK

**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. On July 22, 1998, Cal. No. 10 the hearing was closed.)

**For consideration.**

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**No. 16**

CD 4

C 980540 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 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. On July 22, 1998, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 17**

**CD 2**

**C 980037 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 public parking garage with roof parking and with a maximum of 135 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), on property located at 3-7 Wooster Street (Block 228, Lot 41), 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. 4, the Commission scheduled July 1, 1998 for a public hearing. On July 1, Cal. No. 13 the hearing was closed.)

**For consideration**

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No. 18

CD 5

C 980495 ZSM

**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. On July 22, 1998, Cal. No. 12, the hearing was closed.)

**For consideration.**

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No. 19

CD 3

N 990009 HKM

**IN THE MATTER OF** a communication dated July 10, 1998 from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the 281 East Broadway House (Isaac T. Ludlam House), located at 281 East Broadway (Block 288, Lot 64)** by the Landmarks Preservation Commission on June 30, 1998 (List No. 295/LP No. 1993).

**For consideration.**

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No. 20

CD 1

N 990010 HKM

**IN THE MATTER OF** a communication dated July 13, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of 502 Canal Street/480 Greenwich Street House, located at 502 Canal Street/480 Greenwich Street (Block 595, Lot 40)**, by the Landmarks Preservation

Commission on June 30, 1998 (List No. 289, LP/No. 1989), Borough of Manhattan, Community District 1.

**For consideration.**

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**No. 21**

**CD 1**

**N 990011 HKM**

**IN THE MATTER OF** a communication dated July 13, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **504 Canal Street House, located at 504 Canal Street (Block 595, Lot 39)**, by the Landmarks Preservation Commission on June 30, 1998 (List No. 295, LP No. 1990), Borough of Manhattan, Community District 1.

**For Consideration.**

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**No. 22**

**CD 1**

**N 990012 HKM**

**IN THE MATTER OF** a communication dated July 13, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation **506 Canal Street House, located at 506 Canal Street (Block 595, Lot 38)**, by the Landmarks Preservation Commission on June 30, 1998 (List No. 295, LP No. 1991), Borough of Manhattan, Community District 1.

**For consideration.**

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**No. 23**

**CD 1**

**N 990013 HKM**

**IN THE MATTER OF** a communication dated July 13, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **508 Canal Street House, located at 508 Canal Street (Block 595, Lot**

37), by the Landmarks Preservation Commission on June 30, 1998 (List No. 295, LP No. 1992), Borough of Manhattan, Community District 1.

For consideration.

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**BOROUGH OF QUEENS**

**Nos. 24 and 25**

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

**No. 24**

**CD 7**

**C 960566 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. 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.)

**For consideration.**

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CD 7

N 980526 ZRQ

**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 southerly boundary.

In the event **#buildings or other structures#** existing within Parcel 3 or [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.

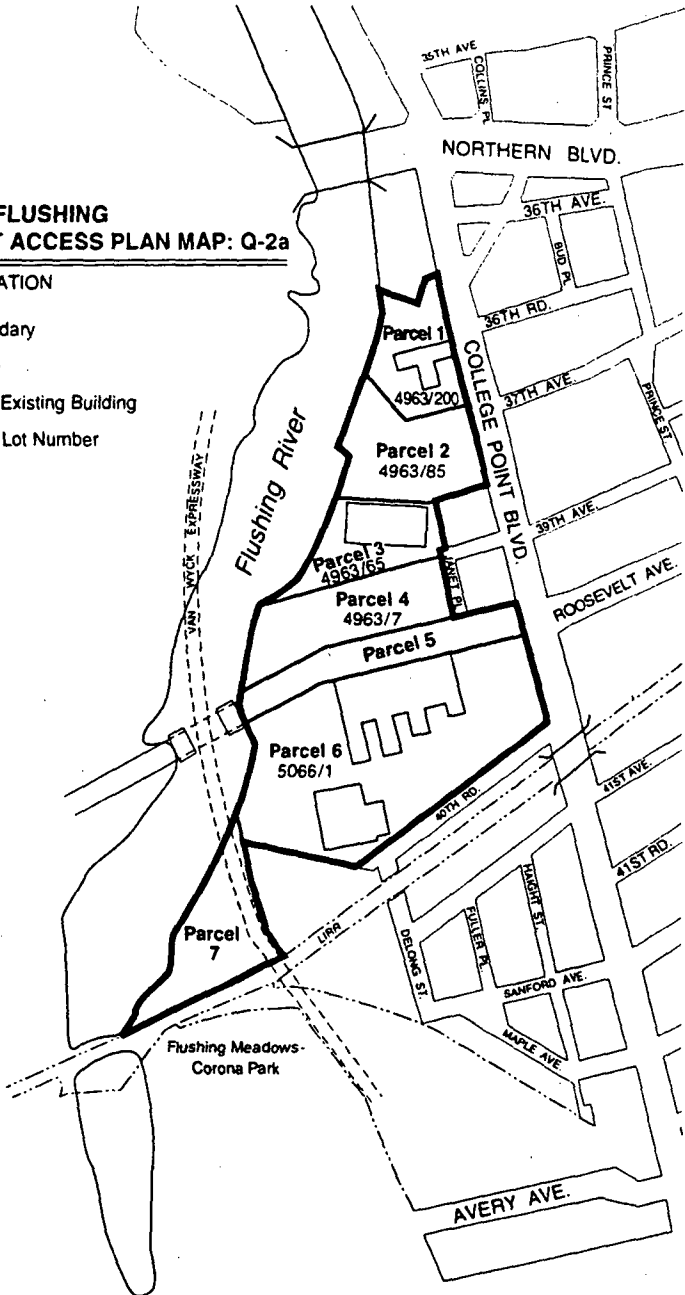
- (7) Any portion of an #upland connection# located within a #building# pursuant to this Plan shall comply with the following design standards:
- (i) the entire width of the #upland connection# shall be considered a pedestrian circulation zone and its circulation path shall have a minimum width of 16 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**

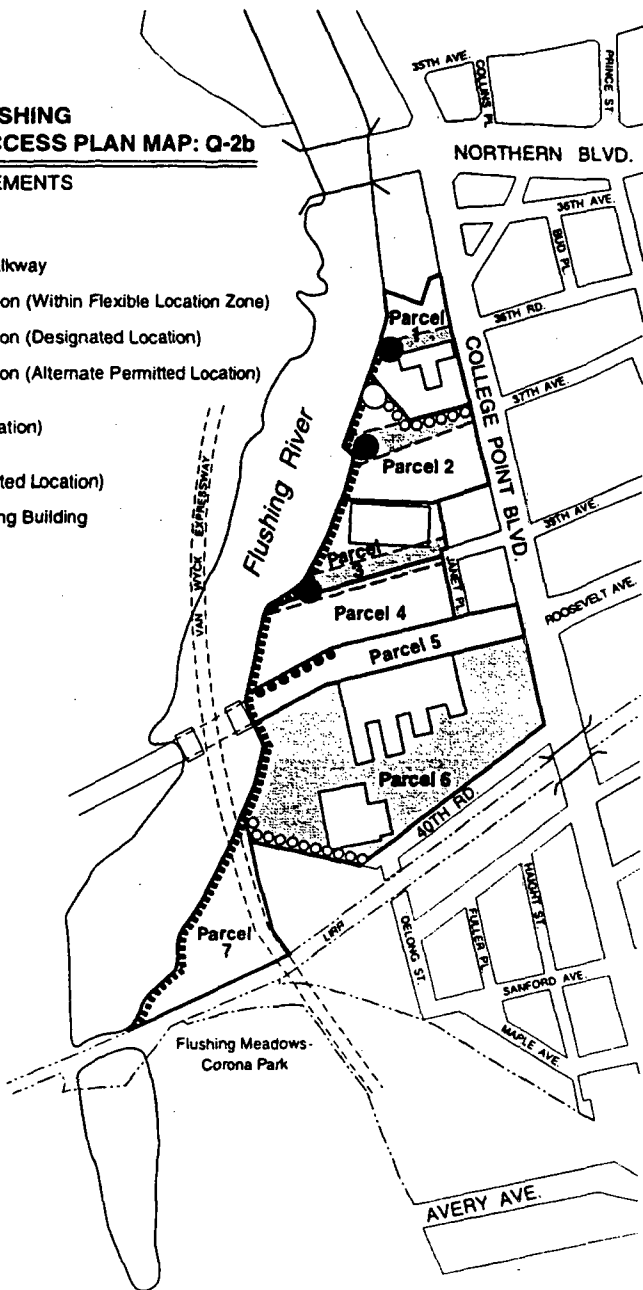
-  WAP Boundary
-  Parcel Line
-  Significant Existing Building
- 5066/1 Tax Block / Lot Number



**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

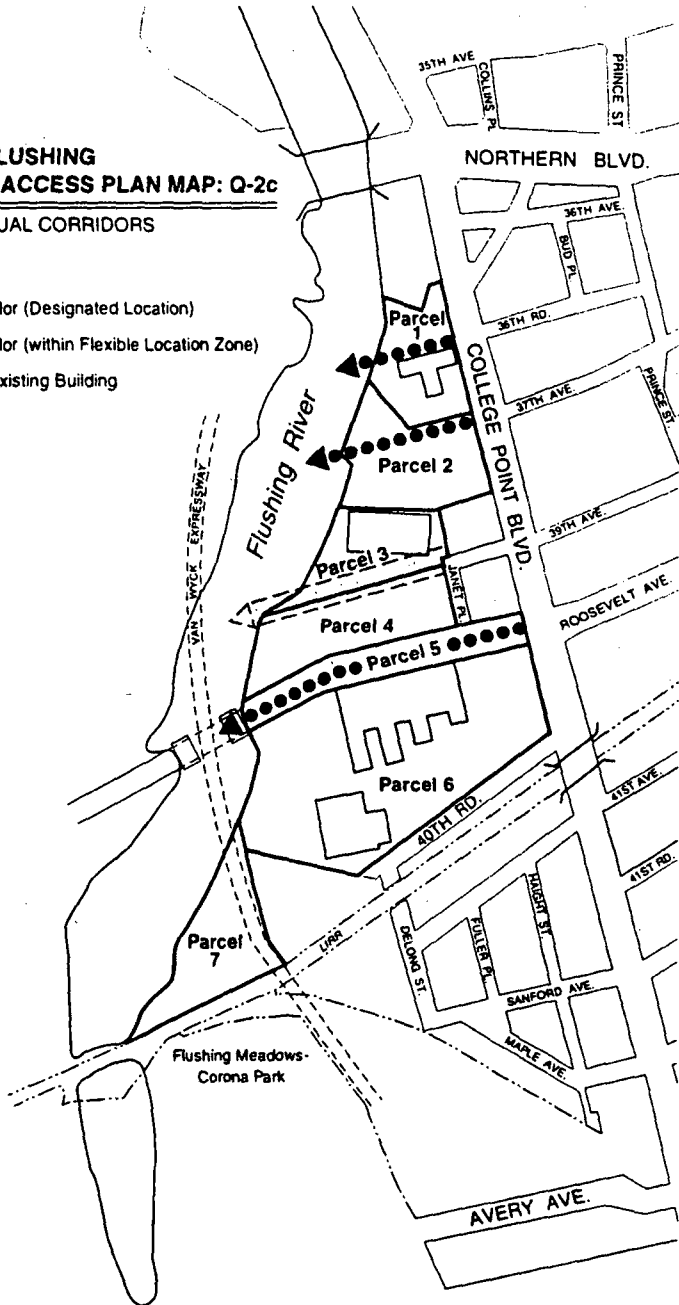




**DOWNTOWN FLUSHING  
WATERFRONT ACCESS PLAN MAP: Q-2c**

**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. On July 22, 1998, Cal. No. 15, the hearing was closed.)

For consideration.

**BOROUGH OF STATEN ISLAND**

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No. 26

CD 2

N 980083 ZAR

**IN THE MATTER OF** an application submitted by George Cambria for the grant of authorizations pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, the alteration of botanic environment including removal of trees and the alteration of other natural features (steep slope) to allow the construction of one single-family dwelling at 47 Woodhaven Avenue (Block 864, Lot 370) within the Special Natural Area District (NA-1).

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

For consideration.

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**CITYWIDE**

No. 27

Citywide

N 960560 ZRY

**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 ~~Graytone~~ 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. On July 22, 1998, Cal. No. 18, the hearing was closed.)

**For consideration.**

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