

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, SEPTEMBER 16, 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 940196 MMX	2	Scheduled to be Heard 10/1/98				
2	C 980577 PPK	5	- -				
3	C 980604 PSK	16	- -				
4	C 980642 POK	5	- -				
5	C 980562 ZMM	5	- -				
6	C 980563 ZSM	5	- -				
7	C 980126 ZSM	5	- -				
8	N 980648 ZRM	5	- -				
9	C 980589 ZSM	8	Hearing Closed				
10	C 950592 MMX	7	Favorable Report Adopted				
11	C 980700 ZSM	5	Laid Over				
12	C 980614 PCQ	13	Favorable Report Adopted				
13	C 980615 PCQ	13	- -				
14	N 980569 RAR	3	Authorization Approved				
	N 980570 RCR	3	Certification Approved				
15	N 980101 ZAR	2	Authorization Approved				

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

MEETING ADJOURNED AT: 10:06 A.M.

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, SEPTEMBER 16, 1998**  

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



**Rudolph W. Giuliani, Mayor**  
**City of New York**

[No. 18]

**Prepared by Rosa R. Romero, Calendar Officer**

A

**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, SEPTEMBER 16, 1998**

Roll Call; approval of minutes	1
I. Scheduling October 1, 1998	1
II. Public Hearings	7
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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 October 1, 1998 in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

### GENERAL INFORMATION

#### HOW TO PARTICIPATE:

**Signing up to speak:** Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

**Length of Testimony:** In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**Written Comments:** If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION**  
**Calendar Information Office - Room 2E**  
**22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

To view the Planning Commission Calendar on the World Wide Web, visit the Department of City Planning (DCP) home page at:

<http://www.ci.nyc.ny.us/planning>

WEDNESDAY, SEPTEMBER 16, 1998

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APPROVAL OF MINUTES OF Regular Meeting of September 2, 1998

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR THURSDAY, OCTOBER 1, 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 2**

**C 940196 MMX**

**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 Lafayette Avenue between Bruckner Boulevard and Garrison Avenue, **and any acquisition or disposition of real property related thereto**, Community District 2, Borough of The Bronx, in accordance with Map No. 13057 dated October 23, 1995 and signed by the Borough President.

**Resolution for adoption scheduling October 1, 1998 for a public hearing.**

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**BOROUGH OF BROOKLYN**

No. 2

CD 5

C 980577 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 nineteen (19) city-owned properties pursuant to zoning.

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

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

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No. 3

CD 16

C 980604 PSK

**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 254/256 Rockaway Avenue, (Block 1448, Lots 35 and 36) for use as a parking lot.

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

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No. 4

CD 5

C 980642 PPK

**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 265 Pennsylvania Avenue (Block 3738, Lot 7), for continued use as an ambulance station.

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

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**BOROUGH OF MANHATTAN****No. 5****CD 5****C 980562 ZMM**

**IN THE MATTER OF** an application submitted by the MYCO pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the **Zoning Map**, Section No.8d:

- a) changing from a C6-2 District to a C6-3A District property bounded by a line midway between West 24th Street and West 23rd Street, a line 100 feet east of Avenue of the Americas, West 23rd Street, and Avenue of the Americas;
- b) changing from a C6-2M District to a C6-3A District property bounded by West 23rd Street, a line 100 feet east of Avenue of the Americas, West 22nd Street, and Avenue of the Americas; and
- c) changing from an M1-6M District to a C6-4M District property bounded by West 23rd Street, a line 100 feet west of Fifth Avenue, West 22nd Street, and a line 100 feet east of Avenue of the Americas;

Borough of Manhattan, Community District 5, as shown on a diagram (for illustrative purposes only) dated June 1, 1998 and subject to the conditions of CEQR Declaration E-88.

**Resolution for adoption scheduling October 1, 1998 for a public hearing.**

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**No. 6**
**CD 5****C 980563 ZSM**

**IN THE MATTER OF** an application submitted by MYCO pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to the following Sections of the Zoning Resolution:

- a) **Section 74-712, to allow the modification of:**
  - 1) **Section 35-25(c) and (d):** to permit the modification of maximum base height in C6-3A and C6-4M Districts and the modification of maximum building height in a C6-3A District;



- 2) **Section 35-25(b) 2 (ii):** to permit the modification of street wall recess regulations on the ground floor ;
  - 3) **Section 23-663(b):** to permit the modification of rear setback regulations at a rear yard and a rear yard equivalent locations in C6-4M District;
  - 4) **Section 23-462(c):** to permit the modification of minimum open area along side lot line regulations at the 18th floor;
  - 5) **Section 23-145:** to permit the modification of maximum lot coverage on corner lots; and
  - 6) **Sections 33-42 and 35-25(a):** to permit the modification of permitted obstructions regulations; and
- b) **Sections 13-562 and 74-52 to allow an attended public parking garage** with a maximum capacity of 278 spaces, including at least 113 accessory spaces on portions of the ground floor, cellar, and sub-cellar;

to facilitate the construction of a 10 to 20-story mixed building, with approximately 515 dwelling units to be developed pursuant to the Quality Housing Program and commercial uses on the ground floor and portions of the second floor and cellar, on a zoning lot within the Ladies' Mile Historic District located on the east side of Avenue of the Americas, between West 22nd and West 23rd Streets (Block 824, Lots 1 and 11), in C6-3A\* and C6-4M\* Districts.

\*Note: C6-3A and C6-4M districts are proposed in a related application for an amendment of the Zoning Map (C 980562 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.

**Resolution for adoption scheduling October 1, 1998 for a public hearing.**

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## Nos. 7 and 8

*(Application for a Special Permit to allow a 7-story and cellar attended public parking garage with roof parking and with a maximum capacity of 423 spaces, and a Zoning Text Change to exempt developments or enlargements within the Theater Subdistrict Core that contain solely public parking garage use from entertainment-related use requirements.)*

## No. 7

CD 5

C 980126 ZSM

**IN THE MATTER OF** an application submitted by Meyers Parking Systems, Inc. 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 a 7-story and cellar attended public parking garage with roof parking and with a maximum capacity of 423 spaces on property located at 141-145 West 43rd Street, a.k.a. 146-150 West 44th Street (Block 996, Lot 12), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict).

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 October 1, 1998 for a public hearing.**

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 No. 8

CD 5

N 980648 ZRM

**IN THE MATTER OF** an application submitted by Meyers Parking Systems Inc., pursuant to Section 201 of the New York City Charter, to amend the Zoning Resolution of the City of New York, relating to Section 81-724, to exempt ~~developments~~ and enlargements that contain solely public parking garage use within the Theater Subdistrict Core, from the entertainment-related use requirements of Sections 81-724 and 81-725.

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

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

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

\* \* \* indicates where unchanged text would appear in the Zoning Resolution.

81-724

Requirements for entertainment-related uses

With the exception of a #development# or #enlargement# in which more than 50 percent of the new #floor area# is allocated to #transient hotel use# or all of the #floor area# of the #development# or #enlargement# is allocated to public parking garage #use#, a #development# or #enlargement# on a #zoning lot# with more than 50 percent of its #zoning lot# area located within the Theater Subdistrict Core shall meet the following requirements:

\* \* \*

The application for amendment of the Zoning Resolution was filed by Meyers Parking Systems Inc. on May 19, 1998.

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

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**II. PUBLIC HEARINGS**

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**BOROUGH OF MANHATTAN****No. 9****CD 8****C 980589 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Cornell University Medical College pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 13-561 of the Zoning Resolution to **allow an attended accessory parking lot with a maximum capacity of 48 spaces** on property located at 434-438 East 70th Street/1301-1307 York Avenue (Block 1464, Lots 28 and 29) in a C1-5 District mapped within an R10 District.

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

(On September 2, 1998, Cal. No. 1 the Commission scheduled September 16, 1998 for a public hearing which has been fully advertised.)

**Close the hearing.**

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**III. REPORTS**

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**BOROUGH OF THE BRONX**

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**No. 10****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.

(On August 5, 1998, Cal. No. 1, the Commission scheduled August 19, 1998 for a public hearing. On August 19, 1998, Cal. No. 7, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN****No. 11****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.

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. On August 19, 1998, Cal. No. 9, the hearing was closed.)

For consideration.

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**BOROUGH OF QUEENS**

No. 12

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.

(On August 5, 1998, Cal. No. 3, the Commission scheduled August 19, 1998 for a public hearing. On August 19, 1998, Cal. No. 10, the hearing was closed.)

For consideration.

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No. 13

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.

(On August 5, 1998, Cal. No. 4, the Commission scheduled August 19, 1998 for a public hearing. On August 19, 1998, Cal. No. 11, the hearing was closed.)

For consideration.

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## BOROUGH OF STATEN ISLAND

No. 14

*(Request for the grant of an authorization for modification of existing topography and a certification for site alteration on a zoning lot containing designated open space in the Special South Richmond District.)*

CD 3

N 980569 RAR  
N 980570 RCR

**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection for the grant of an authorization and a certification, pursuant to Sections 107-65 and 107-22 of the Zoning Resolution, involving the modification of existing topography, and site alteration of a zoning lot containing designated open space, to allow the construction of storm water management Best Management Practices (BMPs) for two sites at Porzio's Pond and Convent Avenue, which are within the Special South Richmond District. The Porzio's Pond BMP would be located on DEP property near Woodrow Road and Maguire Avenue, and the Convent Avenue BMP would be located on DEP property near Convent Avenue and Anthony Street.

For consideration.

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 No. 15

*(Request for the grant of authorizations for modification of existing topography and alteration of other natural features in the Special Natural Area District.)*

CD 2

N 980101 ZAR

**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection for the grant of authorizations, pursuant to Sections 105-421 and 105-424 of the Zoning Resolution, involving the modification of existing topography, and alteration of other natural features, to allow the implementation of a comprehensive storm water management plan for the Richmond Creek watershed, which is within the Special Natural Area District. The Plan involves the construction of Best Management Practices (BMPs) at four locations, streambank stabilization measures at three locations, and culvert replacements at two locations.

For consideration.

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