

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, OCTOBER 14, 1998
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, N.Y. 10007**

**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 980703 PPX	4	Scheduled to be Heard 10/28/98				
2	C 980445 ZMK	1	. .				
3	C 980567 PPK	7	. .				
4	C 980669 HAM	11	. .				
5	C 980670 HAM	11	. .				
6	C 970577 ZMQ	8	. .				
7	C 980586 PCR	2	. .				
8	C 980684 PPR	3	. .				
9	C 980660 PCK	6	Hearing Closed				
10	N 990122 PXQ	7	. .				
11	N 990123 PXQ	3	. .				
12	N 990111 PXX	12	Favorable Report Adopted				
13	N 990112 PXK	13	. .				
14	N 990113 PXK	3	. .				
15	C 980589 ZSM	8	. .				
16	N 990114 PXM	1	. .				
17	C 980562 ZMM	5	. .				
18	C 980563 ZSM	5	. .				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:															
		In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		12	13	14	15	16	17	18									
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y									
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y									
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y									
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y									
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y									
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y									
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y									
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y									
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y									
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y									
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y									
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y	Y									
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y									

MEETING ADJOURNED AT: 10:44 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 14, 1998

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 20]

Prepared by Rosa R. Romero, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any 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, OCTOBER 14, 1998

Roll Call; approval of minutes	1
I. Scheduling October 28, 1998	1
II. Public Hearings	6
III. Reports	8

**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 28, 1998 in Spector Hall, 1st floor, 22 Reade Street, 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, OCTOBER 14, 1998

APPROVAL OF MINUTES OF Regular Meeting of October 1, 1998

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, OCTOBER 28, 1998
STARTING AT 10:00 A.M.
AT SPECTOR HALL, 1ST FLOOR, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 4

C 980703 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of ten (10) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza - Room 502, Bronx, New York 10458.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

BOROUGH OF BROOKLYN**No. 2****CD 1****C 980445 ZMK**

IN THE MATTER OF an application submitted by Grand Street Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the **Zoning Map, Section Nos. 12d and 13b:**

- a) changing from a C8-2 District to an R6 District property bounded by Grand Street, Marcy Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Havemeyer Street, South 1st Street, and Havemeyer Street;
- b) establishing within the proposed R6 District a C1-3 District bounded by Grand Street, Marcy Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Havemeyer Street, South 1st Street, and Havemeyer Street; and
- c) establishing within an existing R6 District a C1-3 District bounded by a line midway between Grand Street and South 1st Street, a line 150 feet southeasterly of Havemeyer Street, South 1st Street, and a line 100 feet southeasterly of Havemeyer Street;

as shown on a diagram (for illustrative purposes only) dated July 13, 1998.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

No. 3**CD 7****C 980567 PPK**

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 the disposition to the **Economic Development Corporation of one (1) city-owned property, located at 29th Street and Second Avenue, 29th Street Shed, South Brooklyn Marine Terminal (Block 662, part of Lot 1), pursuant to zoning.**

Resolution for adoption scheduling October 28, 1998 for a public hearing.

BOROUGH OF MANHATTAN**No. 4****CD 11****C 980669 HAM**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 239-245 E. 121st Street (Block 1786, Lots 18, 20 & 21), 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 six story building, tentatively known as Odyssey House II, with 64 units of housing for low income households, including the homeless and persons with AIDS or HIV related illnesses.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

No. 5**CD 11****C 980670 HAM**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 111-123 E. 118th Street (Block 1767, Lots 5, 6, 7, 8, 9, 109 & 10), 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 six story building, tentatively known as Schafer Hancock Mews, with 91 units of housing for low income households, including the homeless and persons with AIDS or HIV related illnesses.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

BOROUGH OF QUEENS

No. 6

CD 8

C 970577 ZMQ

IN THE MATTER OF an application submitted by Caprice Management Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, by establishing within an existing R4 District a C2-2 District bounded by 64th Avenue, 174th Street, a line 90 feet south of 64th Avenue, and a line 140 feet west of 174th Street, as shown on a diagram (for illustrative purposes only) dated July 13, 1998.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 7

CD 2

C 980586 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection 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 the northeast corner of Richmond Hill Road and Richmond Road (Block 2290, Lots 29, 31, and 37), the northwest corner of St. Andrews Road and Spruce Street (Block 2283, Lot 66) and the bed of Spruce Street from St. George Road to St. Andrews Road, for conveyance and storage of stormwater.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

CD 3

C 980684 PPR

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

A list and description of the properties can be seen at the Department of City Planning, Staten Island Office, 56 Bay St., 6th Floor, Staten Island, New York 10301.

Resolution for adoption scheduling October 28, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 9

CD 6

C 980660 PCK

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 and acquisition of property located at 347 Bond Street (Block 452, Lot 5), for use as an ambulance station.

(On October 1, 1998, Cal. No. 1, the Commission scheduled October 14, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 10

CD 7

N 990122 PXQ

PUBLIC HEARINGS:

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 41-60 Main Street (Block 5121, Lot 23). (Community Board 7 Offices)

(On October 1, 1998, the Commission duly advertised October 14, 1998 for a public hearing.)

Close the hearing.

CD 3

N 990123 PXQ

PUBLIC HEARINGS:

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 37-02 82nd Street (Block 1292, Lot 6)**. (Community Board 3 Offices)

(On October 1, 1998, the Commission duly advertised October 14, 1998 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 12

CD 12

N 990111 PXX

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 500 Abbot Street (Block 5101, Lots 12, 19, 29, 69). (Offices for Bronx Narcotics Initiative)

(On September 18, 1998, the Commission duly advertised October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 3, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 13

CD 13

N 990112 PXX

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 2615 West 13th Street (Block 7226, Lot 62). (Offices for Brooklyn South Narcotics Initiative)

(On September 18, 1998, the Commission duly advertised October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 7, the hearing was closed.)

For consideration.

No. 14

CD 3

N 990113 PXX

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 585 DeKalb Avenue (Block 1764, Lot 1). (Human Resources Administration Office of Revenue and Investigation)

(On September 18, 1998, the Commission duly advertised October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 15

CD 8

C 980589 ZSM

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. On September 16, 1998, Cal. No. 9, the hearing was closed.)

For consideration.

CD 1

N 990114 PXM

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 61 Broadway (Block 21, Lot 1). (Supreme Court Departmental Disciplinary Committee of the Appellate Division Offices)

(On September 18, 1998, the Commission duly advertised October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 13, the hearing was closed.)

For consideration.

Nos. 17 and 18

(Proposed amendments to the Zoning map and grant of a special permit, to allow an attended public parking garage, in a 10 to 20-story mixed building within the Ladies Mile Historic District)

No. 17

CD 5

C 980562 ZMM

IN THE MATTER OF an application submitted by MYCO pursuant to Sections 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;

as shown on a diagram (for illustrative purposes only) dated June 15, 1998 and subject to the conditions of CEQR Declaration E-88.

(On September 16, 1998, Cal. No. 5, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 9, the hearing was closed.)

For consideration.

No. 18

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.

(On September 16, 1998, Cal. No. 6, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 10, the hearing was closed.)

For consideration.
