

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, OCTOBER 28, 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	N 990057 HAX	6	Scheduled to be Heard 11/12/98	19	N 990123 PXQ	3	Favorable Report Adopted
2	C 980576 ZSM	2	. .				
3	C 980186 PPQ	10	. .				
4	C 980703 PPX	4	Hearing Closed				
5	C 980445 ZMK	1	. .				
6	C 980567 PPK	7	. .				
7	C 980669 HAM	11	. .				
8	C 980670 HAM	11	. .				
9	C 970577 ZMQ	8	Withdrawn				
10	C 980586 PCR	2	Hearing Closed				
11	C 980684 PPR	3	. .				
12	C 940196 MMX	2	Favorable Report Adopted				
13	C 980577 PPK	5	. .				
14	C 980604 PSK	16	. .				
15	C 980642 PQQ	5	. .				
16	C 980126 ZSM	5	. .				
17	N 980648 ZRM	5	. .				
18	N 990122 PXQ	7	. .				

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	19					
Joseph B. Rose, Chairman	A													
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y					
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y					
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y					
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y					
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y					
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y					
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y					
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y					
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y					
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y					
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y					
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 10:43 a.m.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 28, 1998

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 21]

Prepared by Rosa R. Romero, Calendar Officer

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

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

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

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, OCTOBER 28, 1998

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

The next regular public meeting of the City Planning Commission is scheduled for November 12, 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, OCTOBER 28, 1998

APPROVAL OF MINUTES OF Regular Meeting of October 14, 1998

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR THURSDAY, NOVEMBER 12, 1998
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 6

N 990057 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of 1831-33, 1829 and 1825 Southern Boulevard, 1820, 1822 and 1826 Trafalgar Place and 906 and 916 E. 176th Street (Block 2958, Lots 111, 113 and 114 and parts of lots 102, 103, 104, 106 and 109) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

to facilitate development of an office building.

Resolution for adoption scheduling November 12, 1998 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 2

C 980576 ZSM

IN THE MATTER OF an application submitted by Soho Greene LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6) on the ground floor and in a portion the cellar of an existing building located at 45 Greene Street (Block 475, Lot 51), 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.

Resolution for adoption scheduling November 12, 1998 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 10

C 980186 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties, pursuant to zoning:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
11671	13	115-16 128th Street
9577	39	104-82 124th Street

Resolution for adoption scheduling November 12, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 4

CD 4

C 980703 PPX

PUBLIC HEARING:

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

(On October 14, 1998, Cal. No. 1, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 5

CD 1

C 980445 ZMK

PUBLIC HEARING:

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.

(On October 14, 1998, Cal. No. 2, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 6

CD 7

C 980567 PPK

PUBLIC HEARING:

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

(On October 14, 1998, Cal. No. 3, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 7

CD 11

C 980669 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 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.

(On October 14, 1998, Cal. No. 4, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 11

C 980670 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of 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.

(On October 14, 1998, Cal. No. 5, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 9

CD 8

C 970577 ZMQ

PUBLIC HEARING:

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.

(On October 14, 1998, Cal. No. 6, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND**No. 10****CD 2****C 980586 PCR****PUBLIC HEARING:**

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.**

(On October 14, 1998, Cal. No. 7, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11**CD 3****C 980684 PPR****PUBLIC HEARING:**

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

(On October 14, 1998, Cal. No. 8, the Commission scheduled October 28, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX**No. 12****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**, Borough of The Bronx, in accordance with Map No. 13057 dated October 23, 1995 and signed by the Borough President.

(On September 16, 1998, Cal. No. 1, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 2, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN**No. 13****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.

(On September 16, 1998, Cal. No. 2, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 4, the hearing was closed.)

For consideration.

No. 14

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.

(On September 16, 1998, Cal. No. 3, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 5, the hearing was closed.)

For consideration.

No. 15

CD 5

C 980642 PQK

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 acquisition of property located at 265 Pennsylvania Avenue (Block 3738, Lot 7), for continued use as an ambulance station.

(On September 16, 1998, Cal. No. 4, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 16 and 17

(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. 16

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.

(On September 16, 1998, Cal. No. 7, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 11, the hearing was closed.)

For consideration.

 No. 17

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:

* * *

(On September 16, 1998, Cal. No. 8, the Commission scheduled October 1, 1998 for a public hearing. On October 1, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 18

CD 7

N 990122 PXQ

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 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. On October 14, 1998, Cal. No. 10, the hearing was closed.)

For consideration.

 No. 19

CD 3

N 990123 PXQ

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 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. On October 14, 1998, Cal. No. 11, the hearing was closed.)

For consideration.
