

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 4, 1999
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

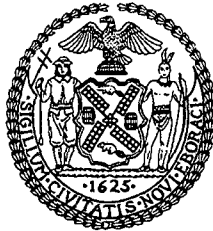
**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 980666 MMX	12	Scheduled to be Heard 8/18/99	18	C 990101 PPM	11	Hearing Closed
2	C 990074 ZSX	8	Hearing Closed	19	N 000008 HKQ	7	Hearing Closed
3	C 970093 MMX	1	" "	20	N 990705 HKK	1	Forward Rep't to City Council
4	C 990610 PSX	2	" "	21	C 990626 HUK	4	Favorable Report Adopted
5	C 990218 ZSK	10	" "	22	C 990627 HAK	4	" "
6	N 990217 ZRK	10	" "	23	C 990479 HAM	10	" "
7	C 990581 HAK	16	" "	24	N 990703 HKM	1	Forward Rep't to City Council
8	C 980318 MMK	13	" "	25	N 990704 HKM	1	" "
9	C 980319 ZMK	13	" "	26	C 990290 PPQ	3	Favorable Report Adopted
	NOTICE		" "	27	C 990166 PCR	3	" "
10	C 990519 PPK	7	" "	28	C 990167 PCR	3	" "
11	C 990400 ZSM	6	" "	29	C 990168 PCR	3	" "
12	N 000009 HKM	2	" "	30	N 990236 ZRR	3	" "
13	C 980699 MMM	11	" "				
14	C 990098 ZMM	11	" "				
15	C 990099 ZSM	11	" "				
16	C 990099(A)ZSM	11	" "				
17	C 990100 ZSM	11	" "				

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:													
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R													
		Calendar Numbers:	20	21	22	23	24	25	26	27	28	29	30			
Joseph B. Rose, Chairman		P	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			
Albert Abney		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia		P	Y	R	R	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			
Irwin Cantor, P.E.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kathy Hirata Chin, Esq.		A														
Alexander Garvin		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Anthony I. Giacobbe, Esq.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
William J. Grinker		P	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y			
Brenda Levin		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Edward Rogowsky		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Jacob B. Ward, Esq., Commissioners		A														

MEETING ADJOURNED AT: 7:03 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, AUGUST 4, 1999
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor

City of New York

[No. 14]

Prepared by Rosa R. Romero, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at: <http://www.ci.nyc.ny.us/planning>

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 \$95.00 for a one year subscription.

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

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

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

B
CITY PLANNING COMMISSION

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

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

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, AUGUST 4, 1999

Roll Call; approval of minutes	1
I. Scheduling of August 18, 19991
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for August 18, 1999 in City Hall, Manhattan, New York at 10:00 a.m.

C

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: _____

AUGUST 4, 1999

APPROVAL OF MINUTES OF Regular Meeting of July 21, 1999

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 18, 1999
STARTING AT 10:00 A.M.
AT CITY HALL
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 12

C 980666 MMX

IN THE MATTER OF an application submitted by Harper Development Corp., pursuant to Sections 197-c and 199 of the New York City Charter, and section 5-430 *et seq.* of the NYC Administrative Code, **for an amendment to the City Map** involving the elimination discontinuance and closing of a portion of Marolla Place between Pratt Avenue and Harper Avenue, the adjustment of grades necessitated thereby, **and any acquisition or disposition of real property related thereto**, in accordance with Map No. 13088 dated February 1, 1999 and signed by the Borough President.

Resolution for adoption scheduling August 18, 1999 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 2

CD 8

C 990074 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Yeshiva of the Telshe Alumni pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 105-433 of the Zoning Resolution **to allow the alteration of steep slopes and the removal of rock outcroppings to facilitate an approximately 20,969 square-foot enlargement of an existing school and seminary on property located at 640 West 249th Street** (Block 5914, Lot 315), in an R1-2 District, within the Special Natural Area District (NA-2).

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 21, 1999, Cal. No. 1, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 3

CD 1

C 970093 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 in grades of the Bruckner Boulevard Bridge between Southern Boulevard and E. 144th Street, **and any acquisition or disposition of real property related thereto**, in accordance with Map No. 13076 dated February 1, 1999 and signed by the Borough President.

(On July 21, 1999, Cal. No. 2, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 4

CD 2

C 990610 PSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Design and Construction, pursuant to Section 197-c of the New York City Charter, **for site selection of property located at 765 Manida Street** (Block 2763, part of Lots 1 and 2), **for use as a community center**.

(On July 21, 1999, Cal. No. 3, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 5 and 6

(Application for the grant of a special permit and a zoning text amendment, to construct a 5-story residential building within the Special Bay Ridge District)

No. 5

CD 10

C 990218 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Narrows Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 114-15* of the Zoning Resolution to permit modification of the following bulk regulations:

1. Section 114-101: to allow the maximum floor area ratio of 1.65 for a residential use to be exceeded up to the maximum FAR 2.43 of the underlying R6 District;
2. Section 114-102: to allow the maximum height of 32 feet or 3 stories, whichever is less to be increased up to a height of 55.48 feet;
3. Section 114-103: to allow the minimum open space ratio of 27.0 to be decreased to 19.78; and
4. Section 114-104: to allow the required lot area per room of 130 square feet to be decreased to 65.96 square feet;

for a 203-unit residential development not greater than 60 feet in height on a zoning lot greater than 40,000 square feet located at the southwest corner of Bay Ridge Avenue and Narrows Avenue (Block 5868, Lots 12, 21, 27 and 29), in the Midblock Preservation Area (Area A), within the Special Bay Ridge District, in a C2-3 District mapped within an R6 District.

* Note: Section 114-15 is a new section which is proposed to be added to Article XI, Chapter 4 of the Zoning Resolution under a concurrent related application (N 990217 ZRK).

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 July 21, 1999, Cal. No. 4, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 6

CD 10

N 990217 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Narrows Development L.L.C., pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, relating to Article XI, Chapter 4 (Special Bay Ridge District) creating a new Section 114-15, Special Permit for Development on Zoning Lots 40,000 Square Feet or Greater.

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

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

Matter in italics or within # # is defined in Section 12-10;

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

Article 11, Chapter 4

Special Bay Ridge District

* * *

~~114-15~~

~~Special Permit for Development on Zoning Lots 40,000 Square Feet or Greater~~

~~For any #residential# #development# on a #zoning lot# 40,000 square feet or greater in a #Commercial District# within the Midblock Preservation Area (Area A), the City Planning Commission may permit up to the maximum #floor area ratio# of the underlying district to be applicable and may permit modification of all other #bulk# regulations provided the #development# does not exceed sixty feet in height, and provided the Commission finds that:~~

~~(a) the proposed #development# blends harmoniously with the existing character of the neighborhood;~~

- (b) the modification of #lot area# requirements will not result in a density of population in the #development# that will adversely affect the surrounding area;
- (c) the proposed #development# will not adversely impact light and air to surrounding properties;
- (d) such #bulk# modifications are necessary to construct a #development# of superior design, layout and siting than might otherwise be #developed#; and
- (e) any curb cuts are located so as to minimize pedestrian and vehicular conflicts and congestion.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

(On July 21, 1999, Cal. No. 5, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 16

C 990581 HAK

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 243 Hull Street (Block 1535, Lot 43), 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/developer selected by HPD;

to facilitate the rehabilitation of a former three-story firehouse into three units of housing for low income occupants to be funded by the New York State Housing Trust Fund.

(On July 21, 1999, Cal. No. 6, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 8 and 9

(Application for changes in the City Map and Zoning Map to facilitate development of a large hardware store)

No. 8

CD 13

C 980318 MMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Home Depot USA, Inc., pursuant to Sections 197-c and 199 of the New York City Charter, and section 5-430 *et seq.* of the NYC Administrative Code, **for an amendment to the City Map involving;**

1. the change in lines and grades of certain streets in the area generally bounded by Bay 53rd Street, Cropsey Avenue, Neptune Avenue and West 23rd Street,
2. establishing an addition to Dreier Offerman Park within the area generally bounded by Bay 53rd Street, West 22nd Street and Coney Island Creek,
3. the delineation of sewer easements and
4. the modification of the city Pierhead and Bulkhead lines of Coney Island Creek,

and any acquisition or disposition of real property related thereto, in accordance with Map No. X-2631 dated May 28, 1999 and signed by the Borough President.

(On July 21, 1999, Cal. No. 7, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

CD 13

C 980319 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Home Depot USA, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 28c and 28d:**

- a. changing from an R4 District to a C8-1 District property bounded by a line 30 feet northeasterly of the southwesterly street line of Bay 53rd Street*, Bay 53rd Street, a line 360 feet westerly of Cropsey Avenue, a line 100 feet southerly of Bay 53rd Street, Cropsey Avenue, the northerly U. S. Pierhead and Bulkhead Line of Coney Island Creek and its northeasterly prolongation, and an easterly boundary line of Dreier-Offerman Park*; and
- b. establishing a C8-1 District on property bounded by the northerly U. S. Pierhead and Bulkhead Line of Coney Island Creek and its northeasterly prolongation, Cropsey Avenue, the northeasterly prolongation of the southerly U. S. Pierhead and Bulkhead Line of Coney Island Creek, the easterly N. Y. C. Pierhead Line of Coney Island Creek*, the northerly N. Y. C. Pierhead Line and Bulkhead Line of Coney Island Creek*, and an easterly boundary line of Dreier-Offerman Park*;

as shown on a diagram (for illustrative purposes only) dated June 1, 1999 and subject to the conditions of CEQR Declaration E-95.

*Note: Refer to related mapping application C 980318 MMK for proposed changes relating to parks, pierhead lines, and streets.

(On July 21, 1999, Cal. No. 8, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 4, 1999 at 10:00 a.m. in City Hall, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning amendments to the city map and the zoning map including an (E) designation for hazardous materials, disposition of city-owned land, authorization and certification related to compliance with waterfront public access and visual access, a tidal wetland permit from the New York State Department of Environmental Conservation and alterations to the intersection of Cropsey Avenue and Bay 52nd Street/Shore Parkway service road subject to approval by the New York City Department of Transportation. These actions would facilitate the development of a Home Depot store and garden center, other retail space, 572 accessory parking spaces, and new parkland and a waterfront public access area in an approximately 24-acre area located at the juncture of several neighborhoods - south of Bensonhurst and Gravesend, and just north of Coney Island, in Community District 13, Brooklyn. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR), CEQR No. 98DCP038K.

No. 10**CD 7****C 990519 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 738 Third Avenue, (Block 644 p/o Lot 1), pursuant to zoning.

(On July 21, 1999, Cal. No. 9, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 11

CD 6

C 990400 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by First Avenue 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 garage with a maximum capacity of 100 spaces on portions of the first through third floors and cellar 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), in an existing building located at 630 First Avenue (Block 968, Lot 1), in a C1-9 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 21, 1999, Cal. No. 10, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

*(Public Hearing pursuant to Section 3020.8(a) of the
City Charter concerning the Designation of the
NoHo Historic District)*

No. 12

CD 2

N 000009 HKM

PUBLIC HEARING:

IN THE MATTER OF a communication dated July 8, 1999, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the NoHo Historic District generally bounded by a line beginning at the northeast corner of West Houston Street and Mercer Street, extending northerly along the eastern curblineline of Mercer Street, easterly along the southern curblineline of Waverly Place, easterly across Broadway to a point at the eastern curblineline of Broadway, northerly along the eastern curblineline of Broadway, easterly along the southern curblineline of East 9th Street (a/k/a Wanamaker Place), southerly along the western curblineline of Fourth Avenue, westerly along

the northern curbline of East 8th Street to a point on a line extending northerly from the western curbline of Lafayette Street, southerly along said line across East 8th Street, southerly along the western curbline of Lafayette Street to a point on a line extending westerly from the northern property line of 439-441 Lafayette Street, easterly along said line across Lafayette Street, easterly along the northern property line of 439-441 Lafayette Street, easterly along the northern property line of 56-62 Cooper Square, easterly to the western curbline of Cooper Square, southerly along the western curbline of Cooper Square, westerly along a line extending easterly from the southern property line of 16-26 Cooper Square, westerly along the southern property line of 16-26 Cooper Square, westerly across Stable Court (a/k/a Alley), southerly along part of the eastern property line of 403-407 Lafayette Street, westerly along part of the southern property line of 403-407 Lafayette Street, southerly along the eastern property lines of 401 Lafayette Street and 393-399 Lafayette Street (a/k/a 21-23 East 4th Street), southerly across East 4th Street, southerly along the eastern building line of 383-389 Lafayette Street (a/k/a 22-26 East 4th Street), southerly along the eastern property line of 381 Lafayette Street, westerly along the southern property line of 381 Lafayette Street, westerly across Lafayette Street to a point on the western curbline of Lafayette Street, southerly along the western curbline of Lafayette Street, westerly along the northern curbline of East Houston Street, westerly across Crosby Street to a point at the northwest corner of East Houston Street and Crosby Street, northerly along the western curbline of Crosby Street, westerly along a line extending easterly from the southern property line of 620 Broadway (a/k/a 154 Crosby Street), westerly along said property line, westerly to a point on the eastern curbline of Broadway, southerly along the eastern curbline of Broadway to a point at the northeast corner of East Houston Street and Broadway, westerly across Broadway, westerly along the northern curbline of West Houston Street, to the point of beginning, by the Landmarks Preservation Commission on June 29, 1999 (List No. 308, LP 2039).

(On August 22, 1999, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 13, 14, 15, 16, 17 and 18

*(Applications for changes in City Map and Zoning Map,
the grant of special permits, and disposition of property,
to develop the East River Plaza Center)*

No. 13

CD 11

C 980699 MMM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tiago Holdings, LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code **for an amendment to the City Map** involving the:

1. elimination, discontinuance and closing of portions of East 118th Street and East 117th Street between Pleasant Avenue and the Franklin D. Roosevelt Drive;
2. widening of a portion of the Franklin D. Roosevelt Drive on its westerly side between East 119th Street and a point 138.35 feet north of East 116th Street;
3. extinguishment of two permanent sewer easements in the former beds of East 117th Street and East 118th Street, west of the Franklin D. Roosevelt Drive;
4. delineation of a:
 - a. sewer easement extending from East 118th Street to East 117th Street and from East 117th Street to East 116th Street;
 - b. street easement at the easterly terminus of East 118th Street;
 - c. public access easement extending from East 117th Street to East 116th Street

and the acquisition and disposition of any property related thereto, all in accordance with Map No. 30206 dated March 9, 1999 and signed by the Borough President.

(On July 7, 1999, Cal. No. 3, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 13, the hearing was continued.)

Close the hearing.

No. 14

CD 11

C 990098 ZMM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tiago Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning map, Section No. 6b:**

- a) changing from an R7-2 District to a C4-4 District property bounded by a line 75 feet east of Pleasant Avenue, a line 80 feet north of East 116th Street, line 100 feet east of Pleasant Avenue, East 118th Street, a line 250 feet east of Pleasant Avenue, and East 116th Street;
- b) changing from an M2-2 District to a C4-4 District property bounded by a line 250 feet east of Pleasant Avenue, East 118th Street, a line 355 feet east of Pleasant Avenue, East 119th Street, Franklin D. Roosevelt Drive, and East 116th Street ; and
- c) changing from an M2-2 District to an R7-2 District property bounded by a line 250 feet east of Pleasant Avenue, East 119th Street, a line 355 feet east of Pleasant Avenue, and East 118th Street;

as shown on a diagram (for illustrative purposes only) dated March 29, 1999.

(On July 7, 1999, Cal. No. 4, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 14, the hearing was continued.)

Close the hearing.

 No. 15

CD 11

C 990099 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tiago Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-743(a)(3) of the Zoning Resolution to permit the modification of the regulations of:

- **Section 33-293 to allow the waiver of a required 8-foot open area at the side lot line in a C4-4 District;**
- **Section 33-26 to allow the waiver of the required 20-foot rear yards; and**
- **Section 33-432 to allow the waiver of the required height and setback requirements**

to facilitate the construction of a **commercial development** within a general large scale development on a zoning lot, **located to the east of Pleasant Avenue and generally bounded by East 116th Street, Franklin D. Roosevelt Drive, and East 119th Street** (Block 1715, Lots 5, 7, 10, 22, 38, 42, 43, and 45; Block 1716, Lots 8, 9, 11, 13, 19, and 45; Block 1815, Lots 23, 31, 34, and 35), in a C4-4* District.

*Note: C4-4 and R7-2 districts are proposed to be mapped under a related application for an amendment of the Zoning Map (C 990098 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 July 7, 1999, Cal. No. 5, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 15, the hearing was continued.)

Close the hearing.

No. 16

CD 11

C 990099(A) ZSM

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by Tiago Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification on July 19, 1999 pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, **for the grant of a special permit** pursuant to Section 74-743(a)(3) of the Zoning Resolution to permit the modification of :

- **Section 33-293 to allow the waiver of a required 8-foot open area at the side lot line in a C4-4 District;**

- **Section 33-26** to allow the waiver of the required 20-foot rear yards; and
- **Section 33-432** to allow the waiver of the required height and setback requirements

to facilitate the construction of a commercial development within a general large scale development on a zoning lot, located to the east of Pleasant Avenue and generally bounded by East 116th Street, Franklin D. Roosevelt Drive, and East 119th Street (Block 1715, Lots 5, 7, 10, 22, 38, 42, 43, and 45; Block 1716, Lots 8, 9, 11, 13, 19 and 45; Block 1815, Lots 23, 31, 34 and 35), in a C4-4* District.

*Note: C4-4 and R7-2 districts are proposed to be mapped under a related application for an amendment of the Zoning Map (C 990098 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 July 21, 1999, Supplemental Calendar No. 1, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 11

C 990100 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tiago Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to permit a six-level unattended accessory parking garage with a maximum capacity of 1,248 spaces, and to modify the provisions of Section 36-11 to permit accessory parking spaces to be located on the roof (6th level) of the garage, within a general large scale development on a zoning lot located to the east of Pleasant Avenue, and generally bounded by East 116th Street, Franklin D. Roosevelt Drive, and East 119th Street (Block 1715, Lots 5, 7, 10, 22, 38, 42, 43, and 45; Block 1716, Lots 8, 9, 11, 13, 19, and 45; Block 1815, Lots 23, 31, 34, and 35), in a C4-4* District.

*Note: C4-4 and R7-2 districts are proposed to be mapped under a related application for an amendment of the Zoning Map (C 990098 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 July 7, 1999, Cal. No. 6, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 16, the hearing was continued.)

Close the hearing.

No. 18

CD 11

C 990101 PPM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) city-owned property** located at 515/517 E. 117th Street (Block 1716, Lot 8), **pursuant to zoning.**

(On July 7, 1999, Cal. No. 7, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 17, the hearing was continued.)

Close the hearing.

BOROUGH OF QUEENS

*(Public Hearing pursuant to Section 3020.8(a) of the
City Charter concerning the Designation of the Fort Totten
Historic District)*

No. 19

CD 7

N 000008 HKQ

PUBLIC HEARING:

IN THE MATTER OF a communication dated July 8, 1999, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Fort Totten Historic District, Queens** by the Landmarks Preservation Commission on June 29, 1999 (List No. 308). The district boundaries are:

A line beginning at a point along the western lot line of Queens Tax Map Block 5917, Lot 1, adjacent to the main entrance to Fort Totten at Totten Avenue, then extending northeasterly along part of the western lot line to the projecting pier, following the configuration of the projecting pier, northeasterly, easterly, southeasterly, and southerly along the continuation of the lot line of Lot 1, westerly from the lot line across the seawall and westerly across the grounds south of Shore Road to a point at the intersection of the southern curblineline of Shore Road and the eastern curblineline of Gen. R. W. Berry Drive, westerly across Gen. R. W. Berry Drive to the southern curblineline of Sgt. Beers Avenue, westerly along the curblineline of Sgt. Beers Avenue to a point along a line extending northerly that is located five feet east of the easternmost corner of Building 128, southerly along said line to a point at the intersection of a line extending easterly from the northeast corner of the parking lot, westerly along said line to the northeast corner of the parking lot, westerly along the northern edge of the parking lot to a point ten feet from the southeast corner of Building 123, northerly along said line to the northeastern curblineline of Duane Road to a point at the intersection of a line extending westerly from the northern edge of Building 316, easterly along said line to the western curblineline of Murray Avenue, northerly along the western curblineline of Murray Avenue to a line extending easterly from the southern edge of Underhill Road, westerly along said line to the western curblineline of Underhill Road, northerly and westerly along the western and southern curblines of Underhill Road to the northeastern curblineline of Duane Road, southwesterly across Duane Road and southwesterly along a line extending between Building 107 and 109 to the western lot line of block 5917, Lot 1, and northwesterly along said western lot line, to the point of beginning.

(On July 22, 1999, the Commission scheduled August 4, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

*(Report pursuant to Section 3020.8(b) of the
City Charter concerning the landmark designation of the
Brooklyn Public Library, Williamsburg Branch)*

No. 20

CD 1

N 990705 HKK

IN THE MATTER OF a communication dated June 25, 1999 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Brooklyn Public Library, Williamsburg Branch, 240 Division Street (aka 226-246 Division Street), 197-213 Marcy Avenue, and 241-251 Rodney Street), by the Landmarks Preservation Commission on June 15, 1999 (List No. 306/LP No. 1995).

For consideration.

Nos. 21 and 22

*(Applications for the 5th amendment to the Bushwick II Urban Renewal Plan;
designation of property as an Urban Development Action Area and Project;
and disposition of property to facilitate the development of a five-story building)*

No. 21

CD 4

C 990626 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 5th amendment to the Bushwick II Urban Renewal Plan for the Bushwick II Urban Renewal Area.

The proposed plan changes Section C-3(a) [Controls on Specific Sites] to allow buildings on Sites 54 and 80 to exceed three stories in height to facilitate construction of multi-family housing on those sites.

(On July 7, 1999, Cal. No. 1, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 11, the hearing was closed.)

For consideration.

No. 22

CD 4

C 990627 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 357, 355, 353 and 351 Central Avenue, 160, 162 and 164 Linden Street and 1297 and 1295 Gates Avenue (Block 3333, Lots 6-12, 55 and 56), 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/developer selected by HPD;

to facilitate the development of a five-story building, tentatively known as Linden Court, to provide 40 units of housing for low income and homeless families, plus one unit for a superintendent, to be funded by the New York State Housing Trust Fund.

(On July 7, 1999, Cal. No. 2, the Commission scheduled July 21, 1999 for a public hearing. On July 21, 1999, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 23

CD 10

C 990479 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 43/45, 47, 49 & 57 W. 137th Street, (Block 1735, Lots 12, 16, 17 & 18), 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 Alma Rangel Gardens, with 88 units of rental housing for elderly persons of low income (plus one unit for a superintendent), to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

(On June 16, 1999, Cal. No. 3, the Commission scheduled July 7, 1999 for a public hearing. On July 7, 1999, Cal. No. 11, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning the landmark designation of The American Tract
Society Building)*

No. 24

CD 1

N 990703 HKM

IN THE MATTER OF a communication dated June 25, 1999, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **The American Tract Society Building, located at 150 Nassau Street, a.k.a. 144-152 Nassau Street and 2-6 Spruce Street, (Block 100, Lot 3)** by the Landmarks Preservation Commission on June 15, 1999 (List No. 306/LP-2038).

For consideration.

*(Report pursuant to Section 3020.8(b) of the City Charter
concerning the landmark designation of The Park Row Building)*

No. 25

CD 1

N 990704 HKM

IN THE MATTER OF a communication dated June 25, 1999, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **The Park Row Building, located at 15 Park Row, a.k.a. 3 Theatre Alley, 13 Ann Street, (Block 90, Lot 4)** by the Landmarks Preservation Commission on June 15, 1999 (List No. 306/LP-2024).

For consideration.

BOROUGH OF QUEENS

No. 26

CD 3

C 990290 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 four (4) city-owned properties, pursuant to zoning:

Block	Lot	Location
1406	27	95th Street
1407	24	96th Street
1055	54	78th Street
1757	90	114th Street

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

(On July 16, 1999, Cal. No. 4, the Commission scheduled July 7, 1999 for a public hearing. On July 7, 1999, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 27, 28, and 29

**(Applications for site selection and acquisition of property
for the storage and conveyance of storm water)**

No. 27

CD 3

C 990166 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 on the east side of Vogel Avenue, between Lenevar and Parkwood avenues (Block 6902, Lot 1 and Block 6903, Lot 1), including the beds of Lenevar Avenue between Albourne and Vogel avenues, Vogel Avenue between Lenevar and Parkwood avenues, and 172 linear feet of Uncas Avenue east of Lenevar Avenue, for the storage and conveyance of storm water.**

(On June 16, 1999, Cal. No. 5, the Commission scheduled July 7, 1999 for a public hearing. On July 7, 1999, Cal. No. 13, the hearing was closed.)

For consideration.

No. 28**CD 3****C 990167 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 on the east side of Huguenot Avenue, between Comely and Deisius avenues (Block 6576, Lots 1, 5, 7, 12, 40, 42, 44, 46), for the storage and conveyance of storm water.**

(On June 16, 1999, Cal. No. 6, the Commission scheduled July 7, 1999 for a public hearing. On July 7, 1999, Cal. No. 14, the hearing was closed.)

For consideration.

No. 29
CD 3**C 990168 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 on the east side of South Goff Avenue, between Stevenson Place and Vail Place (Block 6790, Lot 1), including the bed of South Goff Avenue from Stevenson Place and Vail Place, for the storage and conveyance of storm water.**

(On June 16, 1999, Cal. No. 7, the Commission scheduled July 7, 1999 for a public hearing. On July 7, 1999, Cal. No. 15, the hearing was closed.)

For consideration.

No. 30
CD 3**N 990236 ZRR**

IN THE MATTER OF an application submitted by the Borough President of Staten Island, pursuant to Section 201 of the New York City Charter, to amend various sections of the Zoning Resolution of the City of New York, relating to the Special South Richmond Development District, (Article X, Chapter 7).

Matter in ~~Greytone~~ is new, to be added;
 Matter in ~~Strikeout~~ is old, to be deleted;
 Matter between # # is defined in Section 12-10 or Section 107-01;
 * * * indicates where unchanged text appears in the Zoning Resolution.

* * *

107-01

Definitions

* * *

Development

For the purposes of this Chapter, a "development" includes the construction of a new #building or other structure# on a #zoning lot#, the relocation of an existing #building# on another building lot, or the #use# of a tract of land for a new # use#, or the #enlargement# of a non-#residential building# or the #enlargement# of a #residential use# which ~~that~~ involves the addition of ~~two~~ ~~one~~ or more #dwelling units#. To "develop" is to create a #development#.

* * *

Site Alteration

A "site alteration" is an alteration on any vacant tract of land, #land with minor improvements# or any tract of land containing ~~non-#residential buildings# #buildings or other structures#~~, which includes land contour work, topographic modifications, removal of topsoil, removal of trees of six inch caliper or more, excavating, filling, dumping, changes in existing drainage systems, improvements in public rights-of-way, whether or not a permit is required from the Department of Buildings, the Department of Transportation or other public agencies. A #site alteration# shall include any land operation within #designated open space#.

~~A land operation on a #zoning lot# of not more than 40,000 square feet and which contains #residential buildings on the effective date of the Special District designation shall be excluded from the definition of #site alteration#, if such land operation takes place on a portion of the #zoning lot# which is not within the #designated open space#.~~

* * *

107-02

General Provisions

* * *

The provisions of this Chapter shall apply to all #developments#, #site alterations# or subdivision of #zoning lots#, except:

- (a) public improvement projects for which preliminary design contracts were approved by the Board of Estimate prior to January 2, 1975; or for which title was vested by the City prior to September 11, 1975; and
- (b) any large-scale #development# for which authorization or special permit was granted prior to September 11, 1975. For the purposes of this Chapter, the City Planning Commission may extend such authorization or special permit for a renewable term of one year provided that the Commission finds that the facts upon which the authorization or special permit was granted have not substantially changed; and that the adoption of this amendment shall not constitute a substantial change of facts; and
- ~~(c) any other #development# for which a building permit application was filed prior to August 19, 1976 with the Department of Buildings and plan approvals pursuant thereto issued no later than six months following August 19, 1976, and for which substantial construction of foundations has been completed within thirty months following August 19, 1976 provided that after August 19, 1976 there are no substantial amendments to the plans.~~

* * *

107-322

Tree Requirements

All #developments# within the Special District shall provide new trees in accordance with the table set forth in Appendix B. For any existing tree of at least six-inch caliper which is preserved, credit for one tree shall be given for the first six inches of caliper, and for each additional four inches of caliper, credit for an additional tree shall be given.

- (a) **On site**
In connection with any #development#, #site alteration# or an #enlargement# involving the addition of at least 1,000 square feet of #floor area#, trees of at least three inch caliper, pre-existing or newly planted, shall be provided on the #zoning lot# at the rate of one tree for each 1,000 square feet of #lot area# or portion thereof.
- (b) **Sidewalk trees**
All #developments# and #site alterations# in the Special District shall preserve existing trees or provide and maintain trees of three-inch caliper or more at the time of planting along the entire length of the

#street frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line, and 20 feet on center or one tree per 20 feet on #frontage#. On private #streets#, trees shall be planted between the curb and a line parallel to, and ten feet from the curb, and 20 feet on center or one tree per 20 feet of frontage. These trees shall be planted in accordance with the requirements of the Department of Transportation and the Department of Parks and Recreation.

* * *

107-323

Substitution of other plant materials

For any #development#, #site alteration# or #enlargement# which is required to provide trees in accordance with the provisions of paragraph (a) of Section 107-322, the City Planning Commission may allow the substitution of other plant material for such required trees, provided a detailed landscaping plan is filed with the Commission for approval and certification. A copy of such approved landscaping plan shall be filed with the Department of Buildings by the City Planning Commission.

* * *

107-42

Minimum Lot Area and Lot Width for Residences

* * *

TABLE A

District	Type of #Residence	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)	Height (in stories#)
R1-1	#detached#	9,500	100	1-4
R1-2	#detached#	5,700	40	1-2
			50	3
			60	4
R2	#detached#	3,800	40	1-4
R3-1	#detached#	3,800	40	1-2
		3,800	45	3-4
R3-1 R3-2	#semi-de-	2,375	24	1-2
		3,800	40	3-4
R3-2	#detached#	3,800	40	1-2
		4,275	45	3-4
R3-2	#attached#	1,700	18	1-2
		2,280	24	3-4
R3A R3X	#detached#	3,325	35	1-3
R3X	#detached#	3,800	40	1-2
		4,750	50	3
		5,700	60	4
R4A	#detached#	3,325	35	1-3
R4-1	#semi-de-	2,375	24	1-3
	#detached#	3,325	35	1-3

* * *

107-421

Special provisions for existing detached residences

In R3X Districts, a one-#story# or two-#story detached residence#, existing prior to (the effective date of this amendment), may be enlarged to no more than three #stories#, provided that:

- (a) it is located on a #zoning lot# having a minimum #lot area# of 3,800 square feet and a minimum #lot width# of 40 feet;
- (b) such #enlargement# does not exceed a maximum perimeter wall height of 21 feet and a maximum #building# height of 35 feet; and
- (c) such #enlargement# complies with all other applicable district regulations.

107-43

Height Regulations for Buildings or Structures

Height and Setback Regulations

107-431

Maximum height of perimeter walls

In R3X Districts, a #detached residence# may have a maximum perimeter wall height of 25 feet, provided that:

- (a) it is located on a #zoning lot# having a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 60 feet; and
- (b) the #development# complies with all other applicable district height and setback regulations.

107-432

Maximum height for buildings or structures

Subject to the requirements for maximum height of walls and required setbacks in Sections 23-63, 24-52 or 33-43, and Section 107-431, no #building# shall exceed a height of four #stories# and no structure other than #buildings# shall exceed a height of 50 feet, unless modified by a special permit of the City Planning Commission pursuant to Section 107-73 (Exceptions to Height Limit).

* * *

107-462
Side yards

In all districts, except R1 Districts, for all #single-# or #two-family detached# and #semi-detached residences#, the #side yards# shall relate to the height of the #building#, as set forth in the following table:

REQUIRED SIDE YARDS

Number Required	Type of #Residence#	Required Total Width	Required Minimum Width of any #Side Yard#	Height in #Stories#
2	#de-	15	5	1-2
2	#de-	20	5	3-4
1	#semi-	9	9	1-2
1	#semi-	15	15	3-4

District	Type of #Residence#	Height (in #Stories#)	Number of #Side Yards# Required	Required Total Width	Required Minimum Width of any #Side Yard#
R2 R3-1 R3-2	#detached#	1-2	2	15	5
	#detached#	3-4	2	20	5
	#semi-detached#	1-2	1	9	9
	#semi-detached#	3-4	1	15	15
R3A R4A	#detached#	1-4	2	15	5
R3X	#detached#	1-2	2	15	5
	#detached#	3	2	20	8
	#detached#	4	2	25	10
R4-1	#detached#	1-4	2	15	5
	#semi-detached#	1-4	1	9	9

In R3A, R3X, R4A or R4-1 Districts, for any #detached residence# the required total width of #side yards shall be 15 feet, and the required minimum width of any #side yard# shall be five feet. In R4-1 Districts, for any #semi-detached residence#, the required minimum width of a #side yard# shall be nine feet.

In R1 Districts, the #side yard# regulations of Section 23-46 shall apply.

(On June 16, 1999, Cal. No. 8, the Commission scheduled July 7, 1999 for a public hearing. On July 7, 1999, Cal. No. 16, the hearing was closed.)

For consideration.
