

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 8, 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 890541 MMX	3	Scheduled to be Heard 9/22/99	16	C 980224 ZMM	8	Hearing Closed
2	C 990268 ZSM	2	" "	17	C 980225 ZSM	8	" "
3	C 990413 ZSM	2	" "		NOTICE		" "
4	C 990414 ZSM	2	" "	18	C 990524 ZSM	1	" "
5	C 000016(A)ZSR	1	" "	19	C 000012 ZSR	1	Hearing Continued
6	C 970554 ZMR	3	" "	20	C 000013 ZSR	1	" "
7	C 980467 PCX	4	Hearing Closed	21	C000014 ZSR	1	" "
	C 980468 PPX	4	" "	22	C 000016 ZSR	1	" "
8	C 980469 ZMX	4	" "	23	C 000017 ZMR	1	" "
9	C 980470 MMX	4	" "	24	C 000018 PCR	1	" "
10	C 980472 ZSX	4	" "	25	C 000019 PPR	1	" "
11	C 980473 ZSX	4	" "	26	C 860114 MMY	cw	Hearing Closed
	NOTICE		" "	27	C 970093 MMX	1	Favorable Report Adopted
12	C 990284 PPM	6	" "	28	C 990581 HAK	16	" "
13	C 990567 PSM	12	" "	29	C 980318 MMK	13	" "
14	C 990614 ZMM	4	" "	30	C 980319 ZMK	13	" "
15	C 990615 HDM	4	" "	31	N 980320 ZAK	13	Authorization Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		27	28	29	30	31	32	33	34						
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
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					
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 4:25 P.M.

NOTE: Cal. Nos. 27 - 32 Commissioner Rogowsky was absent for the vote

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, SEPTEMBER 8, 1999
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor

City of New York

[No. 16]

Prepared by Rosa R. Romero, Calendar Officer

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>

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 \$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, SEPTEMBER 8, 1999

Roll Call; approval of minutes	1
I. Scheduling of September 22, 19991
II. Public Hearings	6
III. Reports22

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for September 22, 1999 in City Hall, 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: _____

SEPTEMBER 8, 1999

**APPROVAL OF MINUTES OF Regular Meeting of August 18, 1999
and Special Meeting of September 7, 1999**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 22, 1999
STARTING AT 10:00 A.M.
AT CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 3

C 890541 MMX

IN THE MATTER OF an application submitted by the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter **for an amendment to the City Map** involving a change in legal grade of the East 170th Street bridge between Park Avenue and Webster Avenue **and the acquisition and disposition of any property related thereto**, all in accordance with Map 13064 dated March 24, 1999 and signed by the Borough President.

Resolution for adoption scheduling September 22, 1999 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 2

C 990268 ZSM

IN THE MATTER OF an application submitted by SoHo Greene Associates, 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 **permit the modification of the following use regulations:**

- **Section 42-14(D)(1)(b) to allow joint living-working quarters for artists on the second through sixth floors and proposed penthouse of a building with more than 5,000 square feet of lot coverage; and**
- **Section 42-14(D)(2)(b) to allow Use Group 6 uses on the ground floor and in the cellar;**

of an existing building on property located at 20-26 Greene Street (Block 230, Lot 17), 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 September 22, 1999 for a public hearing.

Nos. 3 and 4

(Application for grant of special permits to allow retail uses below the second story and conversion to Joint-Living Working Quarters for Artists at 473 and 475 Broadway)

No. 3

CD 2

C 990413 ZSM

IN THE MATTER OF an application submitted by the 473-475 Broadway, 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 **permit modification of the following use regulations:**

- **Section 42-14D(1)(b): to allow joint living-work quarters for artists on the 2nd, 4th, 5th 6th and 8th floors of a building with frontage along Broadway with more than 3600 square feet of lot coverage; and**
- **Section 42-14D(2)(b): to allow Use Group 6 uses (retail) below the floor level of the second story;**

in an existing 8-story building located at 473 Broadway (Block 474, Lot 36) within the SoHo Cast Iron Historic District, in M1-5B 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, NY 10007.

Resolution for adoption scheduling September 22, 1999 for a public hearing.

No. 4

CD 2

C 990414 ZSM

IN THE MATTER OF an application submitted by the 473-475 Broadway, 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 **permit modification of the following use regulations:**

- **Section 42-14D(1)(b): to allow joint living-work quarters for artists on the 2nd, 3rd, 5th, 6th and 8th floors of a building with frontage along Broadway with more than 3600 square feet of lot coverage; and**
- **Section 42-14D(2)(b): to allow Use Group 6 uses (retail) below the floor level of the second story;**

in an existing 8-story building located at 475 Broadway (Block 474, Lot 35) within the SoHo Cast Iron Historic District, in M1-5B 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, NY 10007.

Resolution for adoption scheduling September 22, 1999 for a public hearing.

BOROUGH OF STATEN ISLAND**No. 5****CD 1****C 000016(A) ZSR**

IN THE MATTER OF a modified application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification on September 7, 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 62-736 of the Zoning Resolution** to permit the modification of the regulations of Section 62-351(b)(3) to allow a commercial building higher than 30 feet; and
- **a special permit pursuant to Section 62-736 of the Zoning Resolution** to permit the modification of the regulations of Section 62-351(b)(4) to allow structures higher than 35 feet; and
- **an authorization pursuant to Section 62-722 of the Zoning Resolution** to authorize the modification of the requirements of Section 62-422 (Dimensions of Visual Corridors) to allow:
 - a) modification of the lowest plane of the visual corridor; and
 - b) a portion of the visual corridor to be obstructed by the batter's eye structure;

for property located north of Richmond Terrace, west of the St. George Ferry Terminal (Block 2, Lot 20), in an M1-1 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 September 22, 1999 for a public hearing.

No. 6
CD 3**C 970554 ZMR**

IN THE MATTER OF an application submitted by the Southeast Annadale Woodlands Association pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 33b, 33c, and 33d**, changing from an R3-2

District to an R3X District property bounded by Sheridan Place, Barclay Avenue, a southerly boundary line of the New York City Right-of-Way (leased by Staten Island Rapid Transit (SIRT)), a line midway between Eagan Avenue and Fabian Street, Mosely Avenue, Eagan Avenue, Amboy Road, Barclay Avenue, Kinghorn Street, Arden Avenue and its southeasterly prolongation, the U.S. Pierhead Line of Raritan Bay, Poughkeepsie Avenue and its southeasterly prolongation, Boardwalk Avenue, a line 100 feet westerly of Lispett Avenue, Oceanview Avenue, a line 100 feet southwesterly of Lispett Avenue, Hylan Boulevard, Poillon Avenue and its southeasterly prolongation, the U.S. Pierhead Line of Raritan Bay, Bertram Avenue and its southeasterly prolongation, Hylan Boulevard, Arbutus Avenue, Amboy Road, and Annadale Road, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated June 28, 1999.

Resolution for adoption scheduling September 22, 1999 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 7, 8, 9, 10, and 11

(Applications for site selection, disposition of property, changes in the City Map and Zoning Map, and the grant of special permits, to facilitate the construction of a new Court Building)

No. 7

CD 4

C 980467 PCX
C 980468 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for

1. **Acquisition of property generally bounded by Grant and Morris avenues and East 161st and East 162nd streets** (Block 2444, Lots 32, 40, 43, 44, 46, 146, 49, 50, 51, 52, 53, 54);
2. **Site selection of property generally located between East 161st and East 163rd Street, and Sherman and Morris Avenues**, (Block 2444, Lots 1, 32, 40, 43, 44, 46, 146, 47, 49, 50, 51, 52, 53, 54, and Block 2445, Lot 1) including the beds of East 162nd Street between Sherman and Grant avenues, and Grant Avenue between East 161st and East 162nd streets, and subsequent disposition to the Dormitory Authority of the State of New York;
3. **Re-acquisition of those properties** from the Dormitory Authority of the State of New York and **disposition of space not needed for court purposes;**

to facilitate the construction of a courthouse.

(On August 18, 1999, Cal. No. 1, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 4

C 980469 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 3b and 6a:**

1. eliminating from an existing R7-1 District a C1-4 District bounded by East 161st Street, a line midway between Grant Avenue* and Morris Avenue, a line 100 feet northerly of East 161st Street, and Morris Avenue;
2. changing from an R7-1 District to a C4-6 District property bounded by East 161st Street, a line midway between Grant Avenue* and Morris Avenue, East 162nd Street, and Morris Avenue; and
3. changing from a C8-3 District to a C4-6 District property bounded by East 161st Street, Sheridan Avenue, the easterly prolongation of the centerline of East 162nd Street, a line midway between Sheridan Avenue and Sherman Avenue, a line 100 feet southerly of East 163rd Street, Sherman Avenue, a line 130 feet southerly of East 163rd Street, Grant Avenue, East 162nd Street, and a line midway between Grant Avenue* and Morris Avenue;

as shown on a diagram (for illustrative purposes only) dated May 17, 1999.

Note : *Grant Avenue between East 161st and East 162nd streets is proposed to be eliminated as part of a related concurrent application for an amendment of the City Map C 980470 MMX.

(On August 18, 1999, Cal. No. 2, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 4

C 980470 MMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services 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: a) East 162nd Street between Sherman Avenue and Grant Avenue and, b) Grant Avenue between East 161st Street and East 162nd Street;
2. delineation of a utility easement between Sherman Avenue and Grant Avenue;

and the acquisition and disposition of any property related thereto, all in accordance with Map No. 13078 dated April 29, 1999 and signed by the Borough President.

(On August 18, 1999, Cal. No. 3, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 4

C 980472 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution **to allow an unattended accessory**

parking garage with a maximum capacity of 320 spaces in portions of the cellar and sub-cellar of a proposed court house on property bounded by East 161st Street, Morris Avenue, East 162nd Street, Grant Avenue, a line 130 feet southerly of East 163rd Street and Sherman Avenue (Block 2444, Lots 1, 32, 40, 43, 44, 46, 47, 49, 50, 52, 53, 54 and 146, Block 2445, Lot 1, the bed of East 162nd Street* between Sherman and Grant avenues, and the bed of Grant Avenue* between East 161st and East 162nd streets), within a general large-scale development, in a proposed C4-6 District.**

Notes:* East 162nd Street between Sherman and Grant avenues, and Grant Avenue between East 161st and East 162nd streets are proposed to be eliminated under a related concurrent application for an amendment of the City Map C 980470 MMX.

** The property is proposed to be rezoned to a C4-6 District under a related concurrent application for an amendment of the Zoning Map C 980469 ZMX.

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 August 18, 1999, Cal. No. 4, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 4

C 980473 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-83 of the Zoning Resolution **to permit:**

1. **the allowable community facility floor area ratio of Section 33-123 (Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts) to apply; and**

2. **the modification of the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow portions of front walls which will be located within the initial setback distance to exceed the maximum height above curb level and to penetrate the sky exposure planes along Sherman Avenue, East 161st Street and Morris Avenue;**

for a proposed 10-story, approximately 750,000 square-foot court house on property bounded by East 161st Street, Morris Avenue, East 162nd Street, Grant Avenue, a line 130 feet southerly of East 163rd Street and Sherman Avenue (Block 2444, Lots 1, 32, 40, 43, 44, 46, 47, 49, 50, 52, 53, 54 and 146, Block 2445, Lot 1, the bed of East 162nd Street* between Sherman and Grant avenues, and the bed of Grant Avenue* between East 161st and East 162nd streets), in a proposed C4-6 District**.

Notes:* East 162nd Street between Sherman and Grant avenues, and Grant Avenue between East 161st and East 162nd streets are proposed to be eliminated under a related concurrent application for an amendment of the City Map C 980470 MMX.

** The property is proposed to be rezoned to a C4-6 District under a related concurrent application for an amendment of the Zoning Map C 980469 ZMX.

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 August 18, 1999, Cal. No. 5, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.



NOTICE

On Wednesday, September 8, 1999, at 10:00 a.m., in City Hall, a public hearing is being held by the Department of Citywide Administrative Services in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a number of discretionary approvals necessary to construct a new Bronx Criminal Court Complex at a three block site on East 161st Street between Sherman and Morris avenues in Community District 4, the Bronx. The proposed project would create a building of approximately 940,000 gross square feet of court and related space plus approximately 320 accessory parking spaces. The necessary approvals are site selection and acquisition for a public facility, disposition of the property to the Dormitory Authority of the State of New York to allow their

financing of the construction of the project through the issuance of bonds, a zoning map amendment of the project site and the portion of the adjacent block to the west occupied by the Family/Criminal Court Building from C8-3, R7-1 and R7-1/C1-4 to C4-6, a city map amendment to eliminate East 162nd Street between Grant and Sherman avenues and to eliminate Grant Avenue between East 161st and East 162nd Streets, a Special Permit pursuant to Zoning Resolution Section 74-83 to apply the bulk regulations for community facilities to the court building and to permit modifications to the applicable yard, height, and setback regulations, and a Special Permit pursuant to Zoning Resolution Section 74-53 to permit a self-park accessory garage with a maximum capacity of 320 parking spaces. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR), CEQR No. 95DCAS003X.

BOROUGH OF MANHATTAN

No. 12

CD 6

C 990284 PPM

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 2850 East River Drive** (Block 962, part of Lot 50), restricted to restaurant use with approximately 50 spaces of accessory parking and 823 running feet of public access way.

(On August 18, 1999, Cal. No. 6, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 12

C 990567 PSM

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 of property located at 654/662 West 158th Street** (Block 2134, Part of Lot 218), **for use as an ambulance station.**

(On August 18, 1999, Cal. No. 7, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14 and 15

(Applications for an amendment to the Zoning Map and disposition of property, to facilitate the development of residential and commercial uses within the Clinton Urban Renewal Area)

No. 14

CD 4

C 990614 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 8c**, changing from an R9 District to a C2-7 District property bounded by West 55th Street, Tenth Avenue, West 54th Street, and a line 150 feet west of Tenth Avenue, within the Special Clinton District, as shown on a diagram (for illustrative purposes only) dated May 17, 1999.

(On August 18, 1999, Cal. No. 8, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 4

C 990615 HDM

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, **for the disposition of city-owned property located at 815 10th Avenue and 510 W. 55th Street** (Block 1083, Lots 29 and 37), Sites 5C and 5B within the Clinton Urban Renewal Area, to a sponsor/developer to be selected by HPD.

The disposition would facilitate the development of 228 units of 80/20 mixed-income rental housing and up to 18,000 square feet of commercial space in two buildings.

(On August 18, 1999, Cal. No. 9, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

 Nos. 16 and 17

(Applications for an amendment of the Zoning Map, and the grant of a special permit, to facilitate the construction of a residential building and an attended accessory parking garage)

No. 16

CD 8

C 980224 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Denihan Company pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 9a:**

- 1) changing from an R8B District to an R8 District property bounded by East 77th Street, a westerly boundary line of John Jay Park and its northerly and southerly prolongations, East 76th Street, and a line 100 feet easterly of York Avenue;

- 2) changing from an M1-4 District to an R8 District property bounded by East 76th Street, a line 350 feet easterly of York Avenue, East 75th Street, and a line 125 feet easterly of York Avenue; and
- 3) changing from an R10 District to an R8 District property bounded by East 76th Street, a line 125 feet easterly of York Avenue, East 75th Street, and a line 100 feet easterly of York Avenue;

as shown on a diagram (for illustrative purposes only) dated May 3, 1999 and subject to the conditions of CEQR Declaration E-94.

(On August 18, 1999, Cal. No. 10, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 8

C 980225 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Denihan Company 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 garage with a maximum capacity of 150 spaces on a portion of the ground floor and in the cellar of a proposed residential building to be constructed on property located at 506 East 76th Street (Block 1487, Lots 5,8,10,11,12,13,14, p/o 15, 39 and 43) in an R8* District.**

*Note: An R8 district is proposed to be mapped under a related application for an amendment of the Zoning Map (C 980224 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 August 18, 1999, Cal. No. 11, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, September 8, 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 a zoning map amendment application by Denihan Company to rezone a midblock portion of the blocks bounded by East 75th Street and East 77th Street, York Avenue, Cherokee Place and Franklin D. Roosevelt Drive (FDR) from a mix of R8B, R10 and M1-4 to R8 in Manhattan Community District 8. The proposed action also includes a special permit for a 150-space accessory parking garage and an (E) designation for air quality. These actions are intended to facilitate the construction of a new building containing a mix of uses including residential, community facility and parking uses on a property located at 506 East 76th Street. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR), CEQR No. 98DCP009M.

No. 18

CD 1

C 990524 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 468 Greenwich Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 111-50 of the Zoning Resolution to permit the modification of the use provisions of Section 111-101 to allow loft dwellings on the first and second floors and accessory uses in the cellar of an existing building located at 468-70 Greenwich Street (Block 595, Lot 46), in an M1-5 District, within the Special Tribeca Mixed Use District (TMU), Area B2.**

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 August 18, 1999, Cal. No. 12, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

Nos. 19, 20, 21, 22, 23, 24, and 25

(Applications for the grant of special permits, amendment to the Zoning Map, site selection, acquisition and disposition of property, to facilitate the development of a stadium in Staten Island)

No. 19

CD 1

C 000012 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution** to permit a stadium with a capacity in excess of 2,500 seats on a zoning lot, located north of Richmond Terrace, west of the St. George Ferry Terminal (Block 2, Lot 20), in an M1-1 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 August 18, 1999, Cal. No. 13, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 1

C 000013 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution** to permit an unattended public parking lot with a maximum capacity of 1040 spaces, located north of Richmond Terrace, west of the St. George Ferry Terminal (Block 2, Lot 20), in an M1-1 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 August 18, 1999, Cal. No. 14, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 1

C 000014 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution** to permit development within or over a railroad or transit right-of-way or yard, to facilitate the development of a stadium and a public parking lot, located north of Richmond Terrace, west of the St. George Ferry Terminal (Block 2, Lot 20).

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 August 18, 1999, Cal. No. 15, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 1

C 000016 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of:

- **a special permit pursuant to Section 62-736 of the Zoning Resolution** to permit the modification of the regulations of Section 62-351(b)(4) to allow structures higher than 35 feet; and

- **an authorization pursuant Section 62-722 of the Zoning Resolution** to authorize the modification of the requirements of Section 62-422 (Dimensions of Visual Corridors) to allow:
 - a) modification of the lowest plane of the visual corridor; and
 - b) a portion of the visual corridor to be obstructed by the batters eye structure;

for property located north of Richmond Terrace, west of the St. George Ferry Terminal (Block 2, Lot 20), in an M1-1 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 August 18, 1999, Cal. No. 16, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 1

C 000017 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 21c:**

- a) eliminating from an existing R6 District a C2-1 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
- b) establishing within an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
- c) establishing within an existing R6 District a C2-2 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 100 feet west of Stuyvesant Place, a line 100 feet southwest of Richmond Terrace, and Nicholas Street; and

- d) establishing within an existing R5 District a C2-2 District bounded by Richmond Terrace, Nicholas Street, a line 100 feet south of Richmond Terrace, and a line 150 feet west of Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated July 19,1999.

(On August 18, 1999, Cal. No. 17, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 1

C 000018 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services 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 north of Richmond Terrace, west of the St. George Ferry Terminal (Block 2, Lot 20), to facilitate the construction of a stadium.**

(On August 18, 1999, Cal. No. 18, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 1

C 000019 PPR

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 west of the St. George Ferry Terminal and north of Richmond Terrace (Block 2, Lot 20), pursuant to zoning.

(On August 18, 1999, Cal. No. 19, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, September 8, 1999, at 10:00 a.m., in City Hall, a public hearing is being held by the Office of the Mayor in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by the Department of Business Services, the Department of Citywide Administrative Services and the Economic Development Corporation for site selection, acquisition and disposition of property, an amendment to the zoning map and special permits and authorizations to develop a stadium and public parking facility on property located north of Richmond Terrace, west of the St. George Ferry Terminal. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR), CEQR No. 99DMO001R.

CITYWIDE

No. 26

CD M-12, X-7

C 860114 MMY

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:

1. Widening of the University Heights Bridge (Fordham Road Bridge) and bridge approaches from the intersection of West 207th Street and 9th Avenue in Manhattan to the intersection of West Fordham Road and Exterior Street in the Bronx;
2. delineation of a foundation and maintenance corridor.

and the acquisition and disposition of any property related thereto, all in accordance with Map No. 30121 dated January 20, 1999 and signed by the Director of the Department of City Planning.

(On August 18, 1999, Cal. No. 20, the Commission scheduled September 8, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 27

CD 1

C 970093 MMX

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, **for an amendment to the City Map** involving the change 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. On August 4, 1999, Cal. No. 3, the hearing was closed.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 28

CD 16

C 990581 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 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. On August 4, 1999, Cal. No. 7, the hearing was closed.)

For consideration.

Nos. 29 and 30

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

No. 29

CD 13

C 980318 MMK

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, Cropsy 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. On August 4, 1999, Cal. No. 8, the hearing was closed.)

For consideration.

No. 30

CD 13

C 980319 ZMK

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. On August 4, 1999, Cal. No. 9, the hearing was closed.)

For consideration.

 No. 31

CD 13

N 980320 ZAK

IN THE MATTER OF an application submitted by The Home Depot USA, Inc. for the grant of an authorization pursuant to Section 62-722 of the Zoning Resolution to authorize the following modifications of the requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS):

- **Section 62-415: to allow the requirement of 15 percent of lot area for the waterfront public access area to be reduced; and**
- **Section 62-421: to allow the Bay 54th Street visual corridor to be waived and a portion of the West 22nd Street visual corridor to be modified from the required 80 foot width (width of West 22nd Street) to a width of approximately 67 feet;**

to facilitate the development of a two-story retail store on property generally bounded by Cropsey Avenue, Coney Island Creek, Dreier-Offerman Park, and Bay 53rd Street (Block 6947, Lots 30, 32,33,34,36,38,40,120,138,139,140,141,144,145,146,147,149,150, 151,152,153,156,201,203,204,205,207,209,212,213,216,217,218,219,221,223,235,236, 238, 240, 242, 243, 244, 245, 246, 248, Block 6950, Lots 95,96,99,100,101,103,105,106,107,153,155,156,158,160,161,162,163,164,165,166,167, 168,169,170,171,172,173,174,176,177,178,179,180,182,199,277,1176, and Block 6992, Lot 1), in a proposed C8-1 District.

* Note: The proposed C8-1 District is the subject of a related application for an amendment of the Zoning Map (C 980319 ZMK).

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.

For consideration.

No. 32

CD 7

C 990519 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 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. On August 4, 1999, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 33

CD 6

C 990400 ZSM

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. On August 4, 1999, Cal. No. 11, the hearing was closed.)

For consideration.

CITYWIDE

No. 34

Citywide

N 970702 NPY

IN THE MATTER OF a plan concerning revision of New York City's Waterfront Revitalization Program, submitted by the Department of City Planning for consideration pursuant to Section 197-a of the New York City Charter. The plan is called, **"The New Waterfront Revitalization Program: A Proposed 197-a Plan."**

The proposed plan can be reviewed at the City Planning Commission, 22 Reade Street, Room 6N, New York, New York 10007.

(On February 18, 1998, Cal. No. 12, the Commission scheduled March 4, 1998 for a public hearing. On March 4, 1998, Cal. No. 17, the hearing was closed.)

For consideration.
