

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, FEBRUARY 2, 2000  
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 990449 PPK	1	Scheduling Delayed	18	C 000063 HAM	3	Favorable Report Adopted
2	C 000210 HAK	4	Scheduled to be Heard 2/16/00	19	N 990224 ZAR	2	Authorization Approved
3	C 000211 PSK	4	" "				
4	C 990094 PPM	11	" "				
5	C 000101 ZSM	11	" "				
6	C 000092 PPM	2	" "				
7	C 990008 PPM	10	" "				
8	C 000064 ZSM	8	" "				
9	C 000157 PPQ	7	" "				
10	N 000327 PXX	12	Hearing Closed				
11	C 000042 PQK	1	" "				
12	C 990288 PPK	4	" "				
13	C 000037 PPK	5	" "				
14	C 000178 ZMQ	11	" "				
15	C 990695 PQQ	13	" "				
16	C 000158 ZMQ	6	" "				
17	C 990448 PPM	3	Laid Over				

COMMISSION ATTENDANCE:		Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:			17	18	19													
Joseph B. Rose, Chairman	A																	
Victor G. Alicea, Vice Chairman	P			Y	Y													
Albert Abney	A	L																
Angela M. Battaglia	P	A	Y	Y														
Amanda M. Burden, A.I.C.P.	P	I	Y	Y														
Irwin Cantor, P.E.	P	D	Y	Y														
Angela R. Cavaluzzi, R.A.	P		Y	Y														
Kathy Hirata Chin, Esq.	P	O	Y	Y														
Alexander Garvin	P	V	Y	Y														
Anthony I. Giacobbe, Esq.	P	E	Y	Y														
William J. Grinker	P	R	Y	Y														
Edward Rogowsky	A																	
Jacob B. Ward, Esq., Commissioners	P		Y	Y														

MEETING ADJOURNED AT: 10:13 A.M.

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, FEBRUARY 2, 2000**  

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



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

**[No. 3]**

**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: [nyclink.org/planning](http://nyclink.org/planning)**

## CITY PLANNING COMMISSION

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### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

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

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

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

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, FEBRUARY 2, 2000**

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

The next regular public meeting of the City Planning Commission is scheduled for February 16, 2000 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: \_\_\_\_\_

FEBRUARY 2, 2000

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**APPROVAL OF MINUTES OF Regular Meeting of January 19, 2000**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 16, 2000  
STARTING AT 10:00 A.M.  
AT CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF BROOKLYN**

**No. 1**

**CD 1**

**C 990449 PPK**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, **for the disposition of seven (7) city-owned properties, pursuant to zoning.**

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

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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## Nos. 2 and 3

*(Applications for designation as an Urban Development Action Area and Project; and site selection to facilitate construction of a community center in the Ridgewood-Bushwick Area)*

## No. 2

CD 4

C 000210 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 1454, 1458, 1460, 1462, 1466, 1470, 1472, 1476, 1480 & 1484 Gates Avenue and 327, 325, 323, 321, 319, 317, 315, 313 & 311 Palmetto Street (Block 3344, Lots 16-23, 25, 26, 40-49), 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 the Ridgewood-Bushwick Senior Citizens Council;

to facilitate construction of a community center.

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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 No. 3

CD 4

C 000211 PSK

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c on the New York City Charter, for **site selection of property located at 1454, 1458, 1460, 1462, 1466, 1470, 1472, 1476, 1480 & 1484 Gates Avenue and 327, 325, 323, 321, 319, 317, 315, 313 & 311 Palmetto Street (Block 3344, Lots 16-23, 25, 26, 40-49) for use as a community center.**

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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**BOROUGH OF MANHATTAN**

No. 4

CD 11

C 990094 PPM

**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 nine (9) city-owned properties**, pursuant to zoning.

A list and description of the properties can be seen at the Manhattan Office of the Department of City Planning, 22 Reade Street, 6<sup>th</sup> Floor, New York 10007.

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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No. 5

CD 11

C 000101 ZSM

**IN THE MATTER OF** an application submitted by the Terence Cardinal Cooke Health Care Center pursuant to Section 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to:**

(a) **Section 74-90 of the Zoning Resolution to permit the enlargement of an existing 694-bed nursing home with no increase in the number of beds; and**

(b) **Section 74-902 to permit the allowable community facility floor area ratio of Section 24-11 to apply;**

**to a proposed approximately 1,538 square foot enclosure of an existing terrace area of an existing nursing home on property located at 1249 Fifth Avenue (Block 1611, Lots 1 and 15) between East 105<sup>th</sup> Street and East 106<sup>th</sup> Street, within R9, R7-2 and C1-5/R7-2 Districts.**

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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## No. 6

CD 2

C 000092 PPM

**IN THE MATTER OF** application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, **for the disposition of city-owned property located at 166, 168 and 170 Mulberry Street (Block 471, part of Lots 30 and 31), pursuant to zoning.**

**Resolution for adoption scheduling February 16, 2000 for a public hearing. (This item was postponed from the January 19, 2000 public hearing.)**

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No. 7

CD 10

C 990008 PPM

**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 eleven (11) city-owned properties, pursuant to zoning.**

A list and description of the properties can be seen at the Manhattan Office of the Department of City Planning, Room 6W, 22 Reade Street, New York, New York 10007.

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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No. 8

CD 8

C 000064 ZSM

**IN THE MATTER OF** an application submitted by Salvatore and Christine Lenzo pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:**

- 1. the provisions of Section 23-69 (Special Height Limitations) to allow a proposed enlargement of a building to exceed the special height limitations; and**
- 2. the provisions of the height and setback regulations of Section 23-60 (Permitted Obstructions) to allow a stair bulkhead on the roof of a**

**proposed enlargement of a building to exceed the maximum height and width limitations of Section 23-62(c)**

**in connection with an approximately 714 square foot, 1-story enlargement of an existing 5-story residential building on property located at 21 East 73<sup>rd</sup> Street (Block 1388, Lot 13), located partially in an R8B District within a Limited Height District (LH-1A) and partially in a C5-1 District within the Special Madison Avenue Preservation District, in the Upper East Side 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 February 16, 2000 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 9**

**CD 7**

**C 000157 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 to the Economic Development Corporation of two (2) city-owned properties, pursuant to zoning.**

<u>Block</u>	<u>Lot</u>	<u>Location</u>
4386	1	College Point Boulevard
4386	p/o 24	31st Road

**Resolution for adoption scheduling February 16, 2000 for a public hearing.**

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II. PUBLIC HEARINGS

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**BOROUGH OF THE BRONX**

No. 10

CD 12

N 000327 PXX

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at **815 Burke Avenue** (Block 4605, Lot 12). (Protective Services for Adults Offices)

(On January 20, 2000, the Commission duly advertised February 2, 2000 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

No. 11

CD 1

C 000042 PQK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **acquisition of property located at 152 Manhattan Avenue** (Block 3043, Lot 1), for continued use as a day care center.

(On January 19, 2000, Cal. No. 1, the Commission scheduled February 2, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 12

CD 4

C 990288 PPK

**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 twenty-eight (28) city-owned properties pursuant to zoning.**

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

(On January 19, 2000, Cal. No. 2, the Commission scheduled February 2, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 13

CD 5

C 000037 PPK

**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 seventy-five (75) city-owned properties, pursuant to zoning.**

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

(On January 19, 2000, Cal. No. 3, the Commission scheduled February 2, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS****No. 14****CD 11****C 000178 ZMQ****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 11a and 11c**, changing from an R3-2 District to an R3-1 District property bounded by the southeasterly boundary line of the Long Island Rail Road (Northside Division), Little Neck Parkway, 39<sup>th</sup> Road, Westmoreland Street, a line 210 feet northeasterly of the straight portion of Little Neck Parkway, 41<sup>st</sup> Drive, Little Neck Parkway, a line 150 feet northwesterly of Northern Boulevard, a corporate boundary line of New York City, Berkeley Avenue, Glenwood Street, West End Drive, a line 100 feet southwesterly of Glenwood Street, a line 100 feet southeasterly of West End Drive, Little Neck Parkway, the southwesterly prolongation of West End Drive, a line 100 feet southerly of Little Neck Parkway, a line 150 feet southeasterly of Northern Boulevard, Browvale Lane, a line 100 feet southeasterly of Northern Boulevard, 251<sup>st</sup> Street, a line 150 feet southeasterly of Northern Boulevard, Marathon Parkway, the westerly prolongation of Gaskell Road, Zion Street, Northern Boulevard, 244<sup>th</sup> Street, a line 150 feet northerly of Northern Boulevard, a westerly and northerly boundary line of a park, 246<sup>th</sup> Street and its southerly prolongation, the southwest-erly prolongation of 41<sup>st</sup> Avenue, and 243<sup>rd</sup> Street, as shown on a diagram (for illustrative purposes only) dated November 22, 1999.

(On January 19, 2000, Cal. No. 4, the Commission scheduled February 2, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 15**
**CD 13****C 990695 PQQ****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **acquisition of property located at 133-21 232<sup>nd</sup> Street** (Block 12972, Lot 67), for continued use as a senior citizen center.

(On January 19, 2000, Cal. No. 5, the Commission scheduled February 2, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 16

CD 6

C 000158 ZMQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 14a and 14b**, changing from an R6 District to an R2 District property bounded by a line perpendicular to 76<sup>th</sup> Drive distant 225 feet southwesterly (as measured along the street line) from the intersection of the southwesterly street line of Queens Boulevard and the northwesterly street line of 76<sup>th</sup> Drive, 76<sup>th</sup> Drive, a line 200 feet southwesterly of Queens Boulevard, 77<sup>th</sup> Avenue, a line 100 feet southwesterly of Queens Boulevard, 78<sup>th</sup> Avenue, Kew Forest Lane, 78<sup>th</sup> Avenue, Austin Street, 76<sup>th</sup> Drive, a line perpendicular to 76<sup>th</sup> Drive distant 55 feet northeasterly (as measured along the street line) from the intersection of the northeasterly street line of Austin Street and the northwesterly street line of 76<sup>th</sup> Drive, and a line 100 feet northwesterly of 76<sup>th</sup> Drive, as shown on a diagram (for illustrative purposes only) dated November 22, 1999.

(On January 19, 2000, Cal. No. 6, the Commission scheduled February 2, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**III. REPORTS**

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**BOROUGH OF MANHATTAN****No. 17****CD 3****C 990448 PPM**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of nineteen (19) city-owned properties**, pursuant to zoning.

A list and description of the properties can be seen at the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, NY, 10007.

(On December 22, 1999, Cal. No. 1, the Commission scheduled January 5, 2000 for a public hearing. On January 5, 2000, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**No. 18****CD 3****C 000063 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 619 East 11<sup>th</sup> Street (Block 394, Lot 59), 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 developer selected by HPD;

**to facilitate rehabilitation of a vacant 5-story building to provide 10 units of affordable housing through the Partnership New Homes Program.**

(On December 22, 1999, Cal. No. 2, the Commission scheduled January 5, 2000 for a public hearing. On January 5, 2000, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 19**

**CD 2**

**N 990224 ZAR**

**IN THE MATTER OF** an application submitted by Louis Russo for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution involving the modification of existing topography and the alteration of botanic environments and removal of trees to facilitate development of a single-family residence on property located at 37 Mace Street (Block 2244, Lot 33) within the Special Natural Area District (SNA-1).

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

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