

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 16, 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	Scheduled to be Heard 3/1/00	18	N 000093 ZAR	2	Authorization Approved
2	C 990588 ZSM	2	" "	19	N 990678 ZAR	2	" "
3	C 990283 ZSM	2	" "				
4	C 000045 ZSM	1	" "				
5	C 980551 ZSR	2	" "				
6	C 000210 HAK	4	Hearing Closed				
7	C 000211 PSK	4	" "				
8	C 990094 PPM	11	" "				
9	C 000101 ZSM	11	" "				
10	C 000092 PPM	2	" "				
11	C 990008 PPM	10	" "				
12	C 000064 ZSM	8	" "				
13	C 000157 PPQ	7	" "				
14	N 000327 PXX	12	Favorable Report Adopted				
15	C 990607 PPX	6	" "				
16	C 990448 PPM	3	" "				
17	C 960517 ZMR	2	Unfavorable Report Adopted				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		14	15	16	17	18	19								
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y								
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y								
Albert Abney	P	Y	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	N	Y	Y	Y								
Amanda M. Burden, A.I.C.P.	A														
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	N	Y	Y	Y								
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y								
Alexander Garvin	P				Y	Y	Y								
Anthony I. Giacobbe, Esq.	A														
William J. Grinker	A														
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y								
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 11:35 A.M.

Note: On Cal. Nos. 14-16 Commissioner Garvin was not present for the votes.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
CITY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 16, 2000
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York

[No. 4]

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

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.*
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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, FEBRUARY 16, 2000

Roll Call; approval of minutes	1
I. Scheduling of March 1, 20001
II. Public Hearings	4
III. Reports10

**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 March 1, 2000 in Spector Hall, 22 Reade Street, Manhattan, New York at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

 Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

FEBRUARY 16, 2000

APPROVAL OF MINUTES OF Regular Meeting of February 2, 2000

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 1, 2000
STARTING AT 10:00 A.M.
AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

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 March 1, 2000 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 2

C 990588 ZSM

IN THE MATTER OF an application submitted by Thompson Street 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 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14(D)(2) to allow a hotel use (Use Group 5) and retail uses (Use Group 6) on the first floor and in the cellar of a proposed 13-story hotel building on a zoning lot located at 60 Thompson Street (Block 488, Lots 1, 3, 4, 5, 6, 28 and 39), in M1-5B, M1-5A and 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, N.Y. 10007.

Resolution for adoption scheduling March 1, 2000 for a public hearing.

 No. 3

CD 2

C 990283 ZSM

IN THE MATTER OF an application submitted by 72 Grand Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the following use and bulk regulations:**

1. **Section 42-14(D)(1)(a) to allow joint living-work quarters for artists on the proposed 2nd through 5th floors of a building which is proposed to be enlarged after December 15, 1961;**
2. **Section 42-14(D)(2)(b) to allow retail uses (Use Group 6) on the ground floor and in the cellar; and**
3. **Section 43-17 to allow the proposed 2nd through 5th floors to be subdivided into joint living-work quarters for artists of less than 1,200 square feet;**

in connection with a proposed 4-story enlargement of an existing 1-story building on property located at 72 Grand Street (Block 475, Lot 61), 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 March 1, 2000 for a public hearing.

No. 4

CD 1

C 000045 ZSM

IN THE MATTER OF an application submitted by JS & B Associates, Inc. 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 **modify the use regulations of Section 111-103(b) (Areas B1 and B2) to allow the conversion to one loft dwelling of a 2,200 square-foot portion on the third floor of an existing 8-story building with a lot coverage greater than 5,000 square feet on property located at 181-185 Hudson Street (Block 222, Lots 1001-1021), in an M1-5 District, within the Special Tribeca Mixed Use District (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.

Resolution for adoption scheduling March 1, 2000 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 5

CD 2

C 980551 ZSR

IN THE MATTER OF an application submitted by Louis Mangone pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 105-432 of the Zoning Resolution to **allow variation of the front yard requirements of Section 23-45(a) (Minimum Required Front Yards)** to facilitate the development of a one-family residence located at 198 Flagg Place (Block 895, tentative Lot 60 (Part of existing Lot 51)), within an R1-2 District, in the Special Natural Area District (NA-1).

The plan for this development is 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 March 1, 2000 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

Nos. 6 and 7

(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. 6

CD 4

C 000210 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 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.

(On February 2, 2000, Cal. No 2, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 4

C 000211 PSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of 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.

(On February 2, 2000, Cal. No. 3, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 8

CD 11

C 990094 PPM

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 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, 6th Floor, New York 10007.

(On February 2, 2000, Cal. No. 4, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

CD 11

C 000101 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Terence Cardinal Cooke Health Care Center pursuant to Sections 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 105th Street and East 106th 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.

(On February 2, 2000, Cal. No. 5, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 2

C 000092 PPM

PUBLIC HEARING:

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.

(This item was postponed from the January 19, 2000 public hearing. On February 2, 2000, Cal. No. 6, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 10

C 990008 PPM

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 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.

(On February 2, 2000, Cal. No. 7, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

CD 8

C 000064 ZSM

PUBLIC HEARING:

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 73rd 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.

(On February 2, 2000, Cal. No. 8, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 13

CD 7

C 000157 PPQ

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 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

(On February 2, 2000, Cal. No. 9, the Commission scheduled February 16, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX**No. 14****CD 12****N 000327 PXX**

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at **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. On February 2, 2000, Cal. No. 10, the hearing was closed.)

For consideration.

No. 15**CD 6****C 990607 PPX**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of twenty-six (26) city-owned properties**, pursuant to zoning.

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

(On January 5, 2000, Cal. No. 1, the Commission scheduled January 19, 2000 for a public hearing. On January 19, 2000, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 16

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. On February 2, 2000, Cal. No. 17, the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

CD 2

C 960517 ZMR

IN THE MATTER OF an application submitted by Gerardo Campitiello pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 27b** changing from an R3-1 District to a C8-1 District property bounded by a line 225 feet northwesterly of Hylan Boulevard, a line bisecting an angle formed by the southeasterly prolongations of the northeasterly street line of Midland Avenue and the southwesterly street line of Bedford Avenue, a line 100 feet northwesterly of Hylan Boulevard, and Midland Avenue, as shown on a diagram (for illustrative purposes only) dated November 8, 1999.

(On January 5, 2000, Cal. No. 6, the Commission scheduled January 19, 2000 for a public hearing. On January 19, 2000, Cal. No. 12, the hearing was closed.)

For consideration.

No. 18

CD 2

N 000093 ZAR

IN THE MATTER OF an application submitted by Rampulla Associates Architects 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 or the removal of trees, **to allow the construction of a single family detached home at 69 St. George Road (Block 2248, Lot 47) within the Special Natural Area District (NA-1).**

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

For consideration.

No. 19

CD 2

N 990678 ZAR

IN THE MATTER OF an application submitted by Rampulla Associates Architects 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 or the removal of trees, **to allow the construction of a single family detached home at 102 St. Andrews Road (Block 2244, Lot 22) within the Special Natural Area District (NA-1).**

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

For consideration.
