

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 26, 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	N 000582 HAX	4	Scheduled to be Heard 8/9/00	18	N 000638 HKQ	6	Forward Rep't to City Council
2	C 970367 MMX	4	" "	19	C 990235 PCQ	2	Favorable Report Adopted
3	C 000568 HAX	4	" "	20	C 990681 ZMR	1	" "
4	C 000466 PQK	18	" "	21	C 990232 ZMR	1	" "
5	C 000114 HAM	11	" "				
6	C 990640 ZSQ	7	" "				
7	C 990628 ZMQ	1	" "				
8	C 000309 ZMR	3	" "				
9	C 000150 PSX	3	Hearing Closed				
10	C 000494 HAX	6	" "				
11	C 990127 ZMR	1	" "				
12	C 860005 MMX	10	Favorable Report Adopted				
13	N 000669 PXK	6	" "				
14	C 990488 ZSM	1	" "				
15	N 000402 ZAM	1	Authorization Approved				
16	C 000074 PPM	3	Favorable Report Adopted				
17	N 000637 HKQ	7	Forward Rep't to City Council				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		12	13	14	15	16	17	18	19	20	21				
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	N	N				
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	N	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	N	N				
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	N	Y	Y	Y	Y	Y				
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
William J. Grinker	P	Y	Y	Y	Y	Y	N	Y	Y	Y	Y				
Edward Rogowsky	P	Y	Y	Y	Y	N	Y	Y	Y	Y	Y				
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 11:17 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 26, 2000

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



Rudolph W. Giuliani, Mayor

City of New York

[No. 17]

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 \$100.00 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
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, JULY 26, 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 August 9, 2000 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: _____

JULY 26, 2000

APPROVAL OF MINUTES OF Regular Meeting of July 12, 2000

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 9, 2000
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 4

N 000582 HAX

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

- 1) the designation of 1347 Morris Avenue (Block 2816, Lot 49), as an Urban Development Action Area; and**
- 2) an Urban Development Action Area Project for such area;**

to facilitate development of a two-story building tentatively known as Bridge House 10, with 18 units of housing for persons with disabilities and one superintendent's unit to be developed under the Federal Section 811 Program.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

No. 2

CD 4

C 970367 MMX

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to sections 197-c and 199 of the New York City Charter for an amendment to the City Map establishing an addition to the Nelson Playground, within the block bounded by Nelson Avenue, West 166th Street, Woodycrest Avenue and West 165th Street, and any acquisition or disposition of property related thereto, in accordance with Map No.13080, dated July 27, 1999, revised February 24, 2000, and signed by the Borough President.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

No. 3

CD 4

C 000568 HAX

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 1410/1430 Plimpton Avenue (Block 2874, Lot 14 and part of Lot 10), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a six story building, tentatively known as Highbridge Senior Housing, with 77 units of housing (plus one for a superintendent) for elderly persons of low income, to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CD 18

C 000466 POK

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 420 East 83rd Street, (Block 7918, Lot 114), for continued use as an ambulance station.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

CD 11

C 000114 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 101/103, 107/109, & 111/115 E. 110th Street and 112/114, 106/110 & 100/104 E. 111th Street (Block 1638, Lots 1, 4, 5, 67, 69, & 72), 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 construction of a six story building, tentatively known as Casita Park Senior Housing, with 93 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.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

BOROUGH OF QUEENS**No. 6****CD 7****C 990640 ZSQ**

IN THE MATTER OF an application submitted by the Flushing Christian Day School pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a proposed approximately 10,600 square-foot enlargement of an existing 2-story and cellar school on property located at 158-15 Oak Avenue (Block 5488, Lot 1), in an R2 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 August 9, 2000 for a public hearing.

No. 7**CD 1****C 990628 ZMQ**

IN THE MATTER OF an application submitted by Joseph Honovic pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, establishing within an existing R5 District a C1-4 District bounded by a line 100 feet northeasterly of Broadway, a line midway between 46th Street and 47th Street, a line 200 feet northeasterly of Broadway, 47th Street, and Broadway, as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

CD 3

C 000309 ZMR

IN THE MATTER OF an application submitted by the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 33a, 33b, 33c and 33d**, changing from an R3-2 District to an R3X District property bounded by Richmond Parkway, Jefferson Boulevard, Burchard Court, Belfield Avenue, Posen Street, Annadale Road, Amboy Road, Arbutus Avenue, Hylan Boulevard, Rockport Street and its northwesterly prolongation, Deisius Street and its easterly and westerly prolongations, a northeasterly boundary line of Wolfe's Pond Park and its northwesterly prolongation, Amboy Road, and the easterly street line of Woodhull Avenue and its northerly prolongation, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated May 30, 2000.

Resolution for adoption scheduling August 9, 2000 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX**No. 9****CD 3****C 000150 PSX****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 1647/1663 Washington Avenue (Block 2905, Lots 30, 31, 32, 33, 34, 35), for use as an ambulance station and vehicle repair facility.

(On July 12, 2000, Cal. No. 1, the Commission scheduled July 26, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10**CD 6****C 000494 HAX****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 2327 Southern Boulevard (Block 3114, Lot 8), 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 construction of a six story building, tentatively known as Belmont Boulevard II Apartments, with 86 units of rental housing (plus one for a superintendent) for elderly persons of low income persons with disabilities, to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

(On July 12, 2000, Cal. No. 2, the Commission scheduled July 26, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 11

CD 1

C 990127 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Natalie Lyn LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20c;

- (a) changing from an M1-1 District to an R3-2 District property bounded by John Street and its southerly prolongation, a line 250 feet southeasterly of Richmond Terrace, a line 100 feet easterly of John Street and the southeasterly boundary line of the New York City right-of-way (Staten Island Railroad); and
- (b) changing from an M1-1 District to an R4 District property bounded by:
 - (1) Richmond Terrace,
 - (2) a line passing through a point on the southeasterly street line of Richmond Terrace distant 242.82 feet (as measured along the street line) northeasterly from the intersection of the easterly street line of John Street and the southeasterly street line of Richmond Terrace at an angle of 83 degrees, 44 minutes and 15 seconds,
 - (3) a line perpendicular to the second-named course distant 365 feet (as measured along the course line) southeasterly from the intersection of the second-named course and the southeasterly street line of Richmond Terrace,
 - (4) a line perpendicular to the third-named course distant 165 feet southwestly from the intersection of the second-named course and the third-named course,
 - (5) a line perpendicular to the fourth-named course distant 60 feet northwestly from the intersection of the third-named course and the fourth-named course,
 - (6) a line perpendicular to the fifth-named course distant 190 feet southwestly from

- the second-named course,
- (7) a line perpendicular to the easterly street line of John Street distant 58 feet (as measured along the street line) southerly from the intersection of the southeasterly street line of Richmond Terrace and the easterly street line of John Street,
 - (8) a line 100 feet easterly of John Street,
 - (9) the southeasterly boundary line of the New York City right-of-way (Staten Island Railroad), and
 - (10) Nicholas Avenue;

as shown on a diagram (for illustrative purposes only) dated May 1, 2000.

(On July 12, 2000, Cal. No. 3, the Commission scheduled July 26, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX**No. 12****CD 10****C 860005 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 modifying the grades of Cooper Place, Carver Loop and Casals Place, and any acquisition or disposition of property related thereto, in accordance with map No.13003, dated February 14, 1999, revised March 2, 2000, and signed by the Borough President.

(On June 14, 2000, Cal. No. 1, the Commission scheduled June 28, 2000 for a public hearing. On June 28, 2000, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN**No. 13****CD 6****N 000669 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 35 Fourth Avenue (a/k/a 387 Dean Street) (Block 928, Lot 1). (HRA - Social Services Offices for the Medical Assistance Program).

(On June 27, 2000, the Commission duly advertised July 12, 2000 for a public hearing. On July 12, 2000, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**Nos. 14 and 15**

(Applications for a special permit and authorization to convert floors 11-14 to loft dwelling, construct 2 rooftop dwelling units, and 4 enclosed accessory off-street parking spaces in the Tribeca West Historic District)

No. 14**CD 1****C 990488 ZSM**

IN THE MATTER OF an application submitted by 145 Hudson Street Associates 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 and bulk regulations:

1. **Section 111-103(b): to allow the conversion of the 11th through 14th floors to loft dwellings and the addition of two new loft dwellings above the existing roof on the proposed 15th and 16th floors in an existing 14-story building with lot coverage greater than 5,000 square feet; and**
2. **Section 43-43: to allow portions of the building to penetrate the sky exposure plane;**

on property located at 145 Hudson Street (Block 214, Lot 18), within the Tribeca West Historic District, in Area B2 of the Special Tribeca Mixed-Use District, in an M1-5 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.

(On May 31, 2000, Cal. No. 2, the Commission schedule June 14, 2000 for a public hearing. On June 14, 2000, Cal. No. 7, the hearing was closed.)

For consideration.

No. 15

CD 1

N 000402 ZAM

IN THE MATTER OF an application submitted by 145 Hudson Street Associates for the grant of an authorization pursuant to Section 13-551 of the Zoning Resolution to allow an on-site enclosed accessory off-street parking facility with a capacity of four spaces within a former loading dock area on the ground floor of an existing building located at 145 Hudson Street (Block 214, Lot 18) within the Tribeca West Historic District, in Area B2 of the Special Tribeca Mixed-Use District, in an M1-5 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.

For consideration.

No. 16

CD 3

C 000074 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 twenty-two (22) 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 May 31, 2000, Cal. No. 1, the Commission scheduled June 14, 2000 for a public hearing. On June 14, 2000, Cal. No. 6, the hearing was closed. On July 12, 2000, Cal. No. 15, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 17

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of The Queens Borough Public Library,
Poppenhasen Branch)*

CD 7

N 000637 HKQ

IN THE MATTER OF a communication dated June 8, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of **The Queens Borough Public Library, Poppenhusen Branch, 121-123 14th Avenue (aka 121-27 14th Avenue, 13-16 College Point Boulevard)** (Block 4042, Lot 113) by the Landmarks Preservation Commission on May 30, 2000 (List No. 311/LP-2053).

For consideration.

No. 18

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of the Ridgewood Saving Bank)*

CD 6

N 000638 HKQ

IN THE MATTER OF a communication dated June 8, 2000 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Ridgewood Savings Bank** located at 107-55 Queens Boulevard (Block 2216, Lot 1) by the Landmarks Preservation Commission on May 30, 2000, (List No. 314/LP No. 2066).

For consideration.

No. 19

CD 2

C 990235 PCQ

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for site selection and acquisition of property located at 30-03 Review Avenue a/k/a 30-10 Starr Avenue (Block 295, Lot 45), for use as a vehicle repair facility and offices, and 30-21 Starr Avenue (Block 300, Lot 2), for use as a parking lot.**

(On June 14, 2000, Cal. No. 3, the Commission scheduled June 28, 2000 for a public hearing. On June 28, 2000, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 20

CD 1

C 990681 ZMR

IN THE MATTER OF an application submitted by the Snug Harbor East Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 21a:**

1. changing from an R3-1 District to an R3X District property bounded by:
 - a) Fillmore Street, a line 175 feet westerly of Lafayette Avenue, a line 100 feet southerly of Fillmore Street and a line 150 feet easterly of Clinton Avenue; and
 - b) Cassidy Place, Lafayette Avenue, Henderson Avenue, a line 250 feet westerly of Lafayette Avenue, a line 125 feet northerly of Henderson Avenue, and Clinton Avenue;
2. changing from an R3-1 District to an R2 District property bounded by Fillmore Street, a line 150 feet easterly of Clinton Avenue, Cassidy Place, Clinton Avenue, a line 125 feet northerly of Henderson Avenue, a line 250 feet westerly of Lafayette Avenue, Henderson Avenue, and an easterly boundary line of Sailors Snug Harbor Park and its southerly prolongation;
3. changing from an R5 District to an R3-2 District property bounded by Tysen Street, the easterly prolongation of the northerly street line of Fillmore Street, the westerly street

line of Tysen Street, the southerly street line of Richmond Terrace, the southerly street line of Snug Harbor Road, the northerly prolongation of a line 200 feet easterly of Kissel Avenue, the northerly street line of Snug Harbor Road, the southerly street line of Richmond Terrace, the northerly prolongation of a line 200 feet easterly of Kissel Avenue, and Richmond Terrace; and

4. changing from an R5 District to an R2 District property bounded by Fillmore Street, an easterly boundary line of Sailors Snug Harbor Park, the northerly street line of Fillmore Street, an easterly boundary line, southerly boundary line, and westerly boundary line of Sailors Snug Harbor Park, the northerly street line of Fillmore Street and its easterly prolongation, and Tysen Street;

as shown on a diagram (for illustrative purposes only) dated March 27, 2000.

(On June 14, 2000, Cal. No. 4, the Commission scheduled June 28, 2000 for a public hearing. On June 28, 2000, Cal. No. 10, the hearing was closed.)

For consideration.

No. 21

CD 1

C 990232 ZMR

IN THE MATTER OF an application submitted by the Forest Regional Civic Association, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 21a and 21b:**

- 1) changing from an R3-1 District to an R3X District property bounded by:
 - a) Richmond Terrace, Davis Avenue, a line 140 feet northerly of Delafield Place, Bard Avenue, Richmond Terrace, the northerly prolongation of the center line of Kissel Avenue, the northerly, westerly and southerly boundary lines of a park, Kissel Avenue, Amelia Court, Bard Avenue, Henderson Avenue, a line 275 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 125 feet easterly of Davis Avenue, Alban Street, a line 100 feet easterly of Davis Avenue, South St. Austins Place, Davis Avenue, Henderson Avenue, and Pelton Avenue; and
 - b) a line 100 feet southerly of Castleton Avenue, Randall Avenue, Forest Avenue, Greenwood Avenue, Gill Place, University Place, Revere Street and its westerly prolongation, Metropolitan Avenue, Crosshill Street, Bard Avenue, Harvest Avenue, Lawrence Avenue, Morrison Avenue, a line 90 feet westerly of Oakland Avenue, Whitewood Avenue, Tyler Avenue, North Burgher Avenue, Forest Avenue, and Hart Boulevard;

- 2) changing from an R3-1 District to an R2 District property bounded by:
 - a) Amelia Court, Kissel Avenue, Henderson Avenue, Kissel Avenue, Moody Place, Bard Avenue, South St. Austins Place, a line 100 feet easterly of Davis Avenue, Alban Street, a line 125 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 275 feet easterly of Davis Avenue, Henderson Avenue, and Bard Avenue;
 - b) a line 100 feet southerly of Castleton Avenue, Hart Boulevard, Forest Avenue, and a line midway between Kissel Avenue and Walbrooke Avenue;
 - c) Morrison Avenue, Lawrence Avenue, Harvest Avenue, Bard Avenue, Crosshill Street, City Boulevard, Sunset Hill Drive, Bard Avenue, Whitewood Avenue, and a line 90 feet westerly of Oakland Avenue; and
- 3) changing from an R3-2 District to an R3X District property bounded by:
 - a) Richmond Terrace, Pelton Place, Pelton Avenue, Henderson Avenue, Davis Avenue, Castleton Avenue, North Mada Avenue, Delafield Avenue, Bard Avenue, Castleton Avenue, Kissel Avenue, Forest Avenue, Bement Avenue, the westerly prolongation of the southerly street line of Oakland Avenue, Oakland Avenue, Bement Court, and a line 100 feet westerly of Pelton Avenue; and
 - b) a line perpendicular to the westerly street line of Randall Avenue distant 100 feet southerly (as measured along the street line) from the intersection of the southerly street line of Castleton Avenue and the easterly street line of Randall Avenue, a line 105 feet easterly of Randall Avenue, Forest Avenue, and Randall Avenue;
- 4) changing from an R3-2 District to an R3-1 District property bounded by Pelton Place, a line 100 feet westerly of Pelton Avenue, Bement Court, Oakland Avenue, the westerly prolongation of the southerly street line of Oakland Avenue, Bement Avenue, and Richmond Terrace; and
- 5) changing from an R3-2 District to an R2 District property bounded by Moody Place, Kissel Avenue, a line 100 feet southerly of Springhill Avenue, a line 100 feet westerly of Conyningham Avenue, a line 100 feet northerly of Castleton Avenue, Conyningham Avenue, Castleton Avenue, Walbrooke Avenue, a line 100 feet southerly of Castleton Avenue, a line midway between Kissel Avenue and Walbrooke Avenue, Forest Avenue, Kissel Avenue, Castleton Avenue, Bard Avenue, Delafield Avenue, North Mada Avenue, Castleton Avenue, Davis Avenue, South St. Austins Place, and Bard Avenue;

partly within the Special Hillside District (HS), as shown on a diagram (for illustrative purposes only) dated April 17, 2000.